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Land at Station Road Hook Norton Oxfordshire



Cultural Heritage Desk-Based Assessment

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Land at Station Road Hook Norton, Oxfordshire

Cultural Heritage Desk Based Assessment For Nursery Ground Limited

Oxford Archaeology (OA) was commissioned by Nursery Ground Limited to carry out a Cultural Heritage Desk-Based Assessment of Land at Station Road, Hook Norton Oxfordshire. The development site (hereon referred to as the Site) occupies an area of 2.21 hectares and is centred on NGR SP 3623433692. The proposed development is for about 45 houses, together with an acre of open space. No further details of the development are available at this time.

There are no designated heritage assets located within the Site. The Site is located in an area containing few early prehistoric finds and the potential for such finds to occur within the Site is considered to be low. The projected line of the Jurassic Way, a later prehistoric routeway, may cross the far north western corner of the Site. The potential for later prehistoric features to exist in the vicinity of this route way is considered to be medium.

A Roman road passes c 350 metres to the north west of the Site, while Roman finds have been recorded within Hook Norton village located to the south west of the Site, indicating settlement in the immediate area. The potential for Roman assets to occur within the Site is considered to be medium – low. The Site appears to have been located within open fields located to the north east of the early medieval, later medieval and post-medieval settlements at Hook Norton. The potential for any archaeological features from these periods to occur within the Site is considered to be low.

The Site was extensively quarried between the 1890s and the mid-1920s, with some residual baulks retained. The baulk on the western side of the Site appears to have been quarried away between the 1920s and the early 1930s. The eastern edge of the quarry has not been delimited by historic mapping and a strip of relatively flat land noted along the east side of the Site during the Walkover Survey is considered to be an area of possibly unquarried ground. Quarrying will have had a severe impact upon any archaeological features that existed within the Site prior to the commencement of extraction in the 1890s. It is highly unlikely that any heritage assets will have survived within the quarried areas.

Although no plans of the proposed development were available at the time of writing, it is likely that any development would have an impact on any as yet unrecorded archaeological features which may exist in any parts of the Site which have not been quarried.

It is likely that the Archaeological Officer for Oxfordshire County Council will require further work to be carried out to investigate and more clearly delimit the boundaries of the former quarry located within the Site and to investigate the potential for as yet unrecorded archaeological features to exist in those areas that have not been quarried. The results of this survey would then be used to develop a mitigation strategy intended to reduce or remove any archaeological impacts identified or show that no further archaeological work is required.

Land at Station Road, Hook Norton, Oxfordshire

Cultural Heritage Desk Based Assessment for Nursery Ground Limited

1 INTRODUCTION

- 1.1.1 Oxford Archaeology (OA) was commissioned by Nursery Ground Limited to carry out a Cultural Heritage Desk-Based Assessment of Land at Station Road, Hook Norton Oxfordshire. The development site (hereon referred to as the Site) occupies an area of 2.21 hectares and is centred on NGR SP 3623433692. The proposed development is for about 45 houses, together with an acre of open space. No further details of the development are available at this time.

2 GEOLOGY AND TOPOGRAPHY

- 2.1.1 The Site lies within the parish of Hook Norton and within the Cherwell District of Oxfordshire. The Site is situated on Marlstone Rock Formation; a ferruginous limestone and ironstone. This sedimentary bedrock was formed between 176 and 190 million years ago in the Jurassic Period (BGS website www.mapapps.bgs.ac.uk/geologyofbritain).
- 2.1.2 The Site is gently undulating with many minor variations caused by past quarrying activity. The eastern side of the Site is noticeably less undulating than the area to the west. This eastern area is approximately delimited in Figure 3. The Site is located between 153 and 152 metres AOD.

3 SOURCES CONSULTED

3.1 Records, documentary evidence and maps

- 3.1.1 The National Monuments Record (NMR) held by English Heritage (EH) and the Oxfordshire Historic Environment Record (OHER) held by Oxfordshire County Council are the main repositories of archaeological data for the Site. These sources were contacted and they supplied data on known heritage assets within the Site and for a 1 km radius from its boundaries (the Study Area). Data on Designated sites located within the Study Area was obtained from the English Heritage website (<http://services.english-heritage.org.uk/NMRDataDownload>). Historic map evidence was consulted at the Oxfordshire History Centre. Aerial photographs of the Site were inspected at the National Library of Aerial Photography in Swindon, Wiltshire. A full list of sources consulted can be found in Appendix 2. The Site was the subject of a Walkover Survey on 5th August 2014.

At the time of writing no geotechnical survey has been conducted within the Site. Should any such survey be carried out in the near future, then the results would help to define any unquarried areas.

3.2 Gazetteer

- 3.2.1 Appendix 1 is a gazetteer of cultural heritage assets and past events within the Study Area. Each entry has been allocated an OA number, added to the gazetteer, referred to in the text where appropriate and marked on Figures 2 and 3.

4 PLANNING POLICY

4.1 National policy: NPPF

- 4.1.1 National Planning Policy Framework Chapter 12: Conserving and enhancing the historic environment (NPPF) 2012 is the current guidance document for national planning policy. This document provides guidance for planning authorities, property owners, developers and others on the conservation and investigation of heritage assets. Overall the objectives of Chapter 12 can be summarised;
- Delivery of sustainable development
 - Understanding the wider social, cultural, economic and environmental benefits brought by the conservation of the historic environment
 - Conservation of England's heritage assets in a manner appropriate to their significance
- 4.1.2 Chapter 12 recognises that intelligently-managed change may sometimes be necessary if heritage assets are to be maintained for the long term. Paragraph 128 states that planning decisions should be based on the significance of the heritage asset and that level of detail supplied by an applicant should be proportionate to the importance of the asset and should be no more than sufficient to review the potential impact of the proposal upon the significance of the asset.
- 4.1.3 Heritage assets are defined in Annex 2 of NPPF as a building, monument, site, place area or landscape positively identified as having a degree of significance meriting consideration in planning decisions. They include designated heritage assets (as defined in NPPF) and assets identified by the local planning authority during the process of decision making or through the plan making process.
- 4.1.4 Annex 2 also defines Archaeological Interest as a heritage asset which holds or potentially could hold evidence of past human activity worthy of expert investigation at some point. Heritage assets with archaeological interest are the primary source of evidence about the substance and evolution of places and of the people and cultures that made them.
- 4.1.5 Designated Heritage Assets comprise World Heritage Sites, Scheduled Monuments, Listed Buildings, Protected Wreck Sites, Registered Park and Gardens, Registered Battlefields and Conservation Areas.
- 4.1.6 Significance is defined as the value of a heritage asset to this and future generations because of its heritage interest. This interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting.
- 4.1.7 In short, government policy provides a framework which protects nationally important designated Heritage assets including:
- Protecting the settings of such designations;
 - In appropriate circumstances, seeks adequate information (from desk-based assessment and field evaluation where necessary) to enable informed decisions

- Providing for the excavation and investigation of sites not significant enough to merit *in-situ* preservation.

4.1.8 In considering any planning application for development, the planning authority will be mindful of NPPF, in this instance through the current Development Plan Policy (DPP) and other material considerations.

4.2 District Policy: Cherwell District Council

4.2.1 The proposed new Cherwell Local Plan (2006-2031) was submitted to the Secretary of State for Communities and Local Government for formal Examination on 31st January 2014. The Local Plan will in due course be supported by a Part 2 Local Plan which will contain detailed planning policies for considering planning applications and non-strategic site allocations.

4.2.2 The District also has two existing Local Plans; the Adopted Cherwell Local Plan 1996 and the Non-Statutory Local Plan 2011. The 'saved' policies of the adopted Cherwell Local Plan 1996 and Policy H2 (Upper Heyford) of the former Oxfordshire Structure Plan 2016 remain part of the statutory Development Plan. None of the 'saved' policies of the Cherwell Local Plan 1996 are or relevance to the proposed development.

4.2.3 Policy ESD16 of the new Cherwell Local Plan addresses issues relating to the built and historic environment. This policy is presented in full in Appendix 3 and summarised below.

4.2.4 Proposals for new development should conserve, sustain and enhance designated and non-designated heritage assets and ensure that development is sensitively sited and integrated in accordance with advice in NPPF. Proposals 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 assets. Information should be gathered to assess the potential impact of a proposal. Where archaeological potential is identified within a proposed development this process should include an appropriate desk-based assessment, and where necessary, a field evaluation. The Council will provide more detailed design and historic environment policies in the future Development Management DPD, which is still being prepared.

5 ARCHAEOLOGICAL BASELINE

5.1 Introduction

5.1.1 There are no Designated assets (Scheduled Monuments, Listed Buildings, Registered Parks and Gardens) located within the Site.

5.1.2 There are 52 Listed Buildings located within the wider Study Area (OA 12-16, 18-20, 22, 26-28, 30-32, 34, 36-56, 58-66, 68, 70-72, 75 and 82). Of these, one is Grade I (OA 32); the Church of St. Peter in Hook Norton, which is located c 810 metres to the south west of the Site (Figure 3). The remaining 51 buildings are Grade II.

5.1.3 All the Listed Buildings, with the exception of Manor Farm (OA 82), are located within the Hook Norton Conservation Area (HNCA) as defined by Cherwell District Council, located between 185 and 980 metres to the south west of the Site. The eastern two-thirds of the HNCA are included within the wider Study Area (Figures 2 and 3). At its closest, the HNCA is 157 metres to the south west of the Site.

5.1.4 There are no Archaeological Priority Areas, as defined by Cherwell District Council located within the Site or the wider Study Area.

5.2 Previous Archaeological Investigations

- 5.2.1 No archaeological events have taken place within the Site itself. A total of six previous archaeological events (OA 2, 17, 25, 33, 35 and 74) have taken place within the wider Study Area. Of these; an evaluation carried out 750 metres to the west of the Site in 2014 (OA 2) and a watching brief at a former garage in Queen Street (OA 17), 715 metres to the south west of the Site, recorded no archaeological features.
- 5.2.2 Excavations were carried out at St. Peter's Church (OA 32) in 1987 (OA 35), 830 metres to the south west of the Site. These investigations recorded some medieval buildings and graves to the south west of the church. The monitoring of groundworks at the church between 2011 and 2012 (OA 33) revealed a previously unknown 8th-9th century phase of the church, as well as medieval structures in the church yard.
- 5.2.3 A watching brief carried out in 2011 at The Orchard, Queen Street (OA 25), 725 metres to the south west of the Site, recorded a post medieval rubbish pit and soils, together with a disturbed early medieval rubbish pit. An evaluation was undertaken at Rope Way (OA 74), 730 metres to the south west of the Site, in 1998. These excavations recorded an undated ditch and a field boundary.

5.3 Prehistoric Period (500,000 BP – 43 AD)

Palaeolithic Period (500,000BP – c 8,000BC)

- 5.3.1 Few Palaeolithic finds have been recorded in North Oxfordshire, away from the apparent main areas of activity in the Thames valley to the south (Hey and Roberts, 2008). No finds from this period have been recorded within the Study Area.

Mesolithic Period (c 8,000 – 4,000BC)

- 5.3.2 Scattered Mesolithic sites have been recorded across Oxfordshire, although these are confined mainly to the Thames valley and other main river valleys across the county with some material found across the Cotswolds (Hey and Roberts, 2008). Some stray finds have been made in the north of the county, away from the flint sources of the chalk and gravel and these are assumed to be the losses of passing groups, possibly visiting the higher ground to hunt larger animals away from the forested valleys (ibid).
- 5.3.3 A single flint sickle blade (OA 24) dating to this period was recorded in the garden of Talbot House in Hook Norton, 770 metres to the south west of the Site in the late 1970s.

Neolithic Period (c 4,000 BC – 2200BC)

The landscape at the start of the Neolithic was characterised by dense woodland across the valleys and slopes with only rare occurrences of woodland clearance occurring primarily to the north of Oxford in the Cotswolds (Robinson and Lambrick 1984). The period sees the gradual introduction of agriculture to the region and the beginnings of cereal production (Hey and Roberts, 2008). Settlements dating from this period are concentrated in the major river valleys, such as the Thames, although recent finds have indicated some settlement in the north of the county (ibid). Ritual sites are also known from the north Oxfordshire area, with the stone circle that makes up the Rollright Stones located around 7km to the south west of the Site.

- 5.3.4 No Neolithic finds have been recorded within the Study Area.

Bronze Age Period (2200 – 700BC)

- 5.3.5 The Jurassic Way (OA 7) is a prehistoric route that appears to date from at least the Early Bronze Age and may even have its origins in the later Neolithic (NMR). There does not appear to have been a single track in this early period and the route can be

viewed more as an access corridor of considerable width for traffic that led from Somerset to Yorkshire. The projected line of this route (NMR) crosses the far north west corner of the Site.

- 5.3.6 Settlement was concentrated within the river valleys of Oxfordshire in the Bronze Age with scattered settlement over the Cotswolds (Beckley and Radford, 2012). Round barrow funerary monuments are located across these upland areas (ibid), with a possible barrow site recorded at Wicgas Tumulus (OA 11) c 700 metres to the south west of the Site. This site is mentioned in field name evidence from Hook Norton from c AD 1250, although a study of aerial photographs from the area has not found any existing evidence for a barrow (NMR).

Iron Age (700BC – AD 43)

- 5.3.7 Agricultural settlements expanded and developed across the county in the Iron Age, although evidence for large field systems is not as common as those noted on the Berkshire and Malborough Downs to the south and west (Beckley and Radford, 2012). Linear earthworks, such as the Grimm's Ditch in North Oxfordshire, divided up the land into large parcels (ibid). This period also sees the development of hillforts, with a number of examples in the region at Madmarston, Lyneham Camp and Chastleton (ibid).
- 5.3.8 In the Iron Age the Jurassic Way (OA 7) continued to be used as a line of movement between Yorkshire and Somerset. The route appears to follow the junction between the Lias and Oolitic limestone formations. The NMR's projected course of the Jurassic Way continues to cross the far north west corner of the Site itself.

5.4 Roman Period (AD 43 AD 410)

- 5.4.1 Most of the evidence from the Roman period, like that from the prehistoric, is located within the gravels and chalk of the river valleys to the south, with little data gathered on the ironstone areas to the north (Booth, 2009). It has therefore been difficult to characterise Romano-British settlement in this part of the county (ibid).
- 5.4.2 The projected line of the Roman road between Over Norton and Warmington (OA 4) crosses the wider Study Area on a north east to south west axis and passes to within 350 metres to the north east of the Site itself.
- 5.4.3 A number of Roman finds have also been made in the northern part of Hook Norton village, c 680 metres to the south west of the Site. These include a bronze brooch (OA 10) that dates from the first half of the 2nd century AD and which was found during ironstone extraction in the early 20th century. In the same field, the ironstone quarrymen also found a pot containing two human skulls along with an iron finger ring and a bronze scarifier. The ring was thought to date from the 4th century AD. A Roman inhumation burial (OA 69) was also found during digging in 1848 in a cottage garden in Southrop in the southern part of the village, 760 metres to the south west of the Site.
- 5.4.4 A number of Roman coins have also been found in the north of the village c 650 metres to the west of the Site. These include a denarius of Claudius (AD 41-54) (OA 8) and coins of Valerian (AD 253-9), Postumus (260-9), Claudius II (AD268-70), Maximius (AD 308-313), Constantine I (AD 306-337), Constantine II (AD337-340) and Magnus Maximus (AD383-8) (OA 9). Coins were also found near a well at Talbot House (OA 23) c 850 metres to the south west of the Site, in the mid-1970s.

5.5 Early Medieval Period (AD 410 – 1066)

- 5.5.1 The place name Hook Norton derives from the Anglo Saxon, *Hocneratune*, mentioned in the Anglo Saxon Chronicles in 922 (Cherwell District Council, 2007). It

is roughly translated as ‘the *tun* of the people at Hocca’s Hill slope’, *tun* being a version of town and *Hocca* presumably the name of some earlier land owner (ibid). In 917 Hook Norton was the site of a massacre of Saxons by the Danes who raided the area (ibid). An account of this is found in the Anglo-Saxon Chronicle; ‘*This year rode the army, after Easter, out of Northampton and Leicester; and having broken the truce they slew many men at Hookerton and thereabout*’.

- 5.5.2 Archaeological excavations at St. Peter’s Church (OA 32) in 2011 and 2012 (OA 33), c 830 metres to the west of the Site, exposed a previously unknown 9th century phase of the building, indicating that Hook Norton was an established settlement by the late Anglo-Saxon period. Anglo-Saxon skeletons and coins (OA 67) were recorded in a garden at Southrop in the south of Hook Norton, c 850 metres to the south west of the Site in the late 1980s. The date of these finds was estimated to be AD 875 or slightly later. The contents of an early medieval rubbish pit were disturbed during cable trench excavations at The Orchard, Queen Street in Hook Norton (OA 25), 730 metres to the south west of the Site, in 2011.
- 5.5.3 In the absence of any further data, it is presumed that the Site was located within open fields to the north east of Hook Norton village at this time.

5.6 Later Medieval Period (AD1066-1550)

- 5.6.1 Hook Norton parish has yet to be covered by the Victoria County History volumes for Oxfordshire and data on the early history of the area is fragmentary.
- 5.6.2 Hook Norton is listed in the Domesday Survey of 1086 where the land was recorded as belonging to Robert d’Oily, a member of William I’s court. The population around this time is thought to have been about 400, based on the 84 men mentioned by the survey (Cherwell District Council, 2007). Osney Abbey owned most of the land in the village from its founding in 1129. This is probably due to the fact the Abbey was founded by Robert d’Oily, son of the Robert listed in Domesday as the owner of Hook Norton. The abbey acquired a further 2 acres of land in 1180 and continued to be the major landowner in the area up to the Dissolution in 1539. The current St. Peter’s Church (OA 32), c 830 metres to the west of the Site, was built in the late 12th century.
- 5.6.3 An area of later medieval ridge and furrow earthworks (OA 3) are visible, c 470 metres to the west of the Site, on aerial photographs taken of the area in 1947. The remains of medieval buildings were recorded in the churchyard of St. Peter’s during archaeological investigation in both 1987 (OA 35) and 2011-12 (OA 33). Sherds of medieval pottery (OA 21) were found in 1970 c 770 metres to the south west of the Site, in the well of Talbot House.
- 5.6.4 Nook Norton Park (OA 79), 470 metres to the south east of the Site, is first mentioned in 1301 under the ownership of Hugh de Plecy. By the 16th century the site is described as being ‘disused and forgotten’ (OHER) and the park was later destroyed by ironstone quarrying.
- 5.6.5 It is presumed, in the absence of further data, that the Site itself was located within the open fields that surrounded the village of Hook Norton throughout the later medieval period.

5.7 Post-Medieval Period (AD1550-1849)

- 5.7.1 Much of the post-medieval character of Hook Norton village has been retained into the 21st century. A total of 37 of the Listed Buildings located within the HNCA to the south west of the Site date from the 17th century (OA 12-16, 22, 28, 30, 36-40, 42-45, 47, 49-56, 58-64, 66, 68, 70, 71 and 75). Manor Farm (OA 82) which is 935 metres to the south east, also dates from this century.

- 5.7.2 The medieval open fields around Hook Norton were enclosed from 1784, with a series of sketched Inclosure Maps of the area prepared at this time. Only one of these maps survives, covering the area between Park Farm and Moors House, to the south of the Site itself (Oxfordshire History Centre, not illustrated). No complete Inclosure Map or Tithe Map of Hook Norton parish survives (*ibid*).
- 5.7.3 The earliest available map to cover the wider Study Area is Davis's Map of Oxfordshire, published in 1797 (Figure 4). This shows the Site to be located at the southern end of a large, recently enclosed pasture field, with a small north west – south east aligned stream running immediately to the north. A lane running north eastwards from Station Road to Hook Norton Lodge Farm is also shown. This lane does not appear on any subsequent maps of the area.
- 5.7.4 The Ordnance Survey (OS) 1-inch map of the area, published in 1833 (Figure 5), shows the Site to be located on an east facing slope. No features or earthworks are shown within the Site. The lane that currently forms a footpath along the western Site boundary is shown for the first time.
- 5.7.5 There is no evidence to suggest any development took place within the Site between Davis's map of 1797 and the 1880s when the first OS maps were published (see below). The Site is presumed to have remained as a part of the enclosed pasture field to the north east of the village.

5.8 Modern Period (AD1850-Present)

- 5.8.1 The OS 1st Edition 1:2500 map, published in 1881 (Figure 6). This shows the Site straddling two fields, one rectangular that occupies the western three quarters of the Site and a polygonal field, the south western corner of which is included within the Site. No quarrying activity is shown within the Site at this time, as the map predates the Hook Norton ironstone quarries run by Baker from the 1890s (see 5.8.2). A newly constructed railway embankment is shown to the east of the Site, but no tracks have been laid at this time and no bridge has been constructed across Station Road. No station has been built and no embankments to the south of Station Road are shown.
- 5.8.2 The Hook Norton ironstone quarries run by Henry William Baker were operated from the 1890s to the end of the First World War. Two sites (Top Pit and Bottom Pit) were quarried (Ingham, 2000). Although Baker himself died in 1915, the demand for iron during the First World War meant that production continued up to 1918.
- 5.8.3 Top Pit was located on the east side of the Sibford Road close to Redlands Dairy Farm c 530 metres to the north west of the Site. Bottom Pit appears to have been located within the Site itself (Tonks, 1988). The OS Second Edition 1:2500 map of the area, published in 1900 (Figure 7) shows quarry working in the southern third of the Site and labels the area as 'Old Ironstone Quarry' suggesting that this particular quarry had been worked out by the turn of the century. This map does not delimit the quarry workings with any accuracy and it is not clear how far the quarry extends across the Site.
- 5.8.4 The quarries were originally operated by the Hook Norton Ironstone Partnership and it is thought that it was leased by that company from Henry Baker (*ibid*). After this Partnership ceased operations in 1904, Baker continued operations on his own account. All work was done by hand. Four horse-drawn carts served Top Pit and three carts Bottom Pit (Tonks, 1998). The ore was taken to Hook Norton Station yard where it was put into wagons. The output went to Lilleshall Ironworks, Round Oak Steelworks and Cardiff (*ibid*). From 1897 the ore was sold to the Brymbo ironstone works, who also quarried in the area (see below). This ore was then taken by Brymbo to their Hook Norton calcining plant (OA 81) located 600 metres to the north east of

the Site, by the side of the main Banbury to Cheltenham railway line (OA 77), which had been opened in 1887.

- 5.8.5 Further Tramway lines were constructed to the east and west of the Site c 1909 with one route following the western boundary of the Site itself and other routes leading to a further quarry (OA 57) 475 metres to the north east of the Site (NMR).
- 5.8.6 An increased demand for iron during the First World War saw the Brymbo works expand with the old 'Bottom Pit' that was located within the Site, re-developed and enlarged. The OS 1:2500 map of the area, published in 1922 (Figure 8), shows quarry working occupying a large part of the Site with a 12 metre-wide baulk along the western boundary and with a small diagonal baulk c 5 metres across running north west to south east across the southern third of the Site, dividing two parts of the quarry. The remains of this diagonal baulk can be seen after the quarry was in-filled on an aerial photograph of the Site taken in January 1947 (RAF/CPE/UK/1929/3144). As with the 1900 edition OS map, the eastern side of the quarry is not defined. A second quarry is shown occupying most of the field immediately to the west of the Site. A third quarry is shown immediately to the south of the Site, on the south side of Station Road in an area now occupied by Austins Way.
- 5.8.7 The economic downturn in the 1920s, followed by the Great Depression of the 1930s saw production drop dramatically and Brymbo went into receivership in 1931 (Tonks, 1998). The Hook Norton Quarries were leased by a Mr Harmar-Brown, but operations were on a much smaller scale to those of Brymbo. Production was expanded briefly during the Second World War, but production finally ceased in 1946 and all plant scrapped in 1948 (ibid). No OS maps are available from the period between 1938 (which shows the same quarried area within the Site as the 1922 map) and 1977, so it is unclear if these later workings expanded the quarry located within the Site.
- 5.8.8 As has been noted from the aerial photographic evidence, the former quarry within the Site was returned to agricultural use by the late 1940s. The earthworks associated with the former Brymbo tramways have survived and can be clearly seen on the OS 1:10000 scale map of the area published in 1977 (Figure 9).

5.9 Site Walkover Survey

- 5.9.1 A Walkover Survey of the Site was undertaken on 5th August 2014 in overcast, mild and showery conditions. All areas of the Site were accessible. No new heritage assets were identified.
- 5.9.2 The Site is currently located in the south west third of a large arable field that currently contains a crop of mature barley. The northern and western boundaries of the Site consist of mature hedgerows c 5 metres in height, mostly made up of mature trees with some large hawthorn bushes. There is a steep drop in ground level between these hedgerows and the Site that varies between 2.5 and 3 metres.
- 5.9.3 The eastern Site boundary crosses the current barley field. A roughly 25 metre-wide strip on the eastern side of the Site appears to be relatively flat compared to the rest of the Site which undulates. This eastern strip (delimited in Figure 3) may represent a part of the Site that was not previously quarried, however, this interpretation is speculative at this stage as the available map evidence does not delimit the eastern edge of the former quarry.
- 5.9.4 The southern site boundary consists of a 1.5 metre high hedgerow that divides the field from Station Road to the south. There is no drop in height between the southern hedgerow and the Site in the south east, however, a height differential develops from around the centre of the southern boundary and increases up to c 3.5 metres in the far south west corner.

- 5.9.5 The Site itself slopes gently north eastwards from the south west corner and westwards from the eastern boundary, with a low point close to the centre. A slight north west – south east aligned ridge crosses the southern half of the Site. This appears to respect the baulk noted on the OS map of 1922 that divided two parts of the former ‘Bottom Pit’ quarry.
- 5.9.6 A stone-lined entrance to a subway tunnel was noted in the far south west corner of the Site. This tunnel would have taken the tramway that ran along the western edge of the quarry, under Station Road and up to the main railway line (OA 77) to the south. The tunnel entrance has been blocked up with breeze blocks at some point in the past 60 years.
- 5.9.7 Due to the height of the trees that make up the western and northern field boundaries, there are no clear lines of sight between the Site and the Listed Buildings located within the HNCA that extends to within 150 metres to the south west. There are also no views of the Site from the Listed Building of Manor Farm (OA 82) that is located 930 metres to the south east. This is due to general topography, trees screens and buildings that block any potential lines of sight.

6 ARCHAEOLOGICAL POTENTIAL

- 6.1.1 North Oxfordshire has not produced large amounts of material from the early prehistoric period. No Palaeolithic finds and only one Mesolithic find have been recorded within the wider Study Area. The potential for further finds to be made within the Site is considered to be low.
- 6.1.2 The north west corner of the Site is crossed by the projected line of the Jurassic Way, a prehistoric routeway that appears to have its origins in the late Neolithic and Early Bronze Age. It is likely that the presence of this route will have created traffic across the Site, possibly resulting in the deposition / loss of artefacts. Some settlement may have been established along the route in the later prehistoric era. The potential for later prehistoric assets to occur within the Site is therefore considered to be medium.
- 6.1.3 A Roman road passes within 360 metres to the north west of the Site and a number of Roman findspots have been identified within Hook Norton village to the south west, suggesting that there may have been some settlement to the south east of the road. The potential for Roman assets to occur within the Site is therefore considered to be medium – low.
- 6.1.4 Hook Norton village appears to have its origins in the 8th – 9th century and was an established manor by the time of the Domesday Survey in 1086. There is no evidence to suggest that the Site formed part of the early or indeed the later medieval and post-medieval settlements that flourished from the 11th century through to the 19th century and which were focused around the church. It is likely that the Site was located within open fields to the north east of the village and the potential for any early, later or post-medieval archaeological features to occur within it is considered to be low.

7 ASSESSMENT OF PREVIOUS IMPACTS

- 7.1.1 The Site was the location of ‘Bottom Pit’, an ironstone quarry, operated first by Henry Baker between the 1890s and 1918 and then later by the Brymbo Steel company up to 1946.
- 7.1.2 The quarry is first shown on the OS Second Edition 1:2500 scale map, published in 1900, where it appears to be located in the southern half of the Site, although the quarry boundaries are poorly delimited. The OS 1:2500 edition map published in 1922 shows most of the Site to be occupied by the quarry with a small baulk between two sections that crosses the Site on a north west – south east axis. A broad baulk is

also depicted along the western side of the Site *c* 15 metres in width. From this later map, it appears that much of the Site will have been quarried in the last decade of the 19th century and the first two decades of the 20th century.

- 7.1.3 The Walkover Survey found that there is a steep drop off in ground level along the western and northern boundaries of the Site and the field currently under a barley crop, suggesting that the area shown as baulk along the western edge of the Site in 1922 has also been quarried away at some point after the preparation of the 1922 map. Aerial photographic evidence (RAF/CPE/UK/1929/3144) shows the Site to be an arable field by 1947, with no sign of quarry works, only one year after the Hook Norton quarries finally shut down in 1946. It is therefore likely that any further quarrying within the Site would have taken place between 1922 and early 1930s before quarrying was scaled down during the Great Depression and the Site returned to agriculture.
- 7.1.4 Neither the 1900 nor the 1920 have OS maps delimited the eastern edge of the quarry and so the limit to which quarrying extended in that direction is not clear. The 25 metre-wide strip of relatively even land noted on the eastern side of the otherwise undulating Site during the Walkover Survey (Figure 3) may be evidence that quarrying did not extend as far as the eastern boundary and that this eastern strip may have remained unworked.
- 7.1.5 Quarrying will have had a severe impact upon any archaeological features that existed within the Site prior to the commencement of extraction in the 1890s. It is highly unlikely that any heritage assets will have survived within the quarried areas.

8 IMPACTS OF PROPOSED DEVELOPMENT

- 8.1.1 Outline construction plans of the proposed housing units, including sections of foundations and information on basements and service trenches is not available at the time of writing. It is known that the development will involve the construction of about 45 houses.
- 8.1.2 What is certain however is any excavation of wall foundation trenches, service trenches and possible basement excavations will have an impact upon any archaeological features surviving in unquarried areas of the Site. It is assumed that groundworks associated with construction will affect deposits to at least 1.5 metres below current ground level, possibly deeper. The construction of the access roads will also require land to be levelled, causing further possible truncation to the deposits below.
- 8.1.3 The Walkover Survey established that there are no lines of sight between the Site and any of the Listed Buildings located within the Study Area. Providing that only two-storey houses form the proposed development, the new buildings will have no impact upon the settings of any Listed Buildings, or upon the HNCA, as they will be screened by the mature trees that border the Site to the west and north or by natural topography.

9 FURTHER WORK

- 9.1.1 It is likely that the Archaeological Officer for Oxfordshire County Council will require further work to be carried out within areas of the Site which lie within the proposed development footprint. This survey would be intended to investigate and more clearly delimit the boundaries of the former quarry located within the Site and to investigate the potential for as yet unrecorded archaeological features to exist in those areas that have not been quarried. The results of this survey would then be used

to develop a mitigation strategy intended to reduce or remove any archaeological impacts identified or show that no further archaeological work is required.

- 9.1.2 Potential survey may include geophysical survey to delimit the edges of the former quarry, particularly the eastern edge and ascertain the presence / absence of archaeological features and deposits within those areas outside the quarry which may exist. The results of geophysical survey would determine what intrusive investigations, if any, would be required within the Site prior to, or during, groundworks associated with construction.

10 CONCLUSION

- 10.1.1 There are no designated heritage assets located within the Site.
- 10.1.2 The Site is located in an area containing few early prehistoric finds and the potential for such finds to occur within the Site is considered to be low, while the potential for later prehistoric features is considered to be medium, due to the proximity of the projected line of the Jurassic Way. The potential for Roman features is considered to be medium - low due to the presence a Roman road which passes *c* 350 metres to the north west of the Site, while Roman finds, suggesting possible settlement, have been recorded within the village. It is likely that the Site was located within open fields to the north east of the early medieval, later medieval and post-medieval settlements at Hook Norton and therefore the potential for any archaeological features from these three periods is considered to be low.
- 10.1.3 The Site was extensively quarried between the 1890s and the mid-1920s, with some residual baulks retained. The baulk on the western side of the Site appears to have been quarried away between the 1920s and the early 1930s. The eastern edge of the quarry has not been delimited by historic mapping and a 25 metre-wide strip of land that was noted during the Walkover Survey on the eastern edge of the Site appears less undulating than the rest of the Site (Figure 3) suggesting that this strip may not have been quarried.
- 10.1.4 Quarrying will have had a severe impact upon any archaeological features that existed within the Site prior to the commencement of extraction in the 1890s. It is highly unlikely that any heritage assets will have survived within the quarried areas.
- 10.1.5 No plans of the proposed development were available at the time of writing. It is likely however that any development would have an impact on any as yet unrecorded archaeological features which may exist in any parts of the Site which have not been quarried.
- 10.1.6 It is likely that the Archaeological Officer for Oxfordshire County Council will require further work to be carried out within areas of the Site which lie within the proposed development footprint within the eastern part of the Site, to define the limit of the quarried area and to investigate the potential for as yet unrecorded archaeological features to exist in those areas that have not been quarried. The results of this survey would then be used to develop a mitigation strategy intended to reduce or remove any archaeological impacts identified or show that no further work is required.

Oxford Archaeology
August 2014

APPENDIX 1: GAZETTER OF CULTURAL HERITAGE ASSETS

C=century
 CA=Cotswold Archaeology
 JMHS=John Moore Heritage Services
 OA=Oxford Archaeology
 OHER=Oxfordshire Historic Environment Record
 NMR=National Monuments Record

OA Ref. No	Feature Type	Description	Source
OA 1	Historic Site	Late 19 th – early 20 th century quarry is visible as an earthwork on aerial photographs taken in 1947, though the site has been levelled on aerial photographs taken in 2004, and is visible as a cropmark. The site is likely to have been dug to extract ironstone which is shown on the geological map at this location.	NMR:1566673 OHER:MOX24608
OA 2	Archaeological Event	Twenty-seven trenches excavated by Wessex Archaeology in advance of proposed residential development in 2014, recording no significant archaeological activity. Undated gully recorded.	NMR:1586187 OHER:MOX26586 EOX5589
OA 3	Historic Site	An area of Medieval or post-medieval ridge and furrow are visible as earthworks on aerial photographs taken in 1947, though almost all of it has been levelled on aerial photographs taken in 2009. This record extends over the whole of the parish of Hook Norton, and is composed of partly continuous and partly dispersed blocks of ridge and furrow.	NMR:1564417
OA 4	Historic Route	Roman road running from Over Norton to Warmington.	NMR:1009240
OA 5	Historic Site	A twentieth century ironstone quarry is visible as an earthwork on aerial photographs taken in 1954, though the site has been levelled and made good on aerial photographs taken in 2009. The site appears to have been exploited through strip quarrying the ironstone which is very close to the surface, and deposits of ironstone and limestone are shown on the geological map at this location.	NMR:1566585 OHER:MOX24763
OA 6	Historic Route	Early 20th century ironstone mines linked by tramways to a calcining works and the Banbury and Cheltenham Direct Line. There was an engine house at SP 36233427.	NMR:1567380

OA Ref. No	Feature Type	Description	Source
OA 7	Historic Route	Jurassic Way. The Jurassic Way is a corridor for traffic, rather than a single track, that dates at least from the Early Bronze Age and may well have begun in the Neolithic. It is in the Early Iron Age, however, that it becomes clearly defined as a line of movement between the culturally progressive centres of Yorkshire and Somerset, the most likely course being the junction of the lias and the Oolite limestone formations.	NMR:1035203
OA 8	Archaeological Findspot	A denarius of Claudius was found half a mile south of Hook Norton.	NMR:335117
OA 9	Archaeological Findspot	Hook Norton. Coins of Valerian, Postumus, Claudius II, Maximinus, Constantine I and II and Magnus Maximus have been found in the village.	NMR:335118
OA 10	Archaeological Findspot	Hook Norton. A bronze brooch of the first half of the 2nd century AD, now in the Ashmolean Museum was found in a field called 'Goosacre' during ironstone digging. In the same field were also found 'a skeleton in a jar', the spring of a fibula, a small bronze scarifier and a small double ring of iron, red ware imitating Samian ware (? 4th century), coarser ware, and part of a handmade pot.	NMR:335119
OA 11	Archaeological Site	Wicgas Tumulus. The site of a possible Bronze Age barrow suggested from a reference to 'Wicga's Tumulus' in the field names of Hook Norton from about 1250. The available aerial photographs which cover this area have been examined as part of the South East Warwickshire and Cotswolds HLS Target Areas National Mapping Programme, and there was no visible sign of a round barrow at this site, although the location is rather vague.	NMR:335115
OA 12	Listed Building	Petra. C17. Right part has ironstone banded with limestone, otherwise coursed regular ironstone rubble. Thatched. Grade II Listed Building.	NMR:1198756
OA 13	Listed Building	The Old Sweet Shop. House, previously a shop. C17. Regular coursed ironstone rubble with C20 tile roof. One brick end stack on stone base. Grade II Listed Building.	NMR:1046256
OA 14	Listed Building	House to the right of the Old Sweet Shop. House. C17. Coursed ironstone rubble with thatched roof. 2 brick stacks on stone bases. Grade II Listed Building.	NMR:1369865
OA 15	Listed Building	St. Valentines. C17. Coursed rubble ironstone with thatched roof. Brick stack on stone base. Three-unit plan. Grade II Listed Building.	NMR:1283676
OA 16	Listed Building	Netting Cottage. House. C17. Coursed ironstone rubble with ironstone quoins and C20 plain tile roof. Grade II Listed Building.	NMR:1283711
OA 17	Archaeological Event	Former garage, Queen Street. Monitoring of redevelopment groundworks by OA in 2001 recorded no significant archaeological activity.	NMR:1387502 OHER:EOX1078
OA 18	Listed Building	Blackbirds. 17. Coursed ironstone rubble with ironstone quoins and Welsh slate roof. Grade II Listed Building.	NMR:1046284

OA Ref. No	Feature Type	Description	Source
OA 19	Listed Building	Chest tomb approximately 4 metres north west of Baptist chapel. 1771. Ironstone with panelled sides and heavy chamfered ledger slab. Inscription illegible. Grade II Listed Building.	NMR:1046252
OA 20	Listed Building	The Old Surgery. Cottage. Early C19. Coursed ironstone rubble with thatched roof. Grade II Listed Building.	NMR:1046289
OA 21	Archaeological Findspot	Medieval pottery sherds found in the well of Talbot House by a Mr Mezziems in 1970.	OHER:MOX3405
OA 22	Listed Building	Laburnum (Formerly listed as cottage approx. 65 yards south of Mobb's Lane). House. Late C17. Datestone W/IE/1679 above door. Regular coursed ironstone rubble, Welsh slate roof. Grade II Listed Building.	NMR:1283678
OA 23	Archaeological Findspot	Roman coins found near well, Talbot House in the mid-1970s.	OHER:MOX3420
OA 24	Archaeological Findspot	Mesolithic flint sickle blade. Found in garden of Talbot House by the donor a Mr D Mezziems in 1978.	OHER:MOX3433
OA 25	Archaeological Event	The Orchard, Queen Street. Work required during groundworks in advance of construction of new building with detached garage. Watching brief carried out by OA in 2011 recorded two phases of post-medieval worked soil overlying weathered natural, together with a post-medieval rubbish pit. Evidence for a disturbed early medieval rubbish or cess pit was recovered from the backfill of an existing electric cable trench, but no evidence for the original feature could be observed within the trench sides. No other evidence for activity pre-dating the post-medieval period was encountered.	NMR:1587741 OHER:EOX3284
OA 26	Listed Building	Baptist Chapel. Re-built 1781. Re-set datestone 1714. Coursed regular ironstone rubble. C20 tile roof. Grade II Listed Building.	NMR:1369861
OA 27	Listed Building	The Paddocks. C18. Ironstone faced with ashlar. Welsh slate roof. 2 stone stacks at ends. Double span, M-shaped roof. Grade II Listed Building. Grade II Listed Building.	NMR:1369862
OA 28	Listed Building	The Old Post Office. (Formerly listed under Mobb's Lane). House. C17. Datestone P/1676/TM. Coursed ironstone rubble with C20 tile roof. Steeply pitched roof with brick stack on left gable end. Grade II Listed Building.	NMR:1283828
OA 29	Historic Building	Primitive Methodist Chapel, foundation stone laid 1875. Built of ironstone, 2.5 stories, sandstone string courses. Gabled façade divided into 3 bays by stepped buttresses carrying pinnacles and crockets.	OHER:MOX3411
OA 30	Listed Building	Long Thatch. House. C17. Coursed ironstone rubble with thatched roof. 2 C20 brick stacks, one C20 stone stack. Grade II Listed Building.	NMR:1369868
OA 31	Listed Building	Former national school and old school house. Dated 1855. Coursed stone rubble with freestone dressings. Slate roof with stone-coped gable ends; Old School House has tile roof. Grade II Listed Building.	NMR:1376152

OA Ref. No	Feature Type	Description	Source
OA 32	Listed Building	Church of St. Peter. Parish Church. Romanesque chancel and north transept. Late C12 Transitional south transept and south aisle. Nave and north aisle EE/DEC. C14 Perpendicular clerestory and west tower. Porch rebuilt in 1825. Grade I Listed Building.	NMR:1368840
OA 33	Archaeological Event	St. Peter's Church. Monitoring of drainage groundworks by JMHS between 2011 and 2012 (EOX3282) revealed a previously unknown 8th-9th century phase of the church (MOX24144) as well as medieval structures in the churchyard.	NMR:1572058 OHER:MOX24144 EOX3282
OA 34	Listed Building	Gosling Cottage. Terrace of three cottages. Circa late C18, with C20 additions at rear. Coursed limestone rubble with dressed stone quoins. Thatched roof with gabled ends. Grade II Listed Building.	NMR:1259279
OA 35	Archaeological Event	St. Peter's Church. Excavations were carried out by OA in 1987 (655501). These recorded some medieval buildings and graves immediately to the south west of the church. A subsequent watching brief by OA in 1991 (655612) recorded no further features.	NMR:655501 & 655612
OA 36	Listed Building	Barclays Bank. House, now incorporating Barclays Bank to right. C17. Regular coursed ironstone rubble, Welsh slate roof. Grade II Listed Building.	NMR:1283786
OA 37	Listed Building	Horn's Butchers Shop. House, now incorporating butchers shop to right. C17. Coursed ironstone. Alternate bands of limestone and ironstone on left gable end. Stone slate roof laid to diminishing courses. Grade II Listed Building.	NMR:1369841
OA 38	Listed Building	Priestfield Cottage. C17. Coursed regular ironstone rubble with ironstone quoins to right. C20 tile roof. Single stone stack on right gable end. 2-unit plan. Single storey plus attic. Grade II Listed Building.	NMR:1046254
OA 39	Listed Building	Dial House. House, now 2. C17 and C18. Coursed ironstone rubble with ironstone quoins and C20 tile roof. 3 brick stacks at ends and ridge. Three-unit plan. Two storeys plus attic. M-shaped roof. Grade II Listed Building.	NMR:1046249
OA 40	Listed Building	Central Stores. House, now shop. C17. Coursed ironstone rubble with stone slate roof laid to diminishing courses. End brick stack on right. 2-unit plan. 2 storeys. Ground floor has C20 shop front, incorporating entrance. Two 2-light wooden casements with wooden lintels on the first floor. Included for group value. Grade II Listed Building.	NMR:1046250
OA 41	Listed Building	Central Stores (middle block). House, now shop. Coursed ironstone rubble with Welsh slate roof. Grade II Listed Building.	NMR:1369860
OA 42	Listed Building	The Bell Inn. House, now Public House. Probably C17 with C18 alterations and rear wing. Coursed ironstone rubble with ironstone quoins and plain tile roof. Grade II Listed Building.	NMR:1046251
OA 43	Listed Building	Magdalen Lodge. C17 with later alterations. Coursed regular ironstone rubble, stone slate roof laid to diminishing courses. Grade II Listed Building.	NMR:1046253

OA Ref. No	Feature Type	Description	Source
OA 44	Listed Building	Priestfield. Probably C17 with alterations in C18 and C19. Coursed regular ironstone rubble with the ground floor stuccoed. Moulded bands at first and second floors. Plain wood cornice. Welsh slate, hipped roof. Grade II Listed Building.	NMR:1369863
OA 45	Listed Building	The Thatch. C17. Alternating bands of coursed ironstone and limestone with ironstone quoins. Thatched. One C20 stone stack; one brick stack. 2-unit plan. 2 storeys plus attic. Grade II Listed Building.	NMR:1046255
OA 46	Listed Building	House to left of Mace's store. Datestone 1716. Coursed ironstone rubble with plain tile roof. Two brick end stacks, ironstone quoins on left. Ornamental ridge tile. 2-unit plan. 2 storeys. 2-window range. Grade II Listed Building.	NMR:1198515
OA 47	Listed Building	Wisteria House. House. Probably late C17. Coursed regular ironstone rubble. Stone slate roof laid to diminishing courses. Grade II Listed Building.	NMR:1369864
OA 48	Listed Building	Homeleigh Gazebo. House, now 2. Datestone P/EA/1678 above door of Homeleigh. Coursed ironstone rubble with Welsh slate roof. Grade II Listed Building.	NMR:1198753
OA 49	Listed Building	The Old Malt House Cottage. C17. Coursed ironstone rubble with ironstone quoins on left. Thatched with two brick end stacks. Single-storey plus attic. Grade II Listed Building.	NMR:1046286
OA 50	Listed Building	Straddle Cottage. C17. Coursed ironstone rubble with ironstone quoins on left. C20 tile roof with brick stack on ridge at right end. Grade II Listed Building.	NMR:1046280
OA 51	Listed Building	Blarney Cottage. House. C17. Coursed ironstone with ironstone quoins on right end. Thatched roof with brick stack on stone base on right gable. Grade II Listed Building.	NMR:1369837
OA 52	Listed Building	Jasmine Cottage. House. Dated W/1676 on beam in room to right of entrance. Coursed ironstone rubble with only part of thatch remaining. Timber roof exposed without covering. Grade II Listed Building.	NMR:1283692
OA 53	Listed Building	Cornerways. House. C17. Coursed ironstone rubble with thatched roof. Grade II Listed Building.	NMR:1046281
OA 54	Listed Building	Downend Cottage. C17. Coursed ironstone rubble banded with ironstone. Limestone quoins on right. Thatched roof. Grade II Listed Building.	NMR:1198523
OA 55	Listed Building	Gingerbread Cottage. C17 with probable late C17 single storey wing to rear. Coursed ironstone rubble with thatched roof. Grade II Listed Building.	NMR:1046287
OA 56	Listed Building	No.2 The Green, Hook Norton. Group value: forms a group of C17 and C18 houses, some of which are listed, which developed round the Green. Grade II Listed Building.	NMR:1393760
OA 57	Historic Building	Site of strict Baptist Chapel, Originally two and a half storeys with iron stone and sandstone string courses. Gabled façade divided into three 'bays' by stepped buttresses carrying pinnacles and crockets	NMR:MOX3410

OA Ref. No	Feature Type	Description	Source
OA 58	Listed Building	Heydon House. C17 and C18 of two builds. Coursed ironstone rubble with Welsh slate roof. Grade II Listed Building.	NMR:1198530
OA 59	Listed Building	Salfords and Lincoln's Inn (Formerly listed as The Shrubbery) - II Two houses. C17. Coursed ironstone rubble with roof partly Welsh slate, C20 tile and stone slates. Grade II Listed Building.	NMR:1046290
OA 60	Listed Building	Stuart House. C17 with C20 additions. Datestone 1682 above door. Coursed, regular ironstone rubble with Welsh slate roof. Grade II Listed Building.	NMR:1046288
OA 61	Listed Building	Ivydene. Probably C17 with C18 facade. Coursed ironstone rubble with C20 tile roof. 2 brick end stacks. Grade II Listed Building.	NMR:1198541
OA 62	Listed Building	Crooked Thatch. Circa C17-18, or possibly earlier; C20 extension. Coursed stone rubble. Thatched roof with gable ends. Grade II Listed Building.	NMR:1203225
OA 63	Listed Building	The Pottery (Formerly listed as East End House) Farmhouse, now pottery. C17 with C18 and C19 additions and alterations. Coursed ironstone rubble. Two thirds of front has ironstone banded with limestone. Crenelated parapet. 3 stone stacks on gable ends and ridge. Grade II Listed Building.	NMR:1046291
OA 64	Listed Building	Crooked Cottage. C17. Coursed ironstone rubble with thatched roof. 2 brick end stacks. Grade II Listed Building.	NMR:1283775
OA 65	Listed Building	Bridge House. House. C18. Coursed ironstone rubble with Welsh slate roof. 2 brick end stacks. L-plan. 3-storey, 3-window range. Entrance to left has C20 porch with columns and flat roof. Grade II Listed Building.	NMR:1198472
OA 66	Listed Building	South Hill House. C17 with C18 facade. Ashlar with C20 tile roof. Grade II Listed Building.	NMR:1198487
OA 67	Archaeological Findspot	Anglo Saxon Coins and Skeletons. These were found in a garden at Southrop, south of the village, by the bridge Details about this hoard of A/S pennies and its significance in both regional and national terms is discussed in Oxoniensia. Estimated date 875 AD or slightly later (Oxoniensia Vol 52 (1987) pp.186-195. M Biddle and J Blair).	NMR:MOX3400
OA 68	Listed Building	Walnut Tree Cottage. House. Late C17. Two builds. Coursed ironstone rubble with ironstone quoins at left end and to right of door. C20 tile roof. Grade II Listed Building.	NMR:1046258
OA 69	Archaeological Site	A Roman inhumation with Roman coins was found in 1848 in digging a cottage garden at Southrop.	NMR:335106
OA 70	Listed Building	Southrop Farmhouse. Now house. Datestone 1645. Regular coursed ironstone rubble. C20 tile roof. 3 brick stacks on stone bases to ends and ridge. Grade II Listed Building.	NMR:1369839
OA 71	Listed Building	Southrop Cottage. C17. Wing dated P/RS/1707. Coursed, regular ironstone rubble. Stone slate roof laid to diminishing courses. Grade II Listed Building.	NMR:1046261

OA Ref. No	Feature Type	Description	Source
OA 72	Listed Building	Easter Cottage. Datestone RYS 18O5. Coursed ironstone rubble with stone slate roof laid to diminishing courses. Ironstone quoins. 2 rendered brick end stacks. Grade II Listed Building.	NMR:1046260
OA 73	Historic Site	Site of Friends meeting house south-east of Southrop, built in 1704 and demolished in 1950. A rubble boundary wall remains around the site.	NMR:1500567 OHER:MOX3395
OA 74	Archaeological Event	Rope Way. Evaluation undertaken by CA in 1998 in connection with a proposal for residential development on the site. An undated ditch and field boundary were recorded.	NMR:1186588 OHER:EOX96
OA 75	Listed Building	Benacre Cottage. C17. Coursed ironstone rubble painted white. Thatched roof. 2 brick end stacks. Grade II Listed Building.	NMR:1369866
OA 76	Historic Site	Hook Norton Station, Signal Box, Goods Shed. Built on large embankment. Main building on north side. Brick, slate roof and 3 chimneys, projecting valanced canopy over platform. Wooden signal box with hipped roof on north platform immediately east of station building.	OHER:MOX3437
OA 77	Historic Route	Disused Railway. The former Banbury and Cheltenham Direct Line was an amalgamation of 3 schemes built over the period 1855-87. The line's importance was that it ran through the Oxfordshire ironstone field which gained prominence in the latter part of the century. Many mines were connected to the line by either narrow or standard gauge systems. Passenger services began to reduce after 1939, several local stations closing in 1951. Hook Norton closed in 1963.	NMR:117765
OA 78	Historic Site	A series of post-medieval ironstone quarries, spoil heaps, hollow ways, and railway cuttings and embankments are visible as earthworks on aerial photographs taken in 1947. The site has been levelled on aerial photographs taken in 2004, and is now a combination of arable and woodland. The site is shown at various stages of development on ordnance survey maps.	NMR:1566620
OA 79	Historic Site	Site of Hook Norton Park. First reference 1301, ownership of Hugh de Plecy. In C16th 'a fayre park and an old Manor Place... disused and forgotten'. Destroyed by quarrying. 1:10560 OS map shows possible fragment of park pale with ditch inside bank shown by hachures at SP 368 334.	OHER:MOX3434
OA 80	Archaeological Site	Apparent site of large cellars. Possibly remains of a large house that may have stood in what was called Hoke Norton Park. Hook Norton Local History Group made contact regarding some geophysical work (EOX1361) undertaken at Grounds Farm, Hook Norton. Some anomalies are visible consistent with a large structure but geophysics is a little unclear. There is apparently some documentary evidence suggesting that a large house once stood in the area where the building for Grounds farm now stands, this was built in 1706 possibly using material from the earlier building. It is held that large cellars are present in the garden adjacent to the current house - this is supported by documentary evidence and an aerial photograph from c. 1940 which shows clear earthworks in that area.	OHER:MOX12581 EOX1361

OA Ref. No	Feature Type	Description	Source
OA 81	Historic Site	Site of ironstone calcining kilns which processed ironstone from the surrounding quarries. Each was estimated to be circa 6 metres in diameter and 9 metres high, topped by a concrete dome.	NMR:1567379
OA 82	Listed Building	Manor Farmhouse. C17 rear wing on right; C18 central range with datestone 179? on left gable, C19 wing rear left. Garden front: coursed ironstone rubble with C20 tile roof and stone copings. Grade II Listed Building.	NMR:1369835

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Maps

Inclosure Map of Hook Norton Parish (sheet 4 of 5) – 1784

Davis's Map of Oxfordshire – 1797 (sheet 2)

Ordnance Survey 1:2500 1st Edition – 1881

Ordnance Survey 1:2500 2nd Edition – 1900

Ordnance Survey 1:2500 1922 Edition

Ordnance Survey 1:2500 1977 Edition

Other Sources

Oxfordshire History Centre

Oxfordshire Historic Environment Record

Oxford Archaeology

National Monuments Record: National Aerial Photography Library & Records

APPENDIX 3: PLANNING POLICY

District Policy: Cherwell District Council

Policy ESD 16

The Character of the Built and Historic Environment

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 Secured by Design and Building for Life, and achieve Secured by Design accreditation*
- *Consider sustainable design and layout at the master planning 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 18 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*
- *Use locally sourced sustainable materials where possible.*

The Council will provide more detailed design and historic environment policies in the Development Management DPD.



X:\h\Hook Norton, Land at Station Road\03 GIS Projects\Figure1_050814.mxd\gary.jones\05/08/2014

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 Source: Esri, DigitalGlobe, GeoEye, i-cubed, USDA, USGS, AEX, Getmapping, Aerogrid, IGN, IGP, swisstopo, and the GIS User Community

Figure 1: Site location

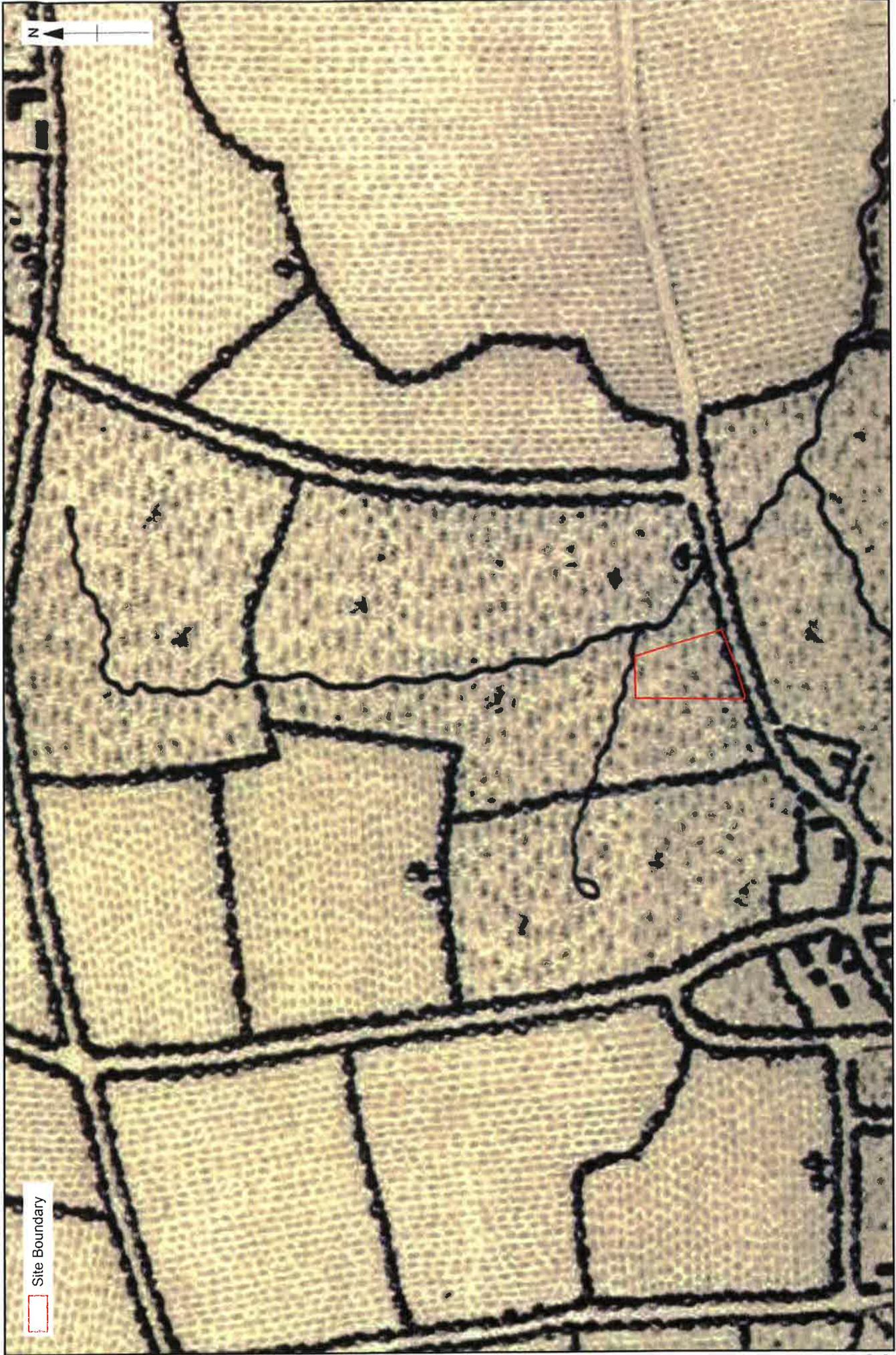


Figure 4: Davis's Map of Oxfordshire - 1797 (sheet 2)

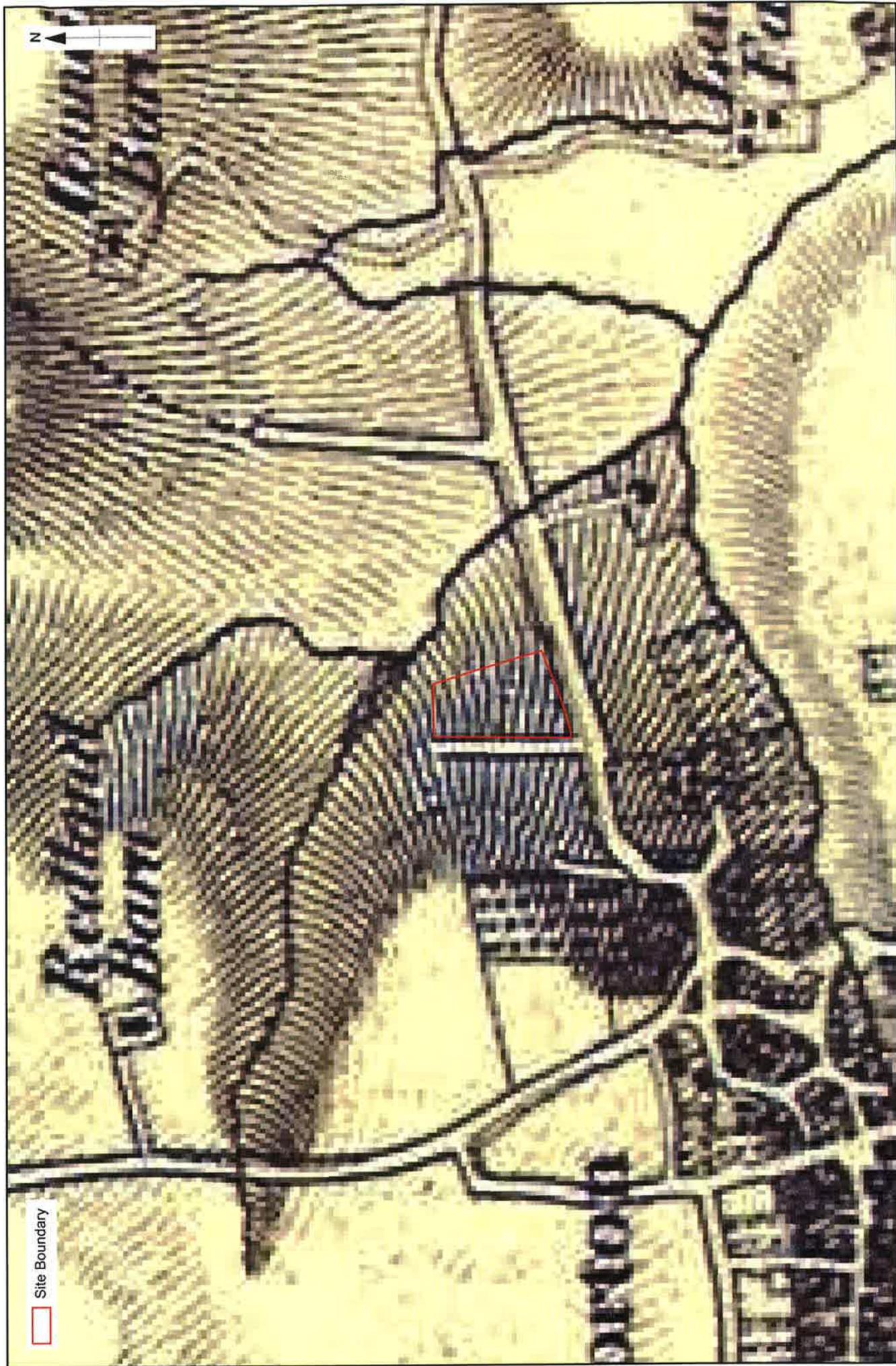


Figure 5: Ordnance Survey 1-inch map - 1833

0 1:8,000 @ A4 500 m

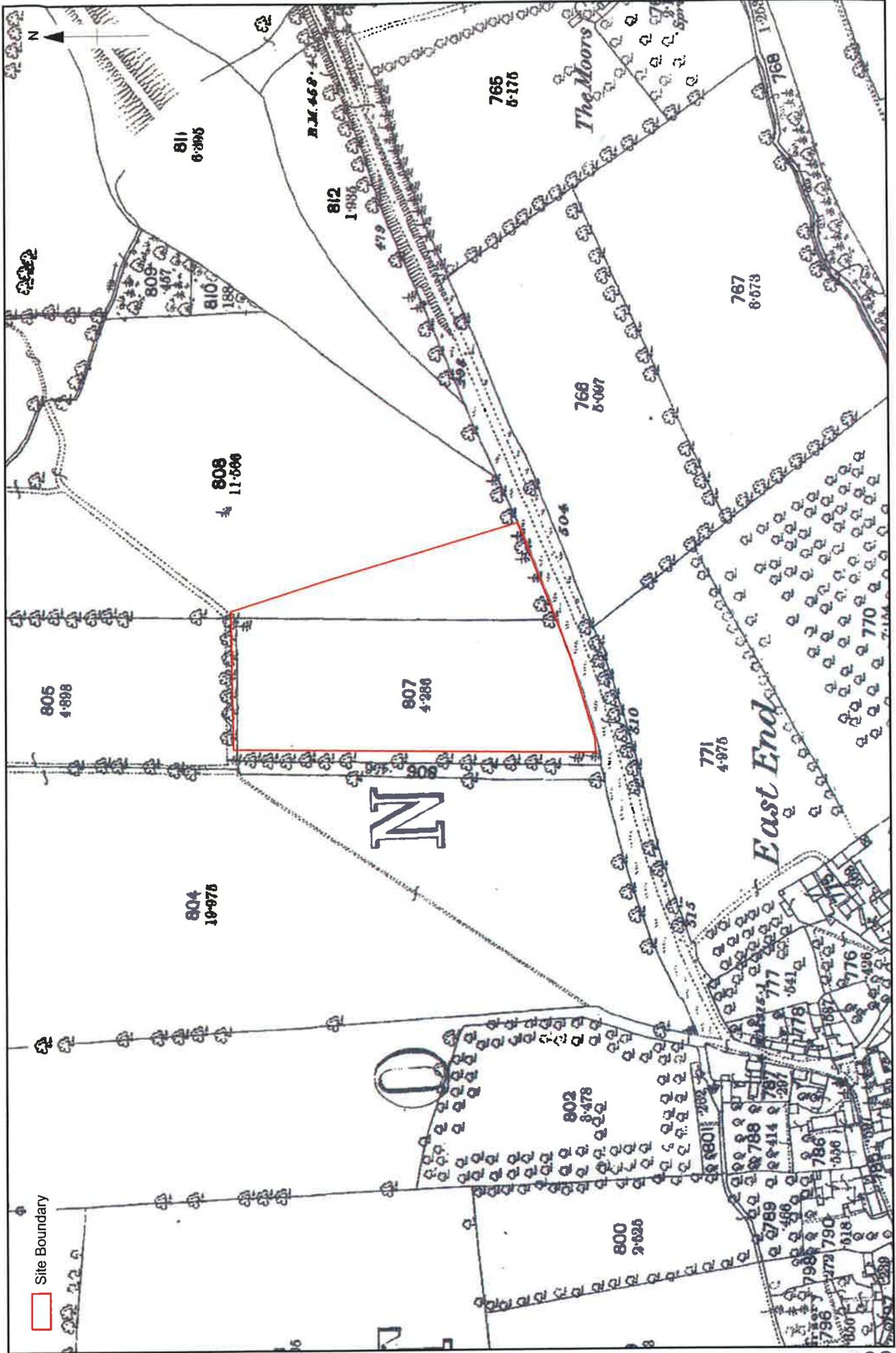


Figure 6: Ordnance Survey 1:2500 First Edition - 1881

0 1:3,000 @ A4 100 m

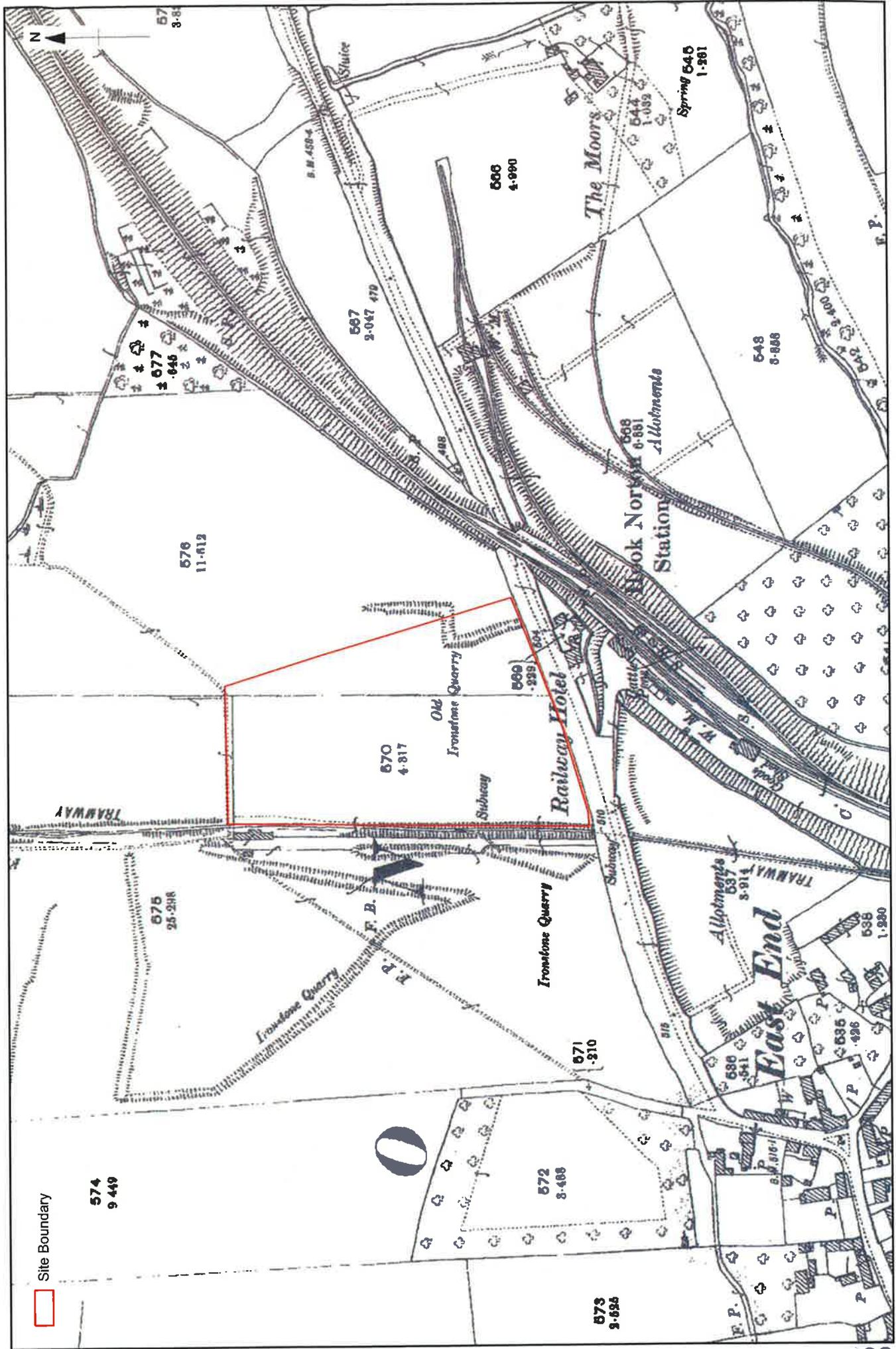


Figure 7: Ordnance Survey 1: 2500 Second Edition - 1900

0 1:3,000 @ A4 100 m

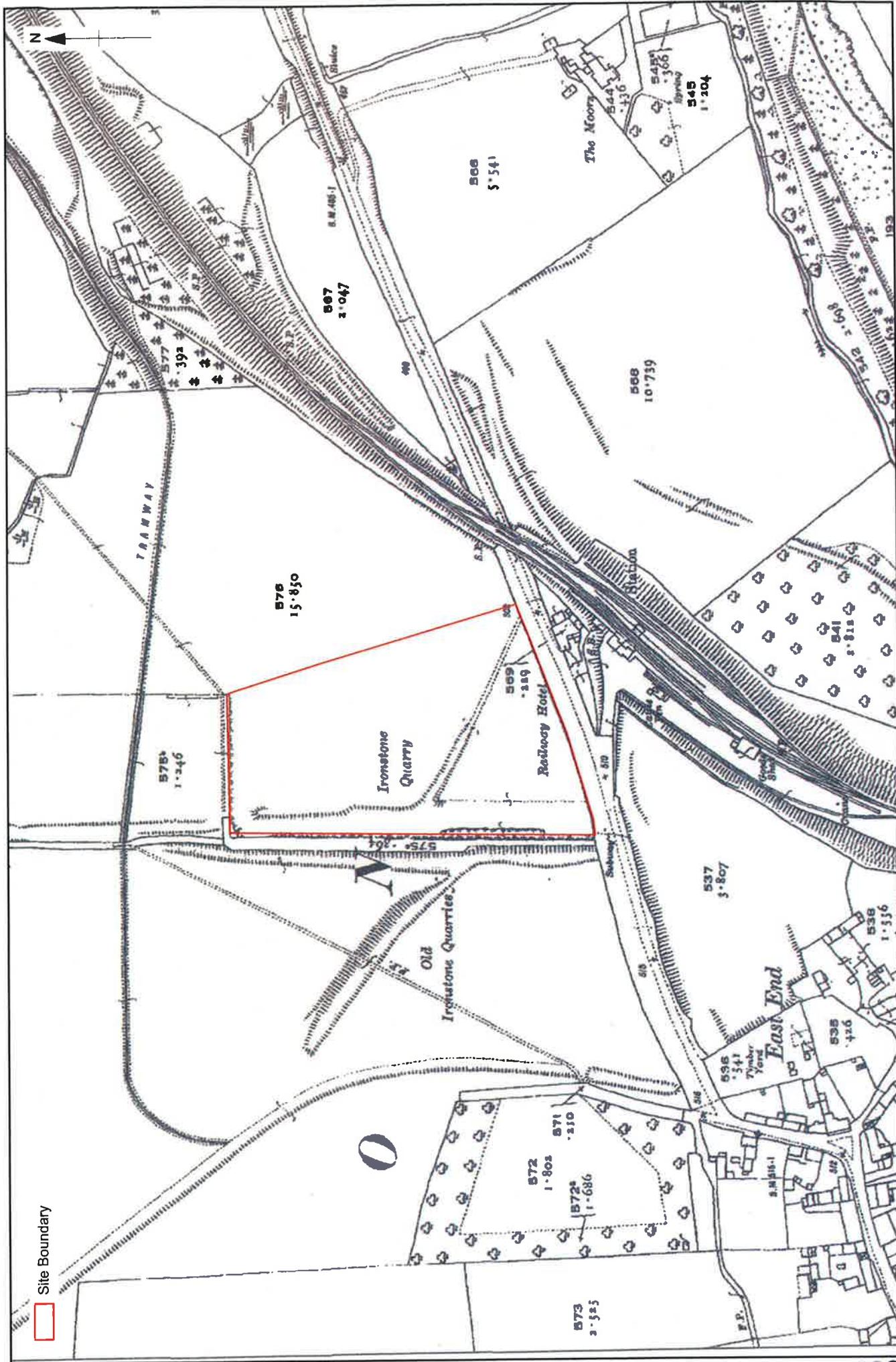


Figure 8: Ordnance Survey 1: 2500 1922 Edition

0 1:3,000 @A4 100 m



Figure 9: Ordnance Survey 1: 2500 1977 Edition

0 1:3,000 @ A4 100 m



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