

<b>Junctions 9</b>	
<b>ARCADY 9 - Roundabout Module</b>	
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**Filename:** Middleton Stoney - Kings End - Oxford Road - 2017-08-01 (BTM With Mitigation).j9

**Path:** N:\Projects\lmbic2 170211\Analysis\Modelling\Middleton Stoney

**Report generation date:** 23/08/2017 10:14:02

»2026 BTM + Development, AM

»2026 BTM + Development, PM

#### Summary of junction performance

	AM							PM						
	Queue (Veh)	Delay (s)	RFC	LOS	Junction Delay (s)	Junction LOS	Network Residual Capacity	Queue (Veh)	Delay (s)	RFC	LOS	Junction Delay (s)	Junction LOS	Network Residual Capacity
<b>2026 BTM + Development</b>														
<b>Arm 1</b>	4.5	15.63	0.82	C	16.11	C	0 % [Arm 2]	5.0	23.29	0.84	C	15.31	C	3 % [Arm 1]
<b>Arm 2</b>	7.6	32.16	0.90	D				2.6	11.01	0.73	B			
<b>Arm 3</b>	1.1	3.65	0.54	A				7.0	13.82	0.88	B			

*There are warnings associated with one or more model runs - see the 'Data Errors and Warnings' tables for each Analysis or Demand Set.*

*Values shown are the highest values encountered over all time segments. Delay is the maximum value of average delay per arriving vehicle. Junction LOS and Junction Delay are demand-weighted averages. Network Residual Capacity indicates the amount by which network flow could be increased before a user-definable threshold (see Analysis Options) is met.*

#### File summary

##### File Description

<b>Title</b>	Middleton Stoney - Kings End - Oxford Road
<b>Location</b>	Bicester
<b>Site number</b>	
<b>Date</b>	15/06/2017
<b>Version</b>	
<b>Status</b>	(new file)
<b>Identifier</b>	
<b>Client</b>	
<b>Jobnumber</b>	
<b>Enumerator</b>	MOTION\klewis
<b>Description</b>	

#### Units

Distance units	Speed units	Traffic units input	Traffic units results	Flow units	Average delay units	Total delay units	Rate of delay units
m	kph	Veh	Veh	perHour	s	-Min	perMin

#### Analysis Options

Vehicle length (m)	Calculate Queue Percentiles	Calculate detailed queueing delay	Calculate residual capacity	Residual capacity criteria type	RFC Threshold	Average Delay threshold (s)	Queue threshold (PCU)
5.75			✓	Delay	0.85	36.00	20.00

**Demand Set Summary**

ID	Scenario name	Time Period name	Traffic profile type	Start time (HH:mm)	Finish time (HH:mm)	Time segment length (min)	Run automatically
D9	2026 BTM + Development	AM	ONE HOUR	07:45	09:15	15	✓
D10	2026 BTM + Development	PM	ONE HOUR	17:00	18:30	15	✓

**Analysis Set Details**

ID	Include in report	Network flow scaling factor (%)	Network capacity scaling factor (%)
A1	✓	100.000	100.000

# 2026 BTM + Development, AM

**Data Errors and Warnings**

Severity	Area	Item	Description
Warning	Geometry	Arm 1 - Roundabout Geometry	Effective flare length is over 30m, which is outside the normal range. Treat capacities with increasing caution.

## Junction Network

**Junctions**

Junction	Name	Junction Type	Arm order	Junction Delay (s)	Junction LOS
1	untitled	Standard Roundabout	1,2,3	16.11	C

**Junction Network Options**

Driving side	Lighting	Network residual capacity (%)	First arm reaching threshold
Left	Normal/unknown	0	Arm 2

## Arms

**Arms**

Arm	Name	Description
1	Middleton Stoney	
2	Kings End	
3	Oxford Road	

**Roundabout Geometry**

Arm	V - Approach road half-width (m)	E - Entry width (m)	I' - Effective flare length (m)	R - Entry radius (m)	D - Inscribed circle diameter (m)	PHI - Conflict (entry) angle (deg)	Exit only
1	3.50	7.50	32.0	20.0	19.0	35.0	
2	3.50	7.50	12.0	80.0	19.0	35.0	
3	7.50	7.50	0.0	17.0	19.0	40.0	

**Slope / Intercept / Capacity****Roundabout Slope and Intercept used in model**

Arm	Final slope	Final intercept (PCU/hr)
1	0.699	1893
2	0.667	1679
3	0.749	2174

*The slope and intercept shown above include any corrections and adjustments.*

## Traffic Demand

**Demand Set Details**

ID	Scenario name	Time Period name	Traffic profile type	Start time (HH:mm)	Finish time (HH:mm)	Time segment length (min)	Run automatically
D9	2026 BTM + Development	AM	ONE HOUR	07:45	09:15	15	✓

Vehicle mix varies over turn	Vehicle mix varies over entry	Vehicle mix source	PCU Factor for a HV (PCU)
✓	✓	HV Percentages	2.00

**Demand overview (Traffic)**

Arm	Linked arm	Profile type	Use O-D data	Average Demand (Veh/hr)	Scaling Factor (%)
1		ONE HOUR	✓	974	100.000
2		ONE HOUR	✓	825	100.000
3		ONE HOUR	✓	1031	100.000

**Origin-Destination Data**

Demand (Veh/hr)

From	To		
	1	2	3
1	0	111	863
2	2	0	823
3	298	733	0

**Vehicle Mix**

Heavy Vehicle Percentages

From	To		
	1	2	3
1	0	0	1
2	0	0	3
3	1	3	0

**Results**

Results Summary for whole modelled period

Arm	Max RFC	Max delay (s)	Max Queue (Veh)	Max LOS	Average Demand (Veh/hr)	Total Junction Arrivals (Veh)
1	0.82	15.63	4.5	C	894	1341
2	0.90	32.16	7.6	D	757	1136
3	0.54	3.65	1.1	A	946	1419

Main Results for each time segment

07:45 - 08:00

Arm	Total Demand (Veh/hr)	Junction Arrivals (Veh)	Circulating flow (Veh/hr)	Capacity (Veh/hr)	RFC	Throughput (Veh/hr)	Throughput (exit side) (Veh/hr)	Start queue (Veh)	End queue (Veh)	Delay (s)	LOS
1	733	183	550	1483	0.494	729	225	0.0	1.0	4.752	A
2	621	155	646	1208	0.514	617	633	0.0	1.0	6.053	A
3	776	194	1	2122	0.366	774	1262	0.0	0.6	2.666	A

08:00 - 08:15

Arm	Total Demand (Veh/hr)	Junction Arrivals (Veh)	Circulating flow (Veh/hr)	Capacity (Veh/hr)	RFC	Throughput (Veh/hr)	Throughput (exit side) (Veh/hr)	Start queue (Veh)	End queue (Veh)	Delay (s)	LOS
1	876	219	658	1406	0.623	873	269	1.0	1.6	6.718	A
2	742	185	774	1124	0.660	738	758	1.0	1.9	9.243	A
3	927	232	2	2121	0.437	926	1510	0.6	0.8	3.010	A

08:15 - 08:30

Arm	Total Demand (Veh/hr)	Junction Arrivals (Veh)	Circulating flow (Veh/hr)	Capacity (Veh/hr)	RFC	Throughput (Veh/hr)	Throughput (exit side) (Veh/hr)	Start queue (Veh)	End queue (Veh)	Delay (s)	LOS
1	1072	268	806	1301	0.824	1062	330	1.6	4.3	14.448	B

2	908	227	941	1015	0.895	889	927	1.9	6.7	25.484	D
3	1135	284	2	2121	0.535	1134	1828	0.8	1.1	3.642	A

08:30 - 08:45

Arm	Total Demand (Veh/hr)	Junction Arrivals (Veh)	Circulating flow (Veh/hr)	Capacity (Veh/hr)	RFC	Throughput (Veh/hr)	Throughput (exit side) (Veh/hr)	Start queue (Veh)	End queue (Veh)	Delay (s)	LOS
1	1072	268	807	1300	0.825	1072	330	4.3	4.5	15.630	C
2	908	227	950	1009	0.900	905	929	6.7	7.6	32.155	D
3	1135	284	2	2121	0.535	1135	1852	1.1	1.1	3.650	A

08:45 - 09:00

Arm	Total Demand (Veh/hr)	Junction Arrivals (Veh)	Circulating flow (Veh/hr)	Capacity (Veh/hr)	RFC	Throughput (Veh/hr)	Throughput (exit side) (Veh/hr)	Start queue (Veh)	End queue (Veh)	Delay (s)	LOS
1	876	219	660	1405	0.623	887	270	4.5	1.7	7.094	A
2	742	185	786	1116	0.664	764	761	7.6	2.0	10.816	B
3	927	232	2	2121	0.437	928	1548	1.1	0.8	3.020	A

09:00 - 09:15

Arm	Total Demand (Veh/hr)	Junction Arrivals (Veh)	Circulating flow (Veh/hr)	Capacity (Veh/hr)	RFC	Throughput (Veh/hr)	Throughput (exit side) (Veh/hr)	Start queue (Veh)	End queue (Veh)	Delay (s)	LOS
1	733	183	552	1482	0.495	736	226	1.7	1.0	4.844	A
2	621	155	652	1204	0.516	625	636	2.0	1.1	6.259	A
3	776	194	2	2122	0.366	777	1276	0.8	0.6	2.680	A

# 2026 BTM + Development, PM

## Data Errors and Warnings

Severity	Area	Item	Description
Warning	Geometry	Arm 1 - Roundabout Geometry	Effective flare length is over 30m, which is outside the normal range. Treat capacities with increasing caution.

## Junction Network

### Junctions

Junction	Name	Junction Type	Arm order	Junction Delay (s)	Junction LOS
1	untitled	Standard Roundabout	1,2,3	15.31	C

### Junction Network Options

Driving side	Lighting	Network residual capacity (%)	First arm reaching threshold
Left	Normal/unknown	3	Arm 1

## Traffic Demand

### Demand Set Details

ID	Scenario name	Time Period name	Traffic profile type	Start time (HH:mm)	Finish time (HH:mm)	Time segment length (min)	Run automatically
D10	2026 BTM + Development	PM	ONE HOUR	17:00	18:30	15	✓

Vehicle mix varies over turn	Vehicle mix varies over entry	Vehicle mix source	PCU Factor for a HV (PCU)
✓	✓	HV Percentages	2.00

### Demand overview (Traffic)

Arm	Linked arm	Profile type	Use O-D data	Average Demand (Veh/hr)	Scaling Factor (%)
1		ONE HOUR	✓	738	100.000
2		ONE HOUR	✓	782	100.000
3		ONE HOUR	✓	1726	100.000

## Origin-Destination Data

### Demand (Veh/hr)

		To		
		1	2	3
From	1	0	73	665
	2	4	0	778
	3	539	1187	0

## Vehicle Mix

### Heavy Vehicle Percentages

		To		
		1	2	3
From	1	0	0	1
	2	0	0	0
	3	0	1	0

## Results

### Results Summary for whole modelled period

Arm	Max RFC	Max delay (s)	Max Queue (Veh)	Max LOS	Average Demand (Veh/hr)	Total Junction Arrivals (Veh)
1	0.84	23.29	5.0	C	677	1016
2	0.73	11.01	2.6	B	718	1076
3	0.88	13.82	7.0	B	1584	2376

### Main Results for each time segment

#### 17:00 - 17:15

Arm	Total Demand (Veh/hr)	Junction Arrivals (Veh)	Circulating flow (Veh/hr)	Capacity (Veh/hr)	RFC	Throughput (Veh/hr)	Throughput (exit side) (Veh/hr)	Start queue (Veh)	End queue (Veh)	Delay (s)	LOS
1	556	139	890	1253	0.443	552	407	0.0	0.8	5.115	A
2	589	147	498	1344	0.438	586	944	0.0	0.8	4.730	A
3	1299	325	3	2157	0.602	1293	1080	0.0	1.5	4.142	A

#### 17:15 - 17:30

Arm	Total Demand (Veh/hr)	Junction Arrivals (Veh)	Circulating flow (Veh/hr)	Capacity (Veh/hr)	RFC	Throughput (Veh/hr)	Throughput (exit side) (Veh/hr)	Start queue (Veh)	End queue (Veh)	Delay (s)	LOS
1	663	166	1064	1131	0.587	661	487	0.8	1.4	7.622	A
2	703	176	596	1278	0.550	701	1130	0.8	1.2	6.225	A
3	1552	388	4	2157	0.720	1548	1293	1.5	2.5	5.871	A

#### 17:30 - 17:45

Arm	Total Demand (Veh/hr)	Junction Arrivals (Veh)	Circulating flow (Veh/hr)	Capacity (Veh/hr)	RFC	Throughput (Veh/hr)	Throughput (exit side) (Veh/hr)	Start queue (Veh)	End queue (Veh)	Delay (s)	LOS
1	813	203	1295	969	0.838	800	593	1.4	4.6	19.956	C
2	861	215	721	1194	0.721	856	1375	1.2	2.5	10.502	B
3	1900	475	4	2156	0.881	1884	1572	2.5	6.7	12.522	B

#### 17:45 - 18:00

Arm	Total Demand (Veh/hr)	Junction Arrivals (Veh)	Circulating flow (Veh/hr)	Capacity (Veh/hr)	RFC	Throughput (Veh/hr)	Throughput (exit side) (Veh/hr)	Start queue (Veh)	End queue (Veh)	Delay (s)	LOS
1	813	203	1306	962	0.845	811	597	4.6	5.0	23.295	C
2	861	215	731	1187	0.725	861	1386	2.5	2.6	11.007	B
3	1900	475	4	2156	0.881	1899	1587	6.7	7.0	13.819	B

#### 18:00 - 18:15

Arm	Total Demand (Veh/hr)	Junction Arrivals (Veh)	Circulating flow (Veh/hr)	Capacity (Veh/hr)	RFC	Throughput (Veh/hr)	Throughput (exit side) (Veh/hr)	Start queue (Veh)	End queue (Veh)	Delay (s)	LOS
1	663	166	1079	1121	0.592	677	494	5.0	1.5	8.371	A
2	703	176	610	1268	0.554	708	1146	2.6	1.3	6.493	A
3	1552	388	4	2156	0.720	1569	1315	7.0	2.6	6.303	A

#### 18:15 - 18:30

Arm	Total Demand (Veh/hr)	Junction Arrivals (Veh)	Circulating flow (Veh/hr)	Capacity (Veh/hr)	RFC	Throughput (Veh/hr)	Throughput (exit side) (Veh/hr)	Start queue (Veh)	End queue (Veh)	Delay (s)	LOS
1	556	139	897	1248	0.445	558	410	1.5	0.8	5.237	A
2	589	147	503	1340	0.439	591	952	1.3	0.8	4.814	A
3	1299	325	3	2157	0.602	1304	1091	2.6	1.5	4.242	A

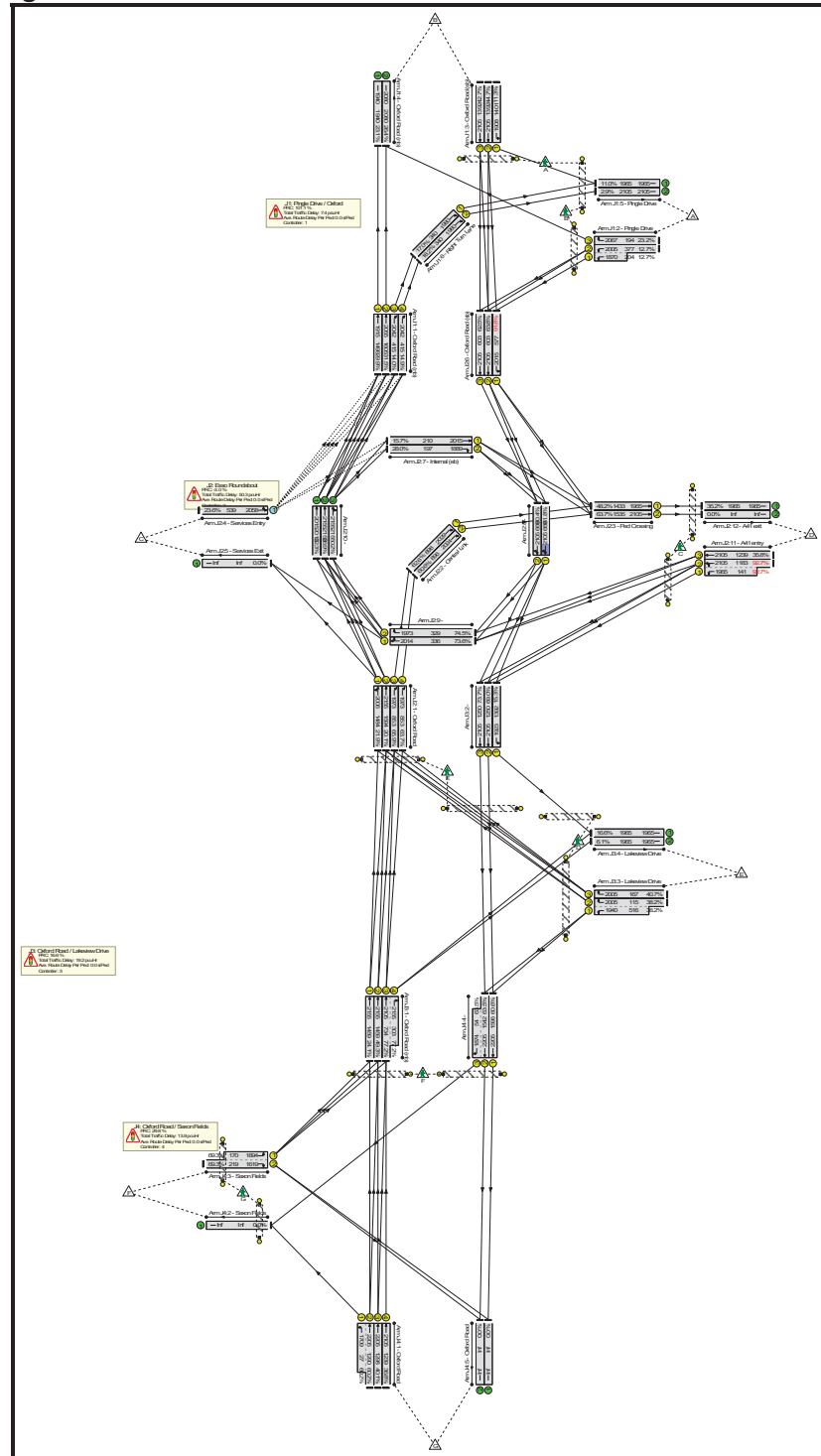
Basic Results Summary  
**Basic Results Summary**

**User and Project Details**

<b>Project:</b>	<b>Bicester Office Park</b>
<b>Title:</b>	<b>Oxford Road Corridor</b>
<b>Location:</b>	Bicester
<b>File name:</b>	Oxford Road Model (inc BG Improvements) - 2017-08-01 Base.lsg3x
<b>Author:</b>	
<b>Company:</b>	Motion
<b>Address:</b>	
<b>Notes:</b>	

Basic Results Summary

Scenario 1: '2026 AM BTM' (FG1: '2026 AM BTM', Plan 1: 'AM Peak')  
Network Layout Diagram



Basic Results Summary

Network Results

Item	Lane Description	Lane Type	Full Phase	Arrow Phase	Num Greens	Total Green (s)	Arrow Green (s)	Demand Flow (pcu)	Sat Flow (pcu/Hr)	Capacity (pcu)	Deg Sat (%)	Turners In Gaps (pcu)	Turners When Unopposed (pcu)	Turners In Intergreen (pcu)	Total Delay (pcuHr)	Av. Delay Per PCU (s/pcu)	Mean Max Queue (pcu)
Network	-	-	-	-	-	-	-	-	-	-	92.7%	117	10	0	90.7	-	-
J1: Pingle Drive / Oxford	-	-	-	-	-	-	-	-	-	-	44.7%	0	0	0	7.4	-	-
1/1	Oxford Road (nb) Ahead	U	C1:A		2	148	-	448	1915	1496	29.9%	-	-	-	0.3	2.2	1.1
1/2	Oxford Road (nb) Ahead	U	C1:A		2	148	-	505	2055	1605	31.5%	-	-	-	0.4	3.1	2.6
1/3	Oxford Road (nb) Right	U	C1:F		2	37	-	58	2042	415	14.0%	-	-	-	0.4	25.8	1.4
1/4	Oxford Road (nb) Right	U	C1:F		2	37	-	62	2042	415	14.9%	-	-	-	0.6	35.5	1.5
2/2+2/1	Pingle Drive Left	U	C1:E		2	43	-	74	2005:1870	377+204	12.7 : 12.7%	-	-	-	0.7	32.3	1.1
2/3	Pingle Drive Right	U	C1:D		2	16	-	45	2067	194	23.2%	-	-	-	0.7	52.4	1.3
3/1	Oxford Road (sb) Left	U	C1:C		2	139	-	158	1908	1401	11.3%	-	-	-	0.2	5.2	1.4
3/2	Oxford Road (sb) Ahead	U	C1:B		2	125	-	623	2105	1392	44.7%	-	-	-	1.8	10.2	8.9
3/3	Oxford Road (sb) Ahead	U	C1:B		2	125	-	595	2105	1392	42.7%	-	-	-	1.6	10.0	8.3
4/1	Oxford Road (nb)	U	-		-	-	-	448	1940	1940	23.1%	-	-	-	0.2	1.2	0.2
4/2	Oxford Road (nb)	U	-		-	-	-	550	2080	2080	26.4%	-	-	-	0.2	1.2	0.2
5/1	Pingle Drive	U	-		-	-	-	216	1965	1965	11.0%	-	-	-	0.1	1.0	0.1
5/2	Pingle Drive	U	-		-	-	-	62	2105	2105	2.9%	-	-	-	0.0	0.9	0.0
6/1	Right Turn Lane Right	U	C1:G		2	31	-	58	1980	340	17.0%	-	-	-	0.1	8.0	0.1
6/2	Right Turn Lane Right	U	C1:G		2	31	-	62	1980	340	18.2%	-	-	-	0.2	9.6	0.2
Ped Link: P1	Unnamed Ped Link	-	C1:H		2	19	-	0	-	0	0.0%	-	-	-	-	-	-

Basic Results Summary

Ped Link: P2	Unnamed Ped Link	-	C1:I	2	125	-	0	-	46875	0.0%	-	-	-	0.0	0.0	0.0
Ped Link: P3	Unnamed Ped Link	-	C1:J	2	113	-	0	-	0	0.0%	-	-	-	-	-	-
<b>J2: Esso Roundabout</b>	-	-	-	-	-	-	-	-	-	<b>92.7%</b>	<b>117</b>	<b>10</b>	<b>0</b>	<b>50.3</b>	-	-
1/1	Oxford Road Left Ahead	U	C2:A	2	140	-	325	2006	1484	21.9%	-	-	-	0.4	4.0	1.8
1/2	Oxford Road Ahead	U	C2:A	2	140	-	320	2155	1594	20.1%	-	-	-	0.3	3.9	2.1
1/3	Oxford Road Right	U	C2:F	2	81	-	562	1973	853	65.9%	-	-	-	2.6	16.9	11.5
1/4	Oxford Road Right	U	C2:F	2	81	-	543	1973	853	63.7%	-	-	-	2.4	16.0	10.3
2/1	Central Link Right	U	C2:G	2	83	-	562	2029	898	62.6%	-	-	-	0.9	5.6	1.5
2/2	Central Link Right	U	C2:G	2	83	-	543	2024	896	60.6%	-	-	-	0.8	5.3	1.4
3/1	Ped Crossing Ahead	U	C2:J	2	138	-	691	1965	1433	48.2%	-	-	-	1.1	5.7	3.6
3/2	Ped Crossing Ahead	U	C2:J	2	138	-	977	2105	1535	63.7%	-	-	-	1.6	5.7	4.7
4/1	Services Entry Left Ahead	O	-	-	-	-	127	2058	539	23.6%	117	10	0	0.2	4.5	0.4
6/1	Oxford Road (sb) Left	U	C2:B	2	53	-	530	2015	577	<b>91.8%</b>	-	-	-	8.7	59.1	18.7
6/2	Oxford Road (sb) Ahead	U	C2:B	2	53	-	385	2105	603	63.8%	-	-	-	3.5	33.1	10.1
6/3	Oxford Road (sb) Ahead	U	C2:B	2	53	-	377	2105	603	62.5%	-	-	-	3.4	32.3	9.8
7/1	Internal (eb) Ahead	U	C2:C	2	18	-	33	2015	210	15.7%	-	-	-	0.5	49.3	0.9
7/2	Internal (eb) Right	U	C2:C	2	18	-	55	1889	197	28.0%	-	-	-	0.8	52.2	1.6
8/1	Right Ahead	U	C2:E	2	59	-	413	2105	669	61.8%	-	-	-	1.5	12.7	2.6
8/2	Right Ahead	U	C2:E	2	59	-	404	2105	669	60.4%	-	-	-	1.4	12.4	2.3
9/1	Ahead Right	U	C2:H	2	30	-	247	2014	336	73.6%	-	-	-	3.6	52.3	<b>7.8</b>

Basic Results Summary

9/2	Right	U	C2:H	2	30	-	245	1973	329	74.5%	-	-	-	3.3	48.5	7.7
10/1	Ahead	U	-	-	-	-	449	2015	2015	22.3%	-	-	-	0.1	1.1	0.1
10/2	Ahead	U	-	-	-	-	580	2155	2155	26.9%	-	-	-	0.2	1.1	0.2
10/3	Ahead Right	U	-	-	-	-	5	2155	2155	0.2%	-	-	-	0.0	0.8	0.0
11/2+11/1	A41 entry Ahead Left	U	C2:D	2	111	-	1228	2105:1965	1183+141	<b>92.7%</b>	-	-	-	11.3	33.1	33.8
11/3	A41 entry Ahead	U	C2:D	2	111	-	444	2105	1239	35.8%	-	-	-	1.6	12.6	6.6
12/1	A41 exit	U	-	-	-	-	691	1965	1965	35.2%	-	-	-	0.3	1.4	0.3
Ped Link: P1	Unnamed Ped Link	-	C2:K	2	30	-	0	-	0	0.0%	-	-	-	-	-	-
Ped Link: P2	Unnamed Ped Link	-	C2:l	2	53	-	0	-	0	0.0%	-	-	-	-	-	-
<b>J3: Oxford Road / Lakeview Drive</b>	-	-	-	-	-	-	-	-	-	<b>77.2%</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>19.2</b>	-	-
1/1	Oxford Road (nb) Ahead	U	C3:A	2	128	-	352	2155	1459	24.1%	-	-	-	0.3	3.2	1.2
1/2	Oxford Road (nb) Ahead	U	C3:A	2	128	-	719	2155	1459	49.3%	-	-	-	0.9	4.6	3.8
1/3+1/4	Oxford Road (nb) Ahead Right	U	C3:A C3:E	2	128:25	-	801	2105:2155	734+303	<b>77.2%</b>	-	-	-	4.7	21.1	<b>28.9</b>
2/1	Left	U	C3:C	2	137	-	213	1923	1392	15.3%	-	-	-	0.2	3.6	1.3
2/2	Ahead	U	C3:B	2	112	-	863	2105	1250	69.0%	-	-	-	4.8	20.2	17.5
2/3	Ahead	U	C3:B	2	112	-	921	2105	1250	73.7%	-	-	-	4.6	18.0	16.2
3/2+3/1	Lakeview Drive Right Left	U	C3:D C3:F	2	14:53	39	241	2005:1940	115+516	<b>38.2%</b>	-	-	-	2.3	34.5	4.7
3/3	Lakeview Drive Right	U	C3:D	2	14	-	68	2005	167	40.7%	-	-	-	1.1	59.9	2.2
4/1	Lakeview Drive	U	-	-	-	-	327	1965	1965	16.6%	-	-	-	0.1	1.1	0.1
4/2	Lakeview Drive	U	-	-	-	-	120	1965	1965	6.1%	-	-	-	0.0	1.0	0.0

Basic Results Summary  
**Scenario 2: '2026 PM BTM'** (FG2: '2026 PM BTM', Plan 1: 'AM Peak')  
**Network Layout Diagram**

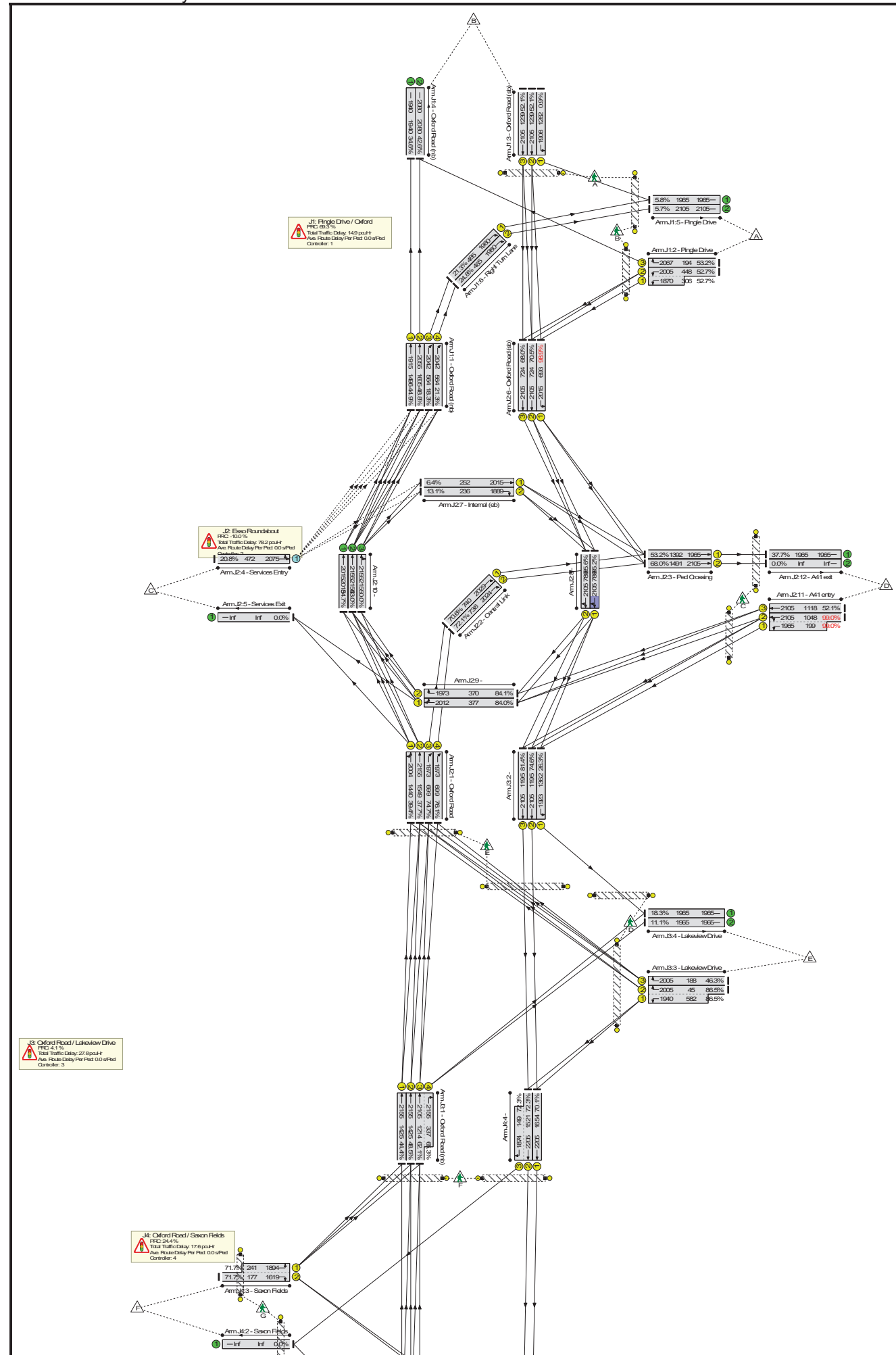
Basic Results Summary

Ped Link: P1	Unnamed Ped Link	-	C3:G		1	6	-	0	-	0	0.0%	-	-	-	-	-	-
Ped Link: P2	Unnamed Ped Link	-	C3:H		2	25	-	0	-	0	0.0%	-	-	-	-	-	-
Ped Link: P3	Unnamed Ped Link	-	C3:I		2	25	-	0	-	0	0.0%	-	-	-	-	-	-
Ped Link: P4	Unnamed Ped Link	-	C3:K		2	107	-	0	-	0	0.0%	-	-	-	-	-	-
<b>J4: Oxford Road / Saxon Fields</b>	-	-	-		-	-	-	-	-	-	<b>69.3%</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>13.8</b>	-	-
1/2+1/1	Oxford Road Ahead Left	U	C4:C	C4:J	2	111:134	23	793	2205:1709	1290+27	60.2 : 60.2%	-	-	-	3.5	16.0	15.2
1/3	Oxford Road Ahead	U	C4:C		2	111	-	521	2205	1298	40.1%	-	-	-	1.9	13.1	8.6
1/4	Oxford Road Ahead	U	C4:C		2	111	-	456	2105	1239	36.8%	-	-	-	1.6	12.8	7.4
3/2+3/1	Saxon Fields Left Right	U	C4:D	C4:I	2	24:43	19	270	1619:1894	219+170	69.3 : 69.3%	-	-	-	3.8	50.6	5.1
4/1	Ahead	U	C4:A		2	137	-	967	2205	1596	60.6%	-	-	-	1.3	5.0	4.0
4/2+4/3	Right Ahead	U	C4:A C4:B		2	137:21	-	1014	2205:1874	1542+54	63.5 : 63.5%	-	-	-	1.6	5.9	3.4
Ped Link: P1	Unnamed Ped Link	-	C4:G		1	5	-	0	-	0	0.0%	-	-	-	-	-	-
Ped Link: P2	Unnamed Ped Link	-	C4:H		2	23	-	0	-	0	0.0%	-	-	-	-	-	-
Ped Link: P3	Unnamed Ped Link	-	C4:F		2	126	-	0	-	0	0.0%	-	-	-	-	-	-
Ped Link: P4	Unnamed Ped Link	-	C4:E		1	7	-	0	-	0	0.0%	-	-	-	-	-	-
		C1	PRC for Signalled Lanes (%)		101.1	Total Delay for Signalled Lanes (pcuHr):		7.00	Cycle Time (s):		192						
		C2	PRC for Signalled Lanes (%)		-3.0	Total Delay for Signalled Lanes (pcuHr):		49.58	Cycle Time (s):		192						
		C3	PRC for Signalled Lanes (%)		16.6	Total Delay for Signalled Lanes (pcuHr):		19.04	Cycle Time (s):		192						
		C4	PRC for Signalled Lanes (%)		29.8	Total Delay for Signalled Lanes (pcuHr):		13.83	Cycle Time (s):		192						
			PRC Over All Lanes (%)		-3.0	Total Delay Over All Lanes (pcuHr):		90.74									



Basic Results Summary

Basic Results Summary



Basic Results Summary

Network Results

Item	Lane Description	Lane Type	Full Phase	Arrow Phase	Num Greens	Total Green (s)	Arrow Green (s)	Demand Flow (pcu)	Sat Flow (pcu/Hr)	Capacity (pcu)	Deg Sat (%)	Turners In Gaps (pcu)	Turners When Unopposed (pcu)	Turners In Intergreen (pcu)	Total Delay (pcuHr)	Av. Delay Per PCU (s/pcu)	Mean Max Queue (pcu)
Network	-	-	-	-	-	-	-	-	-	-	99.0%	76	22	0	138.5	-	-
J1: Pingle Drive / Oxford	-	-	-	-	-	-	-	-	-	-	53.2%	0	0	0	14.9	-	-
1/1	Oxford Road (nb) Ahead	U	C1:A		2	148	-	671	1915	1496	44.9%	-	-	-	0.8	4.3	3.6
1/2	Oxford Road (nb) Ahead	U	C1:A		2	148	-	783	2055	1605	48.8%	-	-	-	0.8	3.8	3.5
1/3	Oxford Road (nb) Right	U	C1:F		2	51	-	103	2042	564	18.3%	-	-	-	0.9	31.4	2.5
1/4	Oxford Road (nb) Right	U	C1:F		2	51	-	120	2042	564	21.3%	-	-	-	0.8	23.6	2.7
2/2+2/1	Pingle Drive Left	U	C1:E		2	57	-	397	2005:1870	448+306	52.7 : 52.7%	-	-	-	3.4	30.8	5.6
2/3	Pingle Drive Right	U	C1:D		2	16	-	103	2067	194	53.2%	-	-	-	1.7	61.1	3.2
3/1	Oxford Road (sb) Left	U	C1:C		2	125	-	11	1908	1262	0.9%	-	-	-	0.0	7.1	0.1
3/2	Oxford Road (sb) Ahead	U	C1:B		2	111	-	645	2105	1239	52.1%	-	-	-	2.6	14.7	10.8
3/3	Oxford Road (sb) Ahead	U	C1:B		2	111	-	645	2105	1239	52.1%	-	-	-	2.6	14.7	10.8
4/1	Oxford Road (nb)	U	-		-	-	-	671	1940	1940	34.6%	-	-	-	0.3	1.4	0.3
4/2	Oxford Road (nb)	U	-		-	-	-	886	2080	2080	42.6%	-	-	-	0.4	1.5	0.4
5/1	Pingle Drive	U	-		-	-	-	114	1965	1965	5.8%	-	-	-	0.0	1.0	0.0
5/2	Pingle Drive	U	-		-	-	-	120	2105	2105	5.7%	-	-	-	0.0	0.9	0.0
6/1	Right Turn Lane Right	U	C1:G		2	45	-	103	1980	485	21.3%	-	-	-	0.2	6.9	0.2
6/2	Right Turn Lane Right	U	C1:G		2	45	-	120	1980	485	24.8%	-	-	-	0.3	8.5	0.3
Ped Link: P1	Unnamed Ped Link	-	C1:H		2	33	-	0	-	0	0.0%	-	-	-	-	-	-

Basic Results Summary

Ped Link: P2	Unnamed Ped Link	-	C1:I		2	111	-	0	-	41625	0.0%	-	-	-	0.0	0.0	0.0
Ped Link: P3	Unnamed Ped Link	-	C1:J		2	99	-	0	-	0	0.0%	-	-	-	-	-	-
J2: Esso Roundabout	-	-	-		-	-	-	-	-	-	99.0%	76	22	0	78.2	-	-
1/1	Oxford Road Left Ahead	U	C2:A		2	136	-	567	2004	1440	39.4%	-	-	-	0.5	3.2	2.4
1/2	Oxford Road Ahead	U	C2:A		2	136	-	584	2155	1549	37.7%	-	-	-	0.5	3.2	2.4
1/3	Oxford Road Right	U	C2:F		2	66	-	522	1973	699	74.7%	-	-	-	4.1	28.5	14.7
1/4	Oxford Road Right	U	C2:F		2	66	-	532	1973	699	76.1%	-	-	-	4.0	27.1	14.9
2/1	Central Link Right	U	C2:G		2	68	-	522	2029	740	70.6%	-	-	-	1.2	8.4	1.8
2/2	Central Link Right	U	C2:G		2	68	-	532	2024	738	72.1%	-	-	-	1.3	8.9	1.9
3/1	Ped Crossing Ahead	U	C2:J		2	134	-	741	1965	1392	53.2%	-	-	-	1.7	8.3	5.8
3/2	Ped Crossing Ahead	U	C2:J		2	134	-	1014	2105	1491	68.0%	-	-	-	2.3	8.3	8.8
4/1	Services Entry Left Ahead	O	-		-	-	-	98	2075	472	20.8%	76	22	0	0.1	5.2	0.5
6/1	Oxford Road (sb) Left	U	C2:B		2	64	-	685	2015	693	98.9%	-	-	-	15.9	83.4	29.6
6/2	Oxford Road (sb) Ahead	U	C2:B		2	64	-	510	2105	724	70.5%	-	-	-	4.0	28.4	11.2
6/3	Oxford Road (sb) Ahead	U	C2:B		2	64	-	492	2105	724	68.0%	-	-	-	3.7	27.3	10.0
7/1	Internal (eb) Ahead	U	C2:C		2	22	-	16	2015	252	6.4%	-	-	-	0.2	44.4	0.4
7/2	Internal (eb) Right	U	C2:C		2	22	-	31	1889	236	13.1%	-	-	-	0.4	45.8	0.8
8/1	Right Ahead	U	C2:E		2	70	-	515	2105	789	65.2%	-	-	-	1.7	12.1	2.6
8/2	Right Ahead	U	C2:E		2	70	-	518	2105	789	65.6%	-	-	-	1.8	12.3	2.8
9/1	Ahead Right	U	C2:H		2	34	-	317	2012	377	84.0%	-	-	-	4.8	54.6	10.9

Basic Results Summary

9/2	Right	U	C2:H		2	34	-	311	1973	370	84.1%	-	-	-	4.4	51.3	10.7
10/1	Ahead	U	-		-	-	-	699	2015	2015	34.7%	-	-	-	0.3	1.4	0.3
10/2	Ahead	U	-		-	-	-	927	2155	2155	43.0%	-	-	-	0.4	1.5	1.6
10/3	Ahead Right	U	-		-	-	-	0	2155	2155	0.0%	-	-	-	0.0	0.0	0.0
11/2+11/1	A41 entry Ahead Left	U	C2:D		2	100	-	1234	2105:1965	1048+199	99.0 : 99.0%	-	-	-	21.6	62.9	43.8
11/3	A41 entry Ahead	U	C2:D		2	100	-	583	2105	1118	52.1%	-	-	-	2.9	17.9	10.6
12/1	A41 exit	U	-		-	-	-	741	1965	1965	37.7%	-	-	-	0.3	1.5	0.3
Ped Link: P1	Unnamed Ped Link	-	C2:K		2	34	-	0	-	0	0.0%	-	-	-	-	-	-
Ped Link: P2	Unnamed Ped Link	-	C2:I		2	64	-	0	-	0	0.0%	-	-	-	-	-	-
<b>J3: Oxford Road / Lakeview Drive</b>	-	-	-		-	-	-	-	-	-	<b>86.5%</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>27.8</b>	-	-
1/1	Oxford Road (nb) Ahead	U	C3:A		2	125	-	633	2155	1425	44.4%	-	-	-	0.8	4.3	8.2
1/2	Oxford Road (nb) Ahead	U	C3:A		2	125	-	692	2155	1425	48.5%	-	-	-	1.1	5.5	8.3
1/3+1/4	Oxford Road (nb) Ahead Right	U	C3:A C3:E		2	125:28	-	974	2105:2155	1214+337	62.1 : 65.3%	-	-	-	4.3	16.1	30.8
2/1	Left	U	C3:C		2	134	-	358	1923	1362	26.3%	-	-	-	1.0	10.0	4.3
2/2	Ahead	U	C3:B		2	107	-	891	2105	1195	74.6%	-	-	-	5.8	23.3	19.2
2/3	Ahead	U	C3:B		2	107	-	973	2105	1195	81.4%	-	-	-	5.5	20.3	17.2
3/2+3/1	Lakeview Drive Right Left	U	C3:D C3:F		2	16:58	42	542	2005:1940	45+582	86.5 : 86.5%	-	-	-	7.7	51.3	15.9
3/3	Lakeview Drive Right	U	C3:D		2	16	-	87	2005	188	46.3%	-	-	-	1.4	58.9	2.6
4/1	Lakeview Drive	U	-		-	-	-	359	1965	1965	18.3%	-	-	-	0.1	1.1	0.1
4/2	Lakeview Drive	U	-		-	-	-	219	1965	1965	11.1%	-	-	-	0.1	1.1	4.1

Basic Results Summary

Ped Link: P1	Unnamed Ped Link	-	C3:G		1	7	-	0	-	0	0.0%	-	-	-	-	-	-
Ped Link: P2	Unnamed Ped Link	-	C3:H		2	28	-	0	-	0	0.0%	-	-	-	-	-	-
Ped Link: P3	Unnamed Ped Link	-	C3:I		2	28	-	0	-	0	0.0%	-	-	-	-	-	-
Ped Link: P4	Unnamed Ped Link	-	C3:K		2	102	-	0	-	0	0.0%	-	-	-	-	-	-
<b>J4: Oxford Road / Saxon Fields</b>	-	-	-		-	-	-	-	-	-	<b>72.3%</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>17.6</b>	-	-
1/2+1/1	Oxford Road Ahead Left	U	C4:C C4:J		2	116:135	19	886	2205:1709	1328+51	64.2 : 64.2%	-	-	-	3.8	15.3	17.5
1/3	Oxford Road Ahead	U	C4:C		2	116	-	656	2205	1355	48.4%	-	-	-	2.4	13.0	11.6
1/4	Oxford Road Ahead	U	C4:C		2	116	-	617	2105	1294	47.7%	-	-	-	2.2	13.0	10.7
3/2+3/1	Saxon Fields Left Right	U	C4:D C4:I		2	19:38	19	300	1619:1894	177+241	71.7 : 71.7%	-	-	-	4.4	52.4	6.1
4/1	Ahead	U	C4:A		2	142	-	1159	2205	1654	70.1%	-	-	-	2.0	6.1	8.7
4/2+4/3	Right Ahead	U	C4:A C4:B		2	142:21	-	1208	2205:1874	1521+149	72.3 : 72.3%	-	-	-	2.9	8.7	7.0
Ped Link: P1	Unnamed Ped Link	-	C4:G		1	5	-	0	-	0	0.0%	-	-	-	-	-	-
Ped Link: P2	Unnamed Ped Link	-	C4:H		2	18	-	0	-	0	0.0%	-	-	-	-	-	-
Ped Link: P3	Unnamed Ped Link	-	C4:F		2	131	-	0	-	0	0.0%	-	-	-	-	-	-
Ped Link: P4	Unnamed Ped Link	-	C4:E		1	6	-	0	-	0	0.0%	-	-	-	-	-	-
		C1	PRC for Signalised Lanes (%)	69.3	Total Delay for Signalised Lanes (pcuHr):		14.24	Cycle Time (s):		192							
		C2	PRC for Signalised Lanes (%)	-10.0	Total Delay for Signalised Lanes (pcuHr):		77.15	Cycle Time (s):		192							
		C3	PRC for Signalised Lanes (%)	4.1	Total Delay for Signalised Lanes (pcuHr):		27.57	Cycle Time (s):		192							
		C4	PRC for Signalised Lanes (%)	24.4	Total Delay for Signalised Lanes (pcuHr):		17.62	Cycle Time (s):		192							
		PRC Over All Lanes (%)		-10.0	Total Delay Over All Lanes (pcuHr):		138.54										

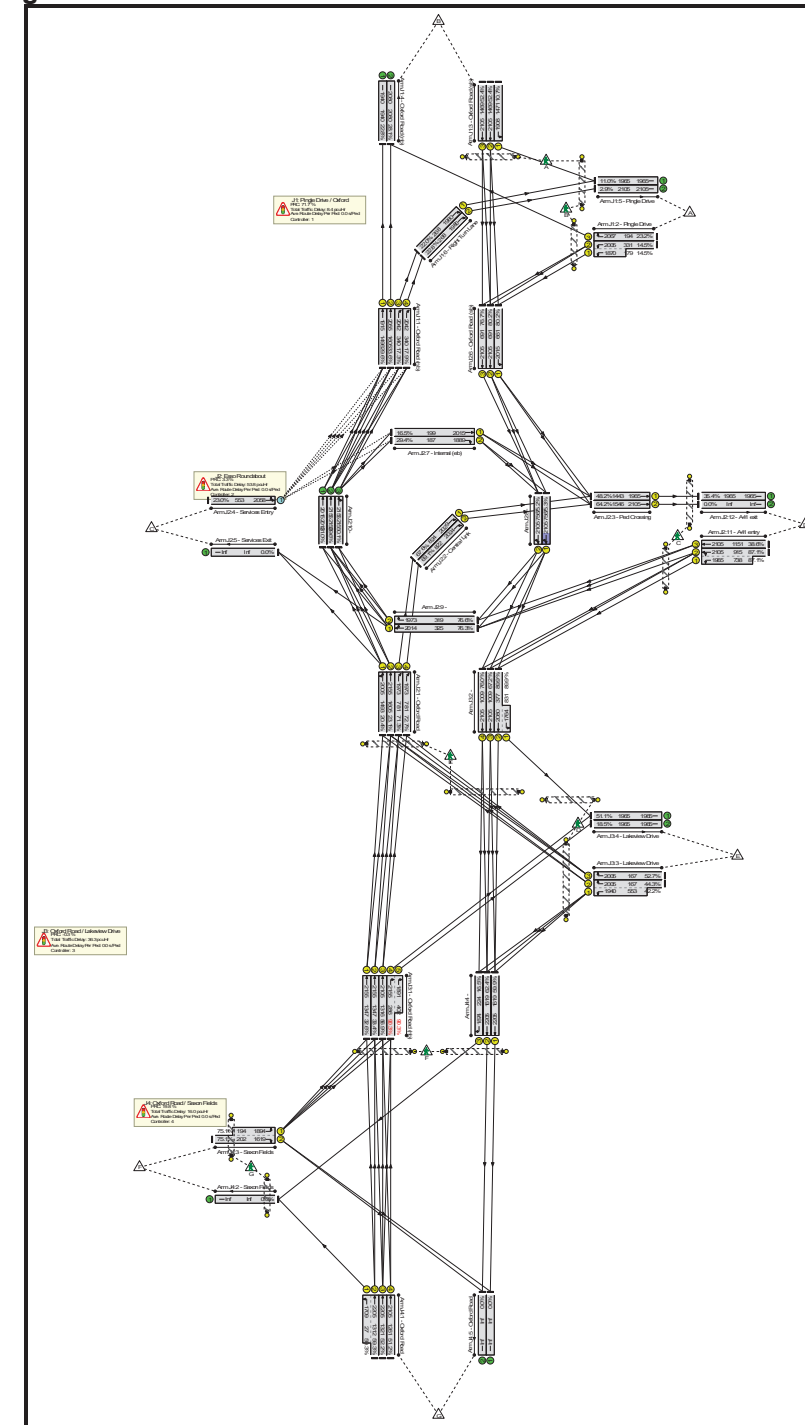
Basic Results Summary  
**Basic Results Summary**

**User and Project Details**

<b>Project:</b>	<b>Bicester Office Park</b>
<b>Title:</b>	<b>Oxford Road Corridor (with Mitigation)</b>
<b>Location:</b>	Bicester
<b>File name:</b>	Oxford Road Model (inc BG Improvements) - 2017-08-01 Mitigation.lsg3x
<b>Author:</b>	
<b>Company:</b>	Motion
<b>Address:</b>	
<b>Notes:</b>	

Basic Results Summary

**Scenario 9: '2026 BTM + Development AM' (FG3: '2026 AM BTM + Development', Plan 1: 'AM Peak')**  
**Network Layout Diagram**



Basic Results Summary

Network Results

Item	Lane Description	Lane Type	Full Phase	Arrow Phase	Num Greens	Total Green (s)	Arrow Green (s)	Demand Flow (pcu)	Sat Flow (pcu/Hr)	Capacity (pcu)	Deg Sat (%)	Turners In Gaps (pcu)	Turners When Unopposed (pcu)	Turners In Intergreen (pcu)	Total Delay (pcuHr)	Av. Delay Per PCU (s/pcu)	Mean Max Queue (pcu)
Network	-	-	-	-	-	-	-	-	-	-	90.3%	111	16	0	114.5	-	-
J1: Pingle Drive / Oxford	-	-	-	-	-	-	-	-	-	-	52.4%	0	0	0	8.4	-	-
1/1	Oxford Road (nb) Ahead	U	C1:A		2	148	-	443	1915	1496	29.6%	-	-	-	0.3	2.8	1.5
1/2	Oxford Road (nb) Ahead	U	C1:A		2	148	-	540	2055	1605	33.6%	-	-	-	0.4	2.9	2.2
1/3	Oxford Road (nb) Right	U	C1:F		2	30	-	59	2042	340	17.3%	-	-	-	0.5	32.6	1.7
1/4	Oxford Road (nb) Right	U	C1:F		2	30	-	61	2042	340	17.9%	-	-	-	0.6	37.8	1.9
2/2+2/1	Pingle Drive Left	U	C1:E		2	36	-	74	2005:1870	331+179	14.5 : 14.5%	-	-	-	0.7	35.7	1.2
2/3	Pingle Drive Right	U	C1:D		2	16	-	45	2067	194	23.2%	-	-	-	0.7	52.4	1.3
3/1	Oxford Road (sb) Left	U	C1:C		2	146	-	158	1908	1471	10.7%	-	-	-	0.2	4.1	1.1
3/2	Oxford Road (sb) Ahead	U	C1:B		2	132	-	770	2105	1469	52.4%	-	-	-	2.0	9.5	10.2
3/3	Oxford Road (sb) Ahead	U	C1:B		2	132	-	770	2105	1469	52.4%	-	-	-	2.0	9.5	10.2
4/1	Oxford Road (nb)	U	-		-	-	-	443	1940	1940	22.8%	-	-	-	0.1	1.2	0.1
4/2	Oxford Road (nb)	U	-		-	-	-	585	2080	2080	28.1%	-	-	-	0.2	1.2	0.2
5/1	Pingle Drive	U	-		-	-	-	217	1965	1965	11.0%	-	-	-	0.1	1.0	0.1
5/2	Pingle Drive	U	-		-	-	-	61	2105	2105	2.9%	-	-	-	0.0	0.9	0.0
6/1	Right Turn Lane Right	U	C1:G		2	24	-	59	1980	268	22.0%	-	-	-	0.2	11.1	0.2
6/2	Right Turn Lane Right	U	C1:G		2	24	-	61	1980	268	22.8%	-	-	-	0.2	12.5	0.3
Ped Link: P1	Unnamed Ped Link	-	C1:H		2	12	-	0	-	0	0.0%	-	-	-	-	-	-

Basic Results Summary

Ped Link: P2	Unnamed Ped Link	-	C1:I		2	132	-	0	-	49500	0.0%	-	-	-	0.0	0.0	0.0
Ped Link: P3	Unnamed Ped Link	-	C1:J		2	120	-	0	-	0	0.0%	-	-	-	-	-	-
J2: Esso Roundabout	-	-	-		-	-	-	-	-	-	87.1%	111	16	0	53.8	-	-
1/1	Oxford Road Left Ahead	U	C2:A		2	141	-	304	2005	1493	20.4%	-	-	-	0.3	3.8	2.0
1/2	Oxford Road Ahead	U	C2:A		2	141	-	371	2155	1605	23.1%	-	-	-	0.4	3.4	2.3
1/3	Oxford Road Right	U	C2:F		2	74	-	557	1973	781	71.3%	-	-	-	3.1	19.8	13.0
1/4	Oxford Road Right	U	C2:F		2	74	-	568	1973	781	72.7%	-	-	-	3.1	19.5	13.2
2/1	Central Link Right	U	C2:G		2	76	-	557	2029	824	67.6%	-	-	-	1.1	7.0	1.7
2/2	Central Link Right	U	C2:G		2	76	-	568	2024	822	69.1%	-	-	-	1.2	7.3	1.8
3/1	Ped Crossing Ahead	U	C2:J		2	139	-	695	1965	1443	48.2%	-	-	-	1.3	6.5	4.6
3/2	Ped Crossing Ahead	U	C2:J		2	139	-	993	2105	1546	64.2%	-	-	-	1.8	6.6	6.8
4/1	Services Entry Left Ahead	O	-		-	-	-	127	2058	553	23.0%	111	16	0	0.2	4.4	0.4
6/1	Oxford Road (sb) Left	U	C2:B		2	61	-	530	2015	661	80.2%	-	-	-	5.6	37.8	15.0
6/2	Oxford Road (sb) Ahead	U	C2:B		2	61	-	554	2105	691	80.2%	-	-	-	5.5	36.0	15.5
6/3	Oxford Road (sb) Ahead	U	C2:B		2	61	-	530	2105	691	76.7%	-	-	-	5.3	35.8	14.5
7/1	Internal (eb) Ahead	U	C2:C		2	17	-	33	2015	199	16.5%	-	-	-	0.5	50.4	0.9
7/2	Internal (eb) Right	U	C2:C		2	17	-	55	1889	187	29.4%	-	-	-	0.8	53.6	1.6
8/1	Right Ahead	U	C2:E		2	67	-	570	2105	756	75.3%	-	-	-	2.5	16.0	3.7
8/2	Right Ahead	U	C2:E		2	67	-	569	2105	756	75.2%	-	-	-	2.4	15.2	4.0
9/1	Ahead Right	U	C2:H		2	29	-	248	2014	325	76.3%	-	-	-	3.7	53.3	8.1

Basic Results Summary

9/2	Right	U	C2:H		2	29	-	244	1973	319	76.6%	-	-	-	3.3	49.2	7.9
10/1	Ahead	U	-		-	-	-	424	2015	2015	21.0%	-	-	-	0.1	1.1	0.1
10/2	Ahead	U	-		-	-	-	637	2155	2155	29.6%	-	-	-	0.2	1.2	0.2
10/3	Ahead Right	U	-		-	-	-	3	2155	2155	0.1%	-	-	-	0.0	0.8	0.0
11/2+11/1	A41 entry Ahead Left	U	C2:D		2	103	-	1440	2105:1965	915+738	87.1 : 87.1%	-	-	-	9.4	23.6	19.2
11/3	A41 entry Ahead	U	C2:D		2	103	-	444	2105	1151	38.6%	-	-	-	1.9	15.0	7.3
12/1	A41 exit	U	-		-	-	-	695	1965	1965	35.4%	-	-	-	0.3	1.4	0.3
Ped Link: P1	Unnamed Ped Link	-	C2:K		2	29	-	0	-	0	0.0%	-	-	-	-	-	-
Ped Link: P2	Unnamed Ped Link	-	C2:I		2	61	-	0	-	0	0.0%	-	-	-	-	-	-
<b>J3: Oxford Road / Lakeview Drive</b>											<b>90.3%</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>36.3</b>		
1/1	Oxford Road (nb) Ahead	U	C3:A		2	118	-	439	2155	1347	32.6%	-	-	-	0.8	6.2	2.5
1/2	Oxford Road (nb) Ahead	U	C3:A		2	118	-	450	2155	1347	33.4%	-	-	-	0.9	6.9	4.9
1/3	Oxford Road (nb) Ahead	U	C3:A		2	118	-	749	2105	1316	56.9%	-	-	-	1.6	7.8	11.2
1/4+1/5	Oxford Road (nb) Right	U	C3:E		2	47	-	621	2155:1891	286+402	90.3 : 90.3%	-	-	-	9.2	53.2	15.7
2/2+2/1	Left Ahead	U	C3:C		2	115	-	1086	2080:1764	377+831	89.9 : 89.9%	-	-	-	8.5	28.3	25.6
2/3	Ahead	U	C3:B		2	90	-	678	2105	1009	67.2%	-	-	-	7.1	37.5	18.2
2/4	Ahead	U	C3:B		2	90	-	767	2105	1009	76.0%	-	-	-	3.5	16.5	9.3
3/2+3/1	Lakeview Drive Right Left	U	C3:D	C3:F	2	14:75	61	307	2005:1940	167+553	44.3 : 42.2%	-	-	-	2.5	29.7	5.2
3/3	Lakeview Drive Right	U	C3:D		2	14	-	88	2005	167	52.7%	-	-	-	1.6	65.0	3.0
4/1	Lakeview Drive	U	-		-	-	-	1005	1965	1965	51.1%	-	-	-	0.5	1.9	3.3

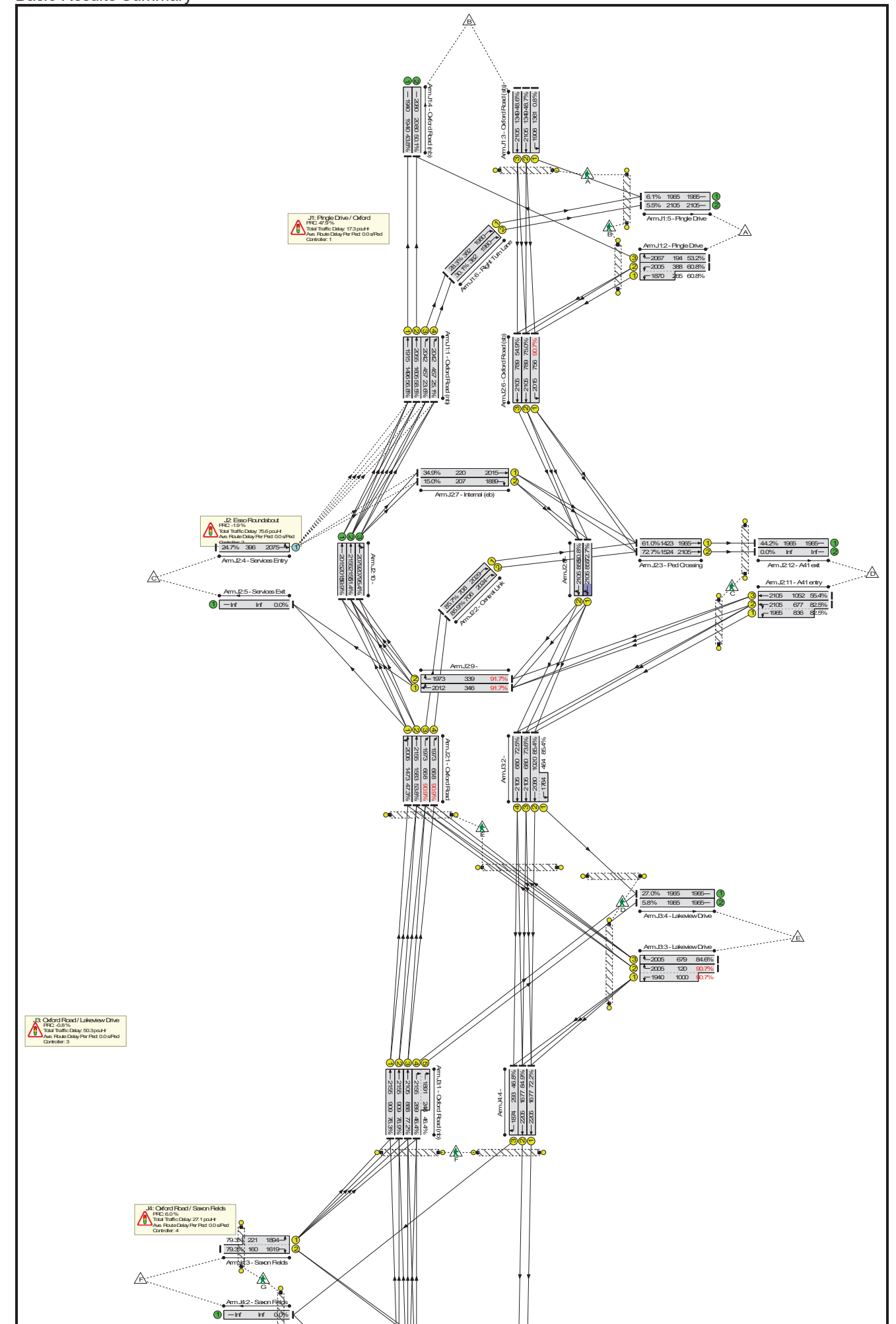
Basic Results Summary

4/2	Lakeview Drive	U	-		-	-	-	363	1965	1965	18.5%	-	-	-	0.1	1.1	0.1
Ped Link: P1	Unnamed Ped Link	-	C3:G		1	16	-	0	-	0	0.0%	-	-	-	-	-	-
Ped Link: P2	Unnamed Ped Link	-	C3:H		2	47	-	0	-	0	0.0%	-	-	-	-	-	-
Ped Link: P3	Unnamed Ped Link	-	C3:I		2	47	-	0	-	0	0.0%	-	-	-	-	-	-
Ped Link: P4	Unnamed Ped Link	-	C3:K		2	85	-	0	-	0	0.0%	-	-	-	-	-	-
<b>J4: Oxford Road / Saxon Fields</b>											<b>75.1%</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>16.0</b>		
1/2+1/1	Oxford Road Ahead Left	U	C4:C	C4:J	2	113:135	22	794	2205:1709	1312+27	59.3 : 59.3%	-	-	-	3.4	15.3	15.0
1/3	Oxford Road Ahead	U	C4:C		2	113	-	690	2205	1321	52.2%	-	-	-	2.7	14.2	12.4
1/4	Oxford Road Ahead	U	C4:C		2	113	-	645	2105	1261	51.2%	-	-	-	2.5	14.2	11.5
3/2+3/1	Saxon Fields Left Right	U	C4:D	C4:I	2	22:41	19	298	1619:1894	202+194	75.1 : 75.1%	-	-	-	4.5	54.5	5.6
4/1	Ahead	U	C4:A		2	139	-	970	2205	1619	59.9%	-	-	-	1.3	4.9	13.6
4/2	Ahead	U	C4:A		2	139	-	1010	2205	1619	62.4%	-	-	-	1.1	3.9	16.3
4/3	Right	U	C4:B		2	21	-	37	1874	224	16.5%	-	-	-	0.5	44.9	1.1
Ped Link: P1	Unnamed Ped Link	-	C4:G		1	5	-	0	-	0	0.0%	-	-	-	-	-	-
Ped Link: P2	Unnamed Ped Link	-	C4:H		2	21	-	0	-	0	0.0%	-	-	-	-	-	-
Ped Link: P3	Unnamed Ped Link	-	C4:F		2	128	-	0	-	0	0.0%	-	-	-	-	-	-
Ped Link: P4	Unnamed Ped Link	-	C4:E		1	6	-	0	-	0	0.0%	-	-	-	-	-	-
											C1	PRC for Signalised Lanes (%):	71.7	Total Delay for Signalised Lanes (pcuHr):	7.96	Cycle Time (s):	192
											C2	PRC for Signalised Lanes (%):	3.3	Total Delay for Signalised Lanes (pcuHr):	53.02	Cycle Time (s):	192
											C3	PRC for Signalised Lanes (%):	-0.3	Total Delay for Signalised Lanes (pcuHr):	35.69	Cycle Time (s):	192
											C4	PRC for Signalised Lanes (%):	19.8	Total Delay for Signalised Lanes (pcuHr):	16.05	Cycle Time (s):	192
												PRC Over All Lanes (%):	-0.3	Total Delay Over All Lanes (pcuHr):	114.55		

Basic Results Summary

Scenario 10: '2026 BTM + Development PM' (FG4: '2026 PM BTM + Development', Plan 1: 'AM Peak')  
Network Layout Diagram

Basic Results Summary



Basic Results Summary

Basic Results Summary

**Network Results**

Item	Lane Description	Lane Type	Full Phase	Arrow Phase	Num Greens	Total Green (s)	Arrow Green (s)	Demand Flow (pcu)	Sat Flow (pcu/Hr)	Capacity (pcu)	Deg Sat (%)	Turners In Gaps (pcu)	Turners When Unopposed (pcu)	Turners In Intergreen (pcu)	Total Delay (pcuHr)	Av. Delay Per PCU (s/pcu)	Mean Max Queue (pcu)
Network	-	-	-		-	-	-	-	-	-	91.7%	72	26	0	170.3	-	-
J1: Pingle Drive / Oxford	-	-	-		-	-	-	-	-	-	60.8%	0	0	0	17.3	-	-
1/1	Oxford Road (nb) Ahead	U	C1:A		2	148	-	850	1915	1496	56.8%	-	-	-	1.5	6.2	7.8
1/2	Oxford Road (nb) Ahead	U	C1:A		2	148	-	940	2055	1605	58.5%	-	-	-	1.6	6.1	8.9
1/3	Oxford Road (nb) Right	U	C1:F		2	41	-	108	2042	457	23.6%	-	-	-	1.1	37.2	2.7
1/4	Oxford Road (nb) Right	U	C1:F		2	41	-	115	2042	457	25.1%	-	-	-	1.2	37.4	2.9
2/2+2/1	Pingle Drive Left	U	C1:E		2	47	-	397	2005:1870	388+265	60.8 : 60.8%	-	-	-	4.1	37.2	6.7
2/3	Pingle Drive Right	U	C1:D		2	16	-	103	2067	194	53.2%	-	-	-	1.8	61.2	3.3
3/1	Oxford Road (sb) Left	U	C1:C		2	135	-	11	1908	1361	0.8%	-	-	-	0.0	5.5	0.1
3/2	Oxford Road (sb) Ahead	U	C1:B		2	121	-	657	2105	1349	48.7%	-	-	-	2.1	11.7	10.5
3/3	Oxford Road (sb) Ahead	U	C1:B		2	121	-	656	2105	1349	48.6%	-	-	-	2.1	11.7	10.5
4/1	Oxford Road (nb)	U	-		-	-	-	850	1940	1940	43.8%	-	-	-	0.4	1.7	0.4
4/2	Oxford Road (nb)	U	-		-	-	-	1043	2080	2080	50.1%	-	-	-	0.5	1.7	0.5
5/1	Pingle Drive	U	-		-	-	-	119	1965	1965	6.1%	-	-	-	0.0	1.0	0.0
5/2	Pingle Drive	U	-		-	-	-	115	2105	2105	5.5%	-	-	-	0.0	0.9	0.0
6/1	Right Turn Lane Right	U	C1:G		2	35	-	108	1980	382	28.3%	-	-	-	0.4	14.7	0.5
6/2	Right Turn Lane Right	U	C1:G		2	35	-	115	1980	382	30.1%	-	-	-	0.4	13.8	0.5
Ped Link: P1	Unnamed Ped Link	-	C1:H		2	23	-	0	-	0	0.0%	-	-	-	-	-	-



Basic Results Summary

Ped Link: P2	Unnamed Ped Link	-	C1:I	2	121	-	0	-	45375	0.0%	-	-	-	0.0	0.0	0.0
Ped Link: P3	Unnamed Ped Link	-	C1:J	2	109	-	0	-	0	0.0%	-	-	-	-	-	-
<b>J2: Esso Roundabout</b>	-	-	-	-	-	-	-	-	-	<b>91.7%</b>	<b>72</b>	<b>26</b>	<b>0</b>	<b>75.6</b>	-	-
1/1	Oxford Road Left Ahead	U	C2:A	2	139	-	697	2006	1473	47.3%	-	-	-	0.9	4.6	5.1
1/2	Oxford Road Ahead	U	C2:A	2	139	-	851	2155	1583	53.8%	-	-	-	1.1	4.5	8.6
1/3	Oxford Road Right	U	C2:F	2	63	-	607	1973	668	90.9%	-	-	-	7.2	42.8	21.0
1/4	Oxford Road Right	U	C2:F	2	63	-	607	1973	668	90.9%	-	-	-	7.5	44.3	21.0
2/1	Central Link Right	U	C2:G	2	65	-	607	2029	708	85.7%	-	-	-	2.9	17.2	4.0
2/2	Central Link Right	U	C2:G	2	65	-	607	2024	706	85.9%	-	-	-	2.9	17.4	4.0
3/1	Ped Crossing Ahead	U	C2:J	2	137	-	868	1965	1423	61.0%	-	-	-	3.1	12.7	11.8
3/2	Ped Crossing Ahead	U	C2:J	2	137	-	1108	2105	1524	72.7%	-	-	-	3.7	12.0	17.2
4/1	Services Entry Left Ahead	O	-	-	-	-	98	2075	396	24.7%	72	26	0	0.2	7.0	0.8
6/1	Oxford Road (sb) Left	U	C2:B	2	70	-	685	2015	756	90.7%	-	-	-	8.4	44.3	21.7
6/2	Oxford Road (sb) Ahead	U	C2:B	2	70	-	592	2105	789	75.0%	-	-	-	4.6	28.2	14.5
6/3	Oxford Road (sb) Ahead	U	C2:B	2	70	-	433	2105	789	54.9%	-	-	-	2.7	22.6	7.3
7/1	Internal (eb) Ahead	U	C2:C	2	19	-	77	2015	220	34.9%	-	-	-	0.9	42.3	2.4
7/2	Internal (eb) Right	U	C2:C	2	19	-	31	1889	207	15.0%	-	-	-	0.4	48.1	0.9
8/1	Right Ahead	U	C2:E	2	76	-	622	2105	855	72.7%	-	-	-	2.2	12.7	3.6
8/2	Right Ahead	U	C2:E	2	76	-	434	2105	855	50.8%	-	-	-	1.1	9.2	1.7
9/1	Ahead Right	U	C2:H	2	31	-	317	2012	346	91.7%	-	-	-	6.6	74.7	12.8

Basic Results Summary

9/2	Right	U	C2:H	2	31	-	311	1973	339	91.7%	-	-	-	6.2	71.7	12.6
10/1	Ahead	U	-	-	-	-	803	2015	2015	39.9%	-	-	-	0.3	1.5	0.3
10/2	Ahead	U	-	-	-	-	1108	2155	2155	51.4%	-	-	-	0.5	1.7	6.0
10/3	Ahead Right	U	-	-	-	-	112	2079	2079	5.4%	-	-	-	0.0	0.9	0.0
11/2+11/1	A41 entry Ahead Left	U	C2:D	2	94	-	1249	2105:1965	677+836	82.5 : 82.5%	-	-	-	8.4	24.2	16.7
11/3	A41 entry Ahead	U	C2:D	2	94	-	583	2105	1052	55.4%	-	-	-	3.3	20.4	11.5
12/1	A41 exit	U	-	-	-	-	868	1965	1965	44.2%	-	-	-	0.4	1.6	0.4
Ped Link: P1	Unnamed Ped Link	-	C2:K	2	31	-	0	-	0	0.0%	-	-	-	-	-	-
Ped Link: P2	Unnamed Ped Link	-	C2:I	2	70	-	0	-	0	0.0%	-	-	-	-	-	-
<b>J3: Oxford Road / Lakeview Drive</b>	-	-	-	-	-	-	-	-	-	<b>90.7%</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>50.3</b>	-	-
1/1	Oxford Road (nb) Ahead	U	C3:A	2	79	-	694	2155	909	76.3%	-	-	-	4.1	21.1	15.4
1/2	Oxford Road (nb) Ahead	U	C3:A	2	79	-	699	2155	909	76.9%	-	-	-	4.2	21.8	14.6
1/3	Oxford Road (nb) Ahead	U	C3:A	2	79	-	686	2105	888	77.2%	-	-	-	4.3	22.5	19.5
1/4+1/5	Oxford Road (nb) Right	U	C3:E	2	28	-	248	2155:1891	289+246	46.4 : 46.4%	-	-	-	2.3	32.7	3.8
2/2+2/1	Left Ahead	U	C3:C	2	134	-	1267	2080:1764	1020+464	85.4 : 85.4%	-	-	-	6.6	18.8	25.2
2/3	Ahead	U	C3:B	2	60	-	500	2105	680	73.6%	-	-	-	7.8	55.8	15.0
2/4	Ahead	U	C3:B	2	60	-	493	2105	680	72.5%	-	-	-	3.7	26.8	11.4
3/2+3/1	Lakeview Drive Right Left	U	C3:D C3:F	2	63:105	42	1016	2005:1940	120+1000	90.7 : 90.7%	-	-	-	9.9	35.1	29.3
3/3	Lakeview Drive Right	U	C3:D	2	63	-	574	2005	679	84.6%	-	-	-	7.3	45.9	17.8
4/1	Lakeview Drive	U	-	-	-	-	530	1965	1965	27.0%	-	-	-	0.2	1.3	0.7

## Junctions 9

### ARCADY 9 - Roundabout Module

Version: 9.0.1.4646 []  
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Filename: Vendee Drive - A41 (With Consented Improvements) - 2017-08-23.j9  
 Path: N:\Projects\lmbic2 170211\Analysis\Modelling\Vendee Drive  
 Report generation date: 23/08/2017 14:12:49

Basic Results Summary

4/2	Lakeview Drive	U	-	-	-	-	114	1965	1965	5.8%	-	-	-	0.0	1.0	0.0	
Ped Link: P1	Unnamed Ped Link	-	C3:G		1	6	-	0	-	0	0.0%	-	-	-	-	-	
Ped Link: P2	Unnamed Ped Link	-	C3:H		2	28	-	0	-	0	0.0%	-	-	-	-	-	
Ped Link: P3	Unnamed Ped Link	-	C3:I		2	28	-	0	-	0	0.0%	-	-	-	-	-	
Ped Link: P4	Unnamed Ped Link	-	C3:K		2	55	-	0	-	0	0.0%	-	-	-	-	-	
<b>J4: Oxford Road / Saxon Fields</b>											<b>84.9%</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>27.1</b>		
1/2+1/1	Oxford Road Ahead Left	U	C4:C	C4:J	2	111:130	19	891	2205:1709	1274+49	67.4 : 67.4%	-	-	-	4.4	17.8	20.0
1/3	Oxford Road Ahead	U	C4:C		2	111	-	665	2205	1298	51.2%	-	-	-	2.8	15.0	13.1
1/4	Oxford Road Ahead	U	C4:C		2	111	-	629	2105	1239	50.8%	-	-	-	2.6	15.1	12.4
3/2+3/1	Saxon Fields Left Right	U	C4:D	C4:I	2	17:36	19	302	1619:1894	160+221	79.3 : 79.3%	-	-	-	5.2	62.2	7.3
4/1	Ahead	U	C4:A		2	144	-	1210	2205	1677	72.2%	-	-	-	4.6	13.6	27.6
4/2	Ahead	U	C4:A		2	144	-	1424	2205	1677	84.9%	-	-	-	5.6	14.2	32.3
4/3	Right	U	C4:B		2	28	-	137	1874	293	46.8%	-	-	-	1.9	48.9	4.3
Ped Link: P1	Unnamed Ped Link	-	C4:G		1	12	-	0	-	0	0.0%	-	-	-	-	-	-
Ped Link: P2	Unnamed Ped Link	-	C4:H		2	16	-	0	-	0	0.0%	-	-	-	-	-	-
Ped Link: P3	Unnamed Ped Link	-	C4:F		2	133	-	0	-	0	0.0%	-	-	-	-	-	-
Ped Link: P4	Unnamed Ped Link	-	C4:E		1	4	-	0	-	0	0.0%	-	-	-	-	-	-
		C1	PRC for Signalled Lanes (%)		47.9	Total Delay for Signalled Lanes (pcuHr):		16.39	Cycle Time (s):		192						
		C2	PRC for Signalled Lanes (%)		-1.9	Total Delay for Signalled Lanes (pcuHr):		74.14	Cycle Time (s):		192						
		C3	PRC for Signalled Lanes (%)		-0.8	Total Delay for Signalled Lanes (pcuHr):		50.09	Cycle Time (s):		192						
		C4	PRC for Signalled Lanes (%)		6.0	Total Delay for Signalled Lanes (pcuHr):		27.07	Cycle Time (s):		192						
			PRC Over All Lanes (%)		-1.9	Total Delay Over All Lanes (pcuHr):		170.34									

- »2026 BTM, AM
- »2026 BTM, PM
- »2026 BTM + Development, AM
- »2026 BTM + Development, PM

Summary of junction performance

	AM							PM							
	Queue (Veh)	Delay (s)	RFC	LOS	Junction Delay (s)	Junction LOS	Network Residual Capacity	Queue (Veh)	Delay (s)	RFC	LOS	Junction Delay (s)	Junction LOS	Network Residual Capacity	
<b>2026 BTM</b>															
Arm 1	0.4	4.58	0.27	A	4.84	A	28 % [Arm 4]	0.4	6.16	0.29	A	8.60	A	3 % [Arm 5]	
Arm 2	2.8	4.53	0.74	A				5.3	7.17	0.84	A				
Arm 3	0.2	6.94	0.18	A				0.7	11.65	0.42	B				
Arm 4	2.7	5.07	0.73	A				5.6	10.15	0.85	B				
Arm 5	0.0	8.06	0.03	A				0.3	23.70	0.21	C				
<b>2026 BTM + Development</b>															
Arm 1	0.7	6.44	0.42	A	5.76	A	18 % [Arm 4]	0.4	6.35	0.31	A	20.86	C	-2 % [Arm 5]	
Arm 2	3.0	4.74	0.75	A				20.5	24.98	0.97	C				
Arm 3	0.2	7.19	0.18	A				2.3	40.67	0.72	E				
Arm 4	4.0	6.63	0.80	A				7.7	13.91	0.89	B				
Arm 5	0.0	10.43	0.03	B				0.5	44.45	0.34	E				

There are warnings associated with one or more model runs - see the 'Data Errors and Warnings' tables for each Analysis or Demand Set.

Values shown are the highest values encountered over all time segments. Delay is the maximum value of average delay per arriving vehicle. Junction LOS and Junction Delay are demand-weighted averages. Network Residual Capacity indicates the amount by which network flow could be increased before a user-definable threshold (see Analysis Options) is met.

File summary

File Description

Title	Vendee Drive / A41 - Improved
Location	Bicester
Site number	
Date	20/07/2017
Version	
Status	(new file)
Identifier	
Client	
Jobnumber	
Enumerator	MOTION\klewis
Description	

**Units**

Distance units	Speed units	Traffic units input	Traffic units results	Flow units	Average delay units	Total delay units	Rate of delay units
m	kph	Veh	Veh	perHour	s	-Min	perMin

**Analysis Options**

Vehicle length (m)	Calculate Queue Percentiles	Calculate detailed queueing delay	Calculate residual capacity	Residual capacity criteria type	RFC Threshold	Average Delay threshold (s)	Queue threshold (PCU)
5.75			✓	Delay	0.85	36.00	20.00

**Demand Set Summary**

ID	Scenario name	Time Period name	Traffic profile type	Start time (HH:mm)	Finish time (HH:mm)	Time segment length (min)	Run automatically
D5	2026 BTM	AM	ONE HOUR	07:45	09:15	15	✓
D6	2026 BTM	PM	ONE HOUR	16:45	18:15	15	✓
D7	2026 BTM + Development	AM	ONE HOUR	07:45	09:15	15	✓
D8	2026 BTM + Development	PM	ONE HOUR	16:45	18:15	15	✓

**Analysis Set Details**

ID	Include in report	Network flow scaling factor (%)	Network capacity scaling factor (%)
A1	✓	100.000	100.000

# 2026 BTM, AM

**Data Errors and Warnings**

Severity	Area	Item	Description
Warning	Geometry	Arm 1 - Roundabout Geometry	Effective flare length is over 30m, which is outside the normal range. Treat capacities with increasing caution.
Warning	Geometry	Arm 2 - Roundabout Geometry	Effective flare length is over 30m, which is outside the normal range. Treat capacities with increasing caution.
Warning	Geometry	Arm 3 - Roundabout Geometry	Effective flare length is over 30m, which is outside the normal range. Treat capacities with increasing caution.

## Junction Network

**Junctions**

Junction	Name	Junction Type	Arm order	Junction Delay (s)	Junction LOS
1	untitled	Standard Roundabout	1,2,3,4,5	4.84	A

**Junction Network Options**

Driving side	Lighting	Network residual capacity (%)	First arm reaching threshold
Left	Normal/unknown	28	Arm 4

## Arms

**Arms**

Arm	Name	Description
1	Vendee Drive	
2	A41	
3	Unnamed Road	
4	A41	
5	Park & Ride	

**Roundabout Geometry**

Arm	V - Approach road half-width (m)	E - Entry width (m)	I' - Effective flare length (m)	R - Entry radius (m)	D - Inscribed circle diameter (m)	PHI - Conflict (entry) angle (deg)	Exit only
1	3.75	8.20	92.0	20.0	70.0	35.0	
2	7.50	12.00	38.0	36.0	70.0	18.0	
3	3.50	10.50	32.0	20.0	70.0	22.5	
4	7.00	12.00	25.0	35.0	70.0	25.0	
5	3.50	8.00	14.0	15.0	70.0	30.0	

**Slope / Intercept / Capacity**

**Roundabout Slope and Intercept used in model**

Arm	Final slope	Final intercept (PCU/hr)
1	0.590	2264
2	0.799	3468
3	0.617	2368
4	0.745	3161
5	0.502	1704

*The slope and intercept shown above include any corrections and adjustments.*

## Traffic Demand

### Demand Set Details

ID	Scenario name	Time Period name	Traffic profile type	Start time (HH:mm)	Finish time (HH:mm)	Time segment length (min)	Run automatically
D5	2026 BTM	AM	ONE HOUR	07:45	09:15	15	✓

Vehicle mix varies over turn	Vehicle mix varies over entry	Vehicle mix source	PCU Factor for a HV (PCU)
✓	✓	HV Percentages	2.00

### Demand overview (Traffic)

Arm	Linked arm	Profile type	Use O-D data	Average Demand (Veh/hr)	Scaling Factor (%)
1		ONE HOUR	✓	259	100.000
2		ONE HOUR	✓	2043	100.000
3		ONE HOUR	✓	100	100.000
4		ONE HOUR	✓	1734	100.000
5		ONE HOUR	✓	11	100.000

## Origin-Destination Data

### Demand (Veh/hr)

		To				
		1	2	3	4	5
From	1	0	150	2	107	0
	2	177	187	0	1659	20
	3	0	87	0	13	0
	4	261	1248	167	3	55
	5	1	0	0	10	0

## Vehicle Mix

### Heavy Vehicle Percentages

		To				
		1	2	3	4	5
From	1	0	0	0	4	0
	2	6	0	0	6	0
	3	0	34	0	8	0
	4	2	6	1	0	0
	5	0	0	0	0	0

## Results

### Results Summary for whole modelled period

Arm	Max RFC	Max delay (s)	Max Queue (Veh)	Max LOS	Average Demand (Veh/hr)	Total Junction Arrivals (Veh)
1	0.27	4.58	0.4	A	238	356
2	0.74	4.53	2.8	A	1875	2812
3	0.18	6.94	0.2	A	92	138
4	0.73	5.07	2.7	A	1591	2387
5	0.03	8.06	0.0	A	10	15

## Main Results for each time segment

### 07:45 - 08:00

Arm	Total Demand (Veh/hr)	Junction Arrivals (Veh)	Circulating flow (Veh/hr)	Capacity (Veh/hr)	RFC	Throughput (Veh/hr)	Throughput (exit side) (Veh/hr)	Start queue (Veh)	End queue (Veh)	Delay (s)	LOS
1	195	49	1278	1439	0.135	194	330	0.0	0.2	2.890	A
2	1538	385	217	3123	0.493	1534	1255	0.0	1.0	2.260	A
3	75	19	1624	1005	0.075	75	127	0.0	0.1	3.868	A
4	1305	326	354	2746	0.475	1302	1346	0.0	0.9	2.486	A
5	8	2	1599	855	0.010	8	56	0.0	0.0	4.251	A

### 08:00 - 08:15

Arm	Total Demand (Veh/hr)	Junction Arrivals (Veh)	Circulating flow (Veh/hr)	Capacity (Veh/hr)	RFC	Throughput (Veh/hr)	Throughput (exit side) (Veh/hr)	Start queue (Veh)	End queue (Veh)	Delay (s)	LOS
1	233	58	1528	1285	0.181	233	394	0.2	0.2	3.421	A
2	1837	459	259	3090	0.594	1835	1501	1.0	1.5	2.859	A
3	90	22	1942	847	0.106	90	152	0.1	0.1	4.751	A
4	1559	390	423	2693	0.579	1557	1609	0.9	1.4	3.164	A
5	10	2	1913	689	0.014	10	67	0.0	0.0	5.303	A

### 08:15 - 08:30

Arm	Total Demand (Veh/hr)	Junction Arrivals (Veh)	Circulating flow (Veh/hr)	Capacity (Veh/hr)	RFC	Throughput (Veh/hr)	Throughput (exit side) (Veh/hr)	Start queue (Veh)	End queue (Veh)	Delay (s)	LOS
1	285	71	1869	1074	0.265	285	482	0.2	0.4	4.555	A
2	2249	562	317	3045	0.739	2244	1836	1.5	2.8	4.465	A
3	110	28	2376	632	0.174	110	186	0.1	0.2	6.893	A
4	1909	477	517	2620	0.729	1904	1968	1.4	2.6	4.993	A
5	12	3	2339	462	0.026	12	82	0.0	0.0	7.999	A

### 08:30 - 08:45

Arm	Total Demand (Veh/hr)	Junction Arrivals (Veh)	Circulating flow (Veh/hr)	Capacity (Veh/hr)	RFC	Throughput (Veh/hr)	Throughput (exit side) (Veh/hr)	Start queue (Veh)	End queue (Veh)	Delay (s)	LOS
1	285	71	1874	1071	0.266	285	483	0.4	0.4	4.577	A
2	2249	562	318	3044	0.739	2249	1841	2.8	2.8	4.525	A
3	110	28	2381	629	0.175	110	186	0.2	0.2	6.937	A
4	1909	477	519	2619	0.729	1909	1973	2.6	2.7	5.069	A
5	12	3	2345	459	0.026	12	83	0.0	0.0	8.058	A

### 08:45 - 09:00

Arm	Total Demand (Veh/hr)	Junction Arrivals (Veh)	Circulating flow (Veh/hr)	Capacity (Veh/hr)	RFC	Throughput (Veh/hr)	Throughput (exit side) (Veh/hr)	Start queue (Veh)	End queue (Veh)	Delay (s)	LOS
1	233	58	1535	1280	0.182	233	396	0.4	0.2	3.439	A
2	1837	459	261	3089	0.595	1842	1508	2.8	1.5	2.900	A
3	90	22	1950	843	0.107	90	152	0.2	0.1	4.783	A
4	1559	390	425	2691	0.579	1564	1616	2.7	1.4	3.209	A
5	10	2	1921	684	0.014	10	68	0.0	0.0	5.342	A

### 09:00 - 09:15

Arm	Total Demand (Veh/hr)	Junction Arrivals (Veh)	Circulating flow (Veh/hr)	Capacity (Veh/hr)	RFC	Throughput (Veh/hr)	Throughput (exit side) (Veh/hr)	Start queue (Veh)	End queue (Veh)	Delay (s)	LOS
1	195	49	1283	1436	0.136	195	331	0.2	0.2	2.902	A
2	1538	385	218	3122	0.493	1540	1261	1.5	1.0	2.278	A
3	75	19	1631	1002	0.075	75	127	0.1	0.1	3.886	A
4	1305	326	355	2745	0.476	1307	1351	1.4	0.9	2.506	A
5	8	2	1606	851	0.010	8	57	0.0	0.0	4.269	A

# 2026 BTM, PM

## Data Errors and Warnings

Severity	Area	Item	Description
Warning	Geometry	Arm 1 - Roundabout Geometry	Effective flare length is over 30m, which is outside the normal range. Treat capacities with increasing caution.
Warning	Geometry	Arm 2 - Roundabout Geometry	Effective flare length is over 30m, which is outside the normal range. Treat capacities with increasing caution.
Warning	Geometry	Arm 3 - Roundabout Geometry	Effective flare length is over 30m, which is outside the normal range. Treat capacities with increasing caution.

## Junction Network

### Junctions

Junction	Name	Junction Type	Arm order	Junction Delay (s)	Junction LOS
1	untitled	Standard Roundabout	1,2,3,4,5	8.60	A

### Junction Network Options

Driving side	Lighting	Network residual capacity (%)	First arm reaching threshold
Left	Normal/unknown	3	Arm 5

## Traffic Demand

### Demand Set Details

ID	Scenario name	Time Period name	Traffic profile type	Start time (HH:mm)	Finish time (HH:mm)	Time segment length (min)	Run automatically
D6	2026 BTM	PM	ONE HOUR	16:45	18:15	15	✓

Vehicle mix varies over turn	Vehicle mix varies over entry	Vehicle mix source	PCU Factor for a HV (PCU)
✓	✓	HV Percentages	2.00

### Demand overview (Traffic)

Arm	Linked arm	Profile type	Use O-D data	Average Demand (Veh/hr)	Scaling Factor (%)
1		ONE HOUR	✓	220	100.000
2		ONE HOUR	✓	2465	100.000
3		ONE HOUR	✓	200	100.000
4		ONE HOUR	✓	1866	100.000
5		ONE HOUR	✓	37	100.000

## Origin-Destination Data

### Demand (Veh/hr)

		To				
		1	2	3	4	5
From	1	0	84	0	136	0
	2	182	549	0	1723	11
	3	3	82	0	114	1
	4	375	1443	40	0	8
	5	5	0	0	32	0

## Vehicle Mix

### Heavy Vehicle Percentages

		To				
		1	2	3	4	5
From	1	0	0	0	1	0
	2	1	0	0	3	0
	3	0	1	0	4	0
	4	0	4	0	0	0
	5	0	0	0	0	0

## Results

### Results Summary for whole modelled period

Arm	Max RFC	Max delay (s)	Max Queue (Veh)	Max LOS	Average Demand (Veh/hr)	Total Junction Arrivals (Veh)
1	0.29	6.16	0.4	A	202	303
2	0.84	7.17	5.3	A	2262	3393
3	0.42	11.65	0.7	B	184	275
4	0.85	10.15	5.6	B	1712	2568
5	0.21	23.70	0.3	C	34	51

### Main Results for each time segment

#### 16:45 - 17:00

Arm	Total Demand (Veh/hr)	Junction Arrivals (Veh)	Circulating flow (Veh/hr)	Capacity (Veh/hr)	RFC	Throughput (Veh/hr)	Throughput (exit side) (Veh/hr)	Start queue (Veh)	End queue (Veh)	Delay (s)	LOS
1	166	41	1610	1280	0.129	165	424	0.0	0.1	3.227	A
2	1856	464	156	3272	0.567	1851	1619	0.0	1.3	2.524	A
3	151	38	1977	1094	0.138	150	30	0.0	0.2	3.811	A
4	1405	351	622	2616	0.537	1400	1505	0.0	1.2	2.950	A
5	28	7	2007	674	0.041	28	15	0.0	0.0	5.572	A

#### 17:00 - 17:15

Arm	Total Demand (Veh/hr)	Junction Arrivals (Veh)	Circulating flow (Veh/hr)	Capacity (Veh/hr)	RFC	Throughput (Veh/hr)	Throughput (exit side) (Veh/hr)	Start queue (Veh)	End queue (Veh)	Delay (s)	LOS
1	198	49	1926	1090	0.181	197	507	0.1	0.2	4.033	A
2	2216	554	187	3247	0.682	2213	1937	1.3	2.1	3.467	A
3	180	45	2363	857	0.210	179	36	0.2	0.3	5.310	A
4	1677	419	743	2528	0.664	1674	1800	1.2	1.9	4.200	A
5	33	8	2400	472	0.071	33	18	0.0	0.1	8.205	A

#### 17:15 - 17:30

Arm	Total Demand (Veh/hr)	Junction Arrivals (Veh)	Circulating flow (Veh/hr)	Capacity (Veh/hr)	RFC	Throughput (Veh/hr)	Throughput (exit side) (Veh/hr)	Start queue (Veh)	End queue (Veh)	Delay (s)	LOS
1	242	61	2348	835	0.290	241	618	0.2	0.4	6.053	A
2	2714	679	228	3215	0.844	2702	2362	2.1	5.2	6.857	A
3	220	55	2886	537	0.410	219	44	0.3	0.7	11.259	B
4	2055	514	907	2409	0.853	2041	2197	1.9	5.4	9.431	A
5	41	10	2926	201	0.202	40	22	0.1	0.2	22.239	C

#### 17:30 - 17:45

Arm	Total Demand	Junction Arrivals	Circulating flow	Capacity	RFC	Throughput	Throughput (exit side)	Start queue	End queue	Delay	LOS

	(Veh/hr)	(Veh)	(Veh/hr)	(Veh/hr)		(Veh/hr)	(Veh/hr)	(Veh)	(Veh)	(s)	
1	242	61	2362	827	0.293	242	622	0.4	0.4	6.155	A
2	2714	679	229	3214	0.844	2714	2375	5.2	5.3	7.171	A
3	220	55	2898	529	0.416	220	44	0.7	0.7	11.650	B
4	2055	514	911	2406	0.854	2054	2207	5.4	5.6	10.148	B
5	41	10	2943	192	0.212	41	22	0.2	0.3	23.698	C

17:45 - 18:00

Arm	Total Demand (Veh/hr)	Junction Arrivals (Veh)	Circulating flow (Veh/hr)	Capacity (Veh/hr)	RFC	Throughput (Veh/hr)	Throughput (exit side) (Veh/hr)	Start queue (Veh)	End queue (Veh)	Delay (s)	LOS
1	198	49	1945	1078	0.183	199	512	0.4	0.2	4.096	A
2	2216	554	188	3246	0.683	2228	1955	5.3	2.2	3.579	A
3	180	45	2381	846	0.212	182	36	0.7	0.3	5.429	A
4	1677	419	749	2524	0.665	1692	1813	5.6	2.0	4.399	A
5	33	8	2423	460	0.072	34	18	0.3	0.1	8.468	A

18:00 - 18:15

Arm	Total Demand (Veh/hr)	Junction Arrivals (Veh)	Circulating flow (Veh/hr)	Capacity (Veh/hr)	RFC	Throughput (Veh/hr)	Throughput (exit side) (Veh/hr)	Start queue (Veh)	End queue (Veh)	Delay (s)	LOS
1	166	41	1619	1274	0.130	166	426	0.2	0.2	3.247	A
2	1856	464	157	3271	0.567	1859	1628	2.2	1.3	2.558	A
3	151	38	1986	1088	0.138	151	30	0.3	0.2	3.842	A
4	1405	351	625	2614	0.537	1408	1512	2.0	1.2	2.995	A
5	28	7	2018	668	0.042	28	15	0.1	0.0	5.626	A

# 2026 BTM + Development, AM

## Data Errors and Warnings

Severity	Area	Item	Description
Warning	Geometry	Arm 1 - Roundabout Geometry	Effective flare length is over 30m, which is outside the normal range. Treat capacities with increasing caution.
Warning	Geometry	Arm 2 - Roundabout Geometry	Effective flare length is over 30m, which is outside the normal range. Treat capacities with increasing caution.
Warning	Geometry	Arm 3 - Roundabout Geometry	Effective flare length is over 30m, which is outside the normal range. Treat capacities with increasing caution.

## Junction Network

### Junctions

Junction	Name	Junction Type	Arm order	Junction Delay (s)	Junction LOS
1	untitled	Standard Roundabout	1,2,3,4,5	5.76	A

### Junction Network Options

Driving side	Lighting	Network residual capacity (%)	First arm reaching threshold
Left	Normal/unknown	18	Arm 4

## Traffic Demand

### Demand Set Details

ID	Scenario name	Time Period name	Traffic profile type	Start time (HH:mm)	Finish time (HH:mm)	Time segment length (min)	Run automatically
D7	2026 BTM + Development	AM	ONE HOUR	07:45	09:15	15	✓

Vehicle mix varies over turn	Vehicle mix varies over entry	Vehicle mix source	PCU Factor for a HV (PCU)
✓	✓	HV Percentages	2.00

### Demand overview (Traffic)

Arm	Linked arm	Profile type	Use O-D data	Average Demand (Veh/hr)	Scaling Factor (%)
1		ONE HOUR	✓	369	100.000
2		ONE HOUR	✓	2076	100.000
3		ONE HOUR	✓	100	100.000
4		ONE HOUR	✓	1982	100.000
5		ONE HOUR	✓	11	100.000

## Origin-Destination Data

### Demand (Veh/hr)

		To				
		1	2	3	4	5
From	1	0	260	2	107	0
	2	187	187	0	1682	20
	3	0	87	0	13	0
	4	261	1496	167	3	55
	5	1	0	0	10	0

### Vehicle Mix

#### Heavy Vehicle Percentages

From	To				
	1	2	3	4	5
1	0	0	0	4	0
2	6	0	0	6	0
3	0	34	0	8	0
4	2	0	1	0	0
5	0	0	0	0	0

### Results

#### Results Summary for whole modelled period

Arm	Max RFC	Max delay (s)	Max Queue (Veh)	Max LOS	Average Demand (Veh/hr)	Total Junction Arrivals (Veh)
1	0.42	6.44	0.7	A	339	508
2	0.75	4.74	3.0	A	1905	2857
3	0.18	7.19	0.2	A	92	138
4	0.80	6.63	4.0	A	1819	2728
5	0.03	10.43	0.0	B	10	15

#### Main Results for each time segment

##### 07:45 - 08:00

Arm	Total Demand (Veh/hr)	Junction Arrivals (Veh)	Circulating flow (Veh/hr)	Capacity (Veh/hr)	RFC	Throughput (Veh/hr)	Throughput (exit side) (Veh/hr)	Start queue (Veh)	End queue (Veh)	Delay (s)	LOS
1	278	69	1464	1370	0.203	277	337	0.0	0.3	3.288	A
2	1563	391	217	3123	0.501	1559	1524	0.0	1.0	2.297	A
3	75	19	1649	993	0.076	75	127	0.0	0.1	3.920	A
4	1492	373	361	2860	0.522	1488	1363	0.0	1.1	2.615	A
5	8	2	1793	786	0.011	8	56	0.0	0.0	4.629	A

##### 08:00 - 08:15

Arm	Total Demand (Veh/hr)	Junction Arrivals (Veh)	Circulating flow (Veh/hr)	Capacity (Veh/hr)	RFC	Throughput (Veh/hr)	Throughput (exit side) (Veh/hr)	Start queue (Veh)	End queue (Veh)	Delay (s)	LOS
1	332	83	1751	1200	0.276	331	403	0.3	0.4	4.140	A
2	1866	467	259	3090	0.604	1864	1822	1.0	1.5	2.932	A
3	90	22	1972	832	0.108	90	152	0.1	0.1	4.845	A
4	1782	445	432	2803	0.636	1779	1630	1.1	1.7	3.508	A
5	10	2	2144	606	0.016	10	67	0.0	0.0	6.039	A

##### 08:15 - 08:30

Arm	Total Demand (Veh/hr)	Junction Arrivals (Veh)	Circulating flow (Veh/hr)	Capacity (Veh/hr)	RFC	Throughput (Veh/hr)	Throughput (exit side) (Veh/hr)	Start queue (Veh)	End queue (Veh)	Delay (s)	LOS
1	406	102	2139	970	0.419	405	493	0.4	0.7	6.348	A
2	2286	571	317	3045	0.751	2280	2227	1.5	2.9	4.669	A
3	110	28	2412	614	0.179	110	185	0.1	0.2	7.138	A
4	2182	546	528	2725	0.801	2174	1993	1.7	3.9	6.425	A
5	12	3	2619	362	0.033	12	82	0.0	0.0	10.279	B

##### 08:30 - 08:45

Arm	Total Demand	Junction Arrivals	Circulating flow	Capacity	RFC	Throughput	Throughput (exit side)	Start queue	End queue	Delay	LOS
1	406	102	2139	970	0.419	405	493	0.4	0.7	6.348	A
2	2286	571	317	3045	0.751	2280	2227	1.5	2.9	4.669	A
3	110	28	2412	614	0.179	110	185	0.1	0.2	7.138	A
4	2182	546	528	2725	0.801	2174	1993	1.7	3.9	6.425	A
5	12	3	2619	362	0.033	12	82	0.0	0.0	10.279	B

	(Veh/hr)	(Veh)	(Veh/hr)	(Veh/hr)		(Veh/hr)	(Veh/hr)	(Veh)	(Veh)	(s)	
1	406	102	2147	966	0.421	406	494	0.7	0.7	6.435	A
2	2286	571	318	3044	0.751	2286	2235	2.9	3.0	4.744	A
3	110	28	2418	611	0.180	110	186	0.2	0.2	7.189	A
4	2182	546	530	2724	0.801	2182	1998	3.9	4.0	6.628	A
5	12	3	2629	357	0.034	12	83	0.0	0.0	10.428	B

##### 08:45 - 09:00

Arm	Total Demand (Veh/hr)	Junction Arrivals (Veh)	Circulating flow (Veh/hr)	Capacity (Veh/hr)	RFC	Throughput (Veh/hr)	Throughput (exit side) (Veh/hr)	Start queue (Veh)	End queue (Veh)	Delay (s)	LOS
1	332	83	1761	1194	0.278	333	405	0.7	0.4	4.188	A
2	1866	467	261	3088	0.604	1872	1833	3.0	1.5	2.972	A
3	90	22	1980	828	0.109	90	153	0.2	0.1	4.880	A
4	1782	445	434	2801	0.636	1791	1637	4.0	1.8	3.591	A
5	10	2	2157	599	0.017	10	68	0.0	0.0	6.110	A

##### 09:00 - 09:15

Arm	Total Demand (Veh/hr)	Junction Arrivals (Veh)	Circulating flow (Veh/hr)	Capacity (Veh/hr)	RFC	Throughput (Veh/hr)	Throughput (exit side) (Veh/hr)	Start queue (Veh)	End queue (Veh)	Delay (s)	LOS
1	278	69	1471	1366	0.203	278	339	0.4	0.3	3.309	A
2	1563	391	218	3122	0.501	1565	1531	1.5	1.0	2.317	A
3	75	19	1656	990	0.076	75	127	0.1	0.1	3.939	A
4	1492	373	363	2859	0.522	1495	1368	1.8	1.1	2.646	A
5	8	2	1801	782	0.011	8	57	0.0	0.0	4.655	A



# 2026 BTM + Development, PM

## Data Errors and Warnings

Severity	Area	Item	Description
Warning	Geometry	Arm 1 - Roundabout Geometry	Effective flare length is over 30m, which is outside the normal range. Treat capacities with increasing caution.
Warning	Geometry	Arm 2 - Roundabout Geometry	Effective flare length is over 30m, which is outside the normal range. Treat capacities with increasing caution.
Warning	Geometry	Arm 3 - Roundabout Geometry	Effective flare length is over 30m, which is outside the normal range. Treat capacities with increasing caution.

## Junction Network

### Junctions

Junction	Name	Junction Type	Arm order	Junction Delay (s)	Junction LOS
1	untitled	Standard Roundabout	1,2,3,4,5	20.86	C

### Junction Network Options

Driving side	Lighting	Network residual capacity (%)	First arm reaching threshold
Left	Normal/unknown	-2	Arm 5

## Traffic Demand

### Demand Set Details

ID	Scenario name	Time Period name	Traffic profile type	Start time (HH:mm)	Finish time (HH:mm)	Time segment length (min)	Run automatically
D8	2026 BTM + Development	PM	ONE HOUR	16:45	18:15	15	✓

Vehicle mix varies over turn	Vehicle mix varies over entry	Vehicle mix source	PCU Factor for a HV (PCU)
✓	✓	HV Percentages	2.00

### Demand overview (Traffic)

Arm	Linked arm	Profile type	Use O-D data	Average Demand (Veh/hr)	Scaling Factor (%)
1		ONE HOUR	✓	228	100.000
2		ONE HOUR	✓	2839	100.000
3		ONE HOUR	✓	200	100.000
4		ONE HOUR	✓	1884	100.000
5		ONE HOUR	✓	37	100.000

## Origin-Destination Data

### Demand (Veh/hr)

		To				
		1	2	3	4	5
From	1	0	92	0	136	0
	2	297	549	11	1982	0
	3	3	82	0	114	1
	4	375	1461	40	0	8
	5	5	0	0	32	0

## Vehicle Mix

### Heavy Vehicle Percentages

		To				
		1	2	3	4	5
From	1	0	0	0	1	0
	2	1	0	0	2	0
	3	0	1	0	4	0
	4	0	4	0	0	0
	5	0	0	0	0	0

## Results

### Results Summary for whole modelled period

Arm	Max RFC	Max delay (s)	Max Queue (Veh)	Max LOS	Average Demand (Veh/hr)	Total Junction Arrivals (Veh)
1	0.31	6.35	0.4	A	209	314
2	0.97	24.98	20.5	C	2605	3908
3	0.72	40.67	2.3	E	184	275
4	0.89	13.91	7.7	B	1729	2593
5	0.34	44.45	0.5	E	34	51

### Main Results for each time segment

#### 16:45 - 17:00

Arm	Total Demand (Veh/hr)	Junction Arrivals (Veh)	Circulating flow (Veh/hr)	Capacity (Veh/hr)	RFC	Throughput (Veh/hr)	Throughput (exit side) (Veh/hr)	Start queue (Veh)	End queue (Veh)	Delay (s)	LOS
1	172	43	1623	1272	0.135	171	510	0.0	0.2	3.267	A
2	2137	534	156	3293	0.649	2130	1638	0.0	1.8	3.077	A
3	151	38	2248	936	0.161	150	38	0.0	0.2	4.574	A
4	1418	355	699	2559	0.554	1413	1698	0.0	1.2	3.129	A
5	28	7	2106	623	0.045	28	7	0.0	0.0	6.045	A

#### 17:00 - 17:15

Arm	Total Demand (Veh/hr)	Junction Arrivals (Veh)	Circulating flow (Veh/hr)	Capacity (Veh/hr)	RFC	Throughput (Veh/hr)	Throughput (exit side) (Veh/hr)	Start queue (Veh)	End queue (Veh)	Delay (s)	LOS
1	205	51	1941	1081	0.190	205	610	0.2	0.2	4.108	A
2	2552	638	187	3269	0.781	2546	1959	1.8	3.5	4.932	A
3	180	45	2686	669	0.269	179	46	0.2	0.4	7.341	A
4	1694	423	836	2460	0.688	1690	2030	1.2	2.2	4.650	A
5	33	8	2517	412	0.081	33	8	0.0	0.1	9.506	A

#### 17:15 - 17:30

Arm	Total Demand (Veh/hr)	Junction Arrivals (Veh)	Circulating flow (Veh/hr)	Capacity (Veh/hr)	RFC	Throughput (Veh/hr)	Throughput (exit side) (Veh/hr)	Start queue (Veh)	End queue (Veh)	Delay (s)	LOS
1	251	63	2353	832	0.302	250	739	0.2	0.4	6.177	A
2	3126	781	227	3237	0.966	3071	2376	3.5	17.2	17.744	C
3	220	55	3243	330	0.668	214	56	0.4	1.8	29.855	D
4	2074	519	1007	2336	0.888	2055	2450	2.2	7.1	12.049	B
5	41	10	3052	137	0.297	39	10	0.1	0.4	36.506	E

#### 17:30 - 17:45

Arm	Total Demand	Junction Arrivals	Circulating flow	Capacity	RFC	Throughput	Throughput (exit side)	Start queue	End queue	Delay	LOS
-----	--------------	-------------------	------------------	----------	-----	------------	------------------------	-------------	-----------	-------	-----



	(Veh/hr)	(Veh)	(Veh/hr)	(Veh/hr)		(Veh/hr)	(Veh/hr)	(Veh)	(Veh)	(s)	
1	251	63	2377	818	0.307	251	747	0.4	0.4	6.350	A
2	3126	781	229	3236	0.966	3113	2399	17.2	20.5	24.981	C
3	220	55	3285	304	0.725	218	56	1.8	2.3	40.667	E
4	2074	519	1021	2326	0.892	2072	2482	7.1	7.7	13.911	B
5	41	10	3083	121	0.337	40	10	0.4	0.5	44.447	E

17:45 - 18:00

Arm	Total Demand (Veh/hr)	Junction Arrivals (Veh)	Circulating flow (Veh/hr)	Capacity (Veh/hr)	RFC	Throughput (Veh/hr)	Throughput (exit side) (Veh/hr)	Start queue (Veh)	End queue (Veh)	Delay (s)	LOS
1	205	51	1980	1057	0.194	206	623	0.4	0.2	4.232	A
2	2552	638	189	3267	0.781	2619	1996	20.5	3.7	6.131	A
3	180	45	2762	623	0.289	188	47	2.3	0.4	8.417	A
4	1694	423	861	2442	0.694	1715	2088	7.7	2.3	5.096	A
5	33	8	2568	386	0.086	35	8	0.5	0.1	10.299	B

18:00 - 18:15

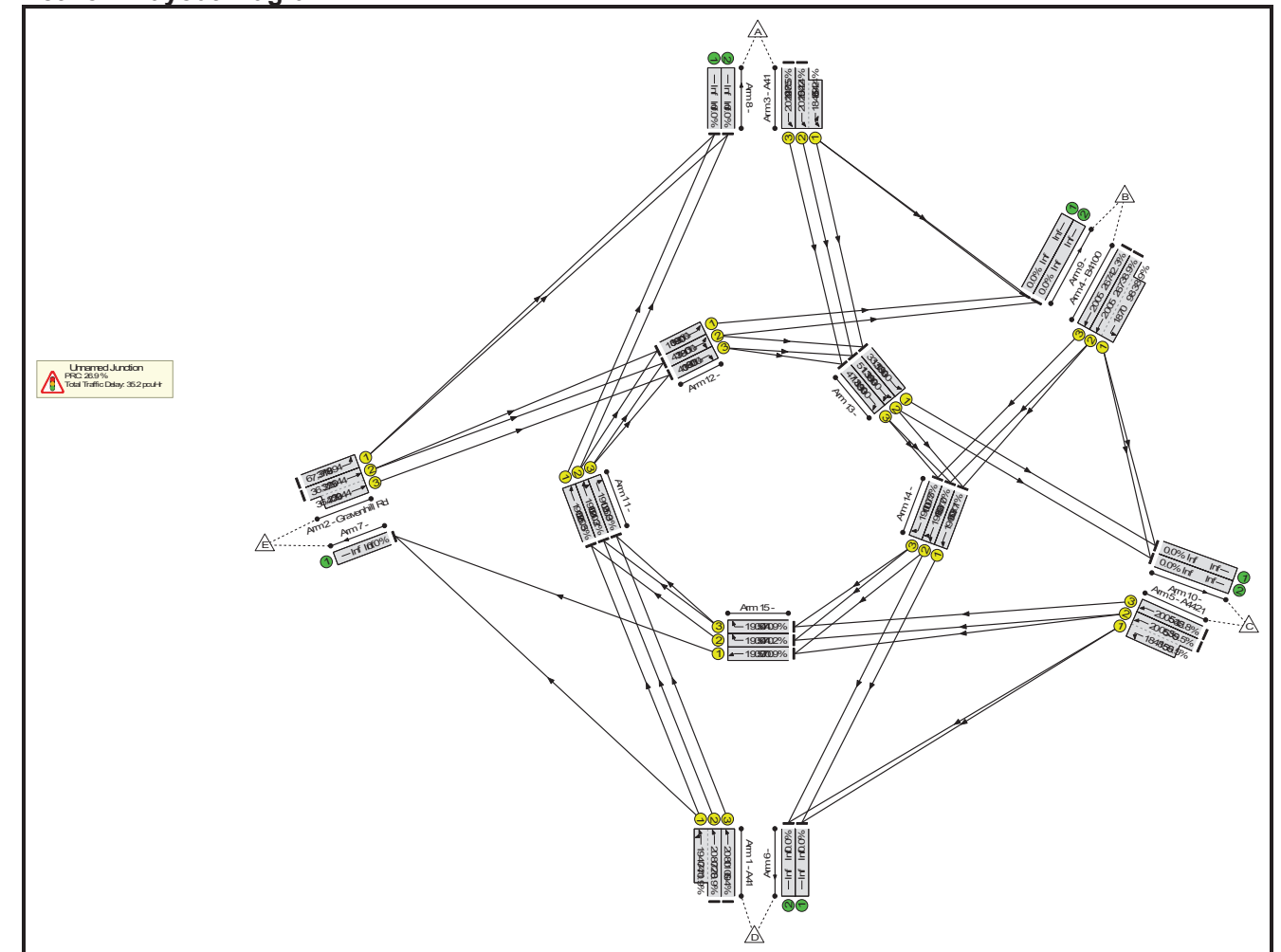
Arm	Total Demand (Veh/hr)	Junction Arrivals (Veh)	Circulating flow (Veh/hr)	Capacity (Veh/hr)	RFC	Throughput (Veh/hr)	Throughput (exit side) (Veh/hr)	Start queue (Veh)	End queue (Veh)	Delay (s)	LOS
1	172	43	1634	1265	0.136	172	514	0.2	0.2	3.295	A
2	2137	534	157	3292	0.649	2145	1649	3.7	1.9	3.155	A
3	151	38	2263	927	0.162	151	39	0.4	0.2	4.647	A
4	1418	355	704	2556	0.555	1423	1710	2.3	1.3	3.187	A
5	28	7	2120	616	0.045	28	7	0.1	0.0	6.128	A

Basic Results Summary  
Basic Results Summary

User and Project Details

Project:	Bicester Office Park
Title:	Rodney House Roundabout
Location:	Bicester
File name:	Rodney House - Consented Junction.lsg3x
Author:	
Company:	Motion
Address:	
Notes:	

Scenario 1: '2026 AM No Development' (FG1: '2026 AM No Dev', Plan 1: 'Network Control Plan 1')  
Network Layout Diagram



Basic Results Summary

Network Results

Item	Lane Description	Lane Type	Full Phase	Arrow Phase	Num Greens	Total Green (s)	Arrow Green (s)	Demand Flow (pcu)	Sat Flow (pcu/Hr)	Capacity (pcu)	Deg Sat (%)	Turners In Gaps (pcu)	Turners When Unopposed (pcu)	Turners In Intergreen (pcu)	Total Delay (pcuHr)	Av. Delay Per PCU (s/pcu)	Mean Max Queue (pcu)
Network	-	-	-	-	-	-	-	-	-	-	70.9%	0	0	0	35.2	-	-
Unnamed Junction	-	-	-	-	-	-	-	-	-	-	70.9%	0	0	0	35.2	-	-
1/2+1/1	A41 Left Ahead	U	J		1	31	-	1041	2080:1940	728+741	70.9 : 70.9%	-	-	-	3.8	13.0	6.8
1/3	A41 Ahead	U	J		1	31	-	71	2080	1109	6.4%	-	-	-	0.2	8.5	0.6
2/1	Gravenhill Rd Left	U	M		1	11	-	255	1894	379	67.3%	-	-	-	2.6	36.5	4.9
2/2+2/3	Gravenhill Rd Ahead	U	M		1	11	-	283	2044:2044	373+409	36.2 : 36.2%	-	-	-	1.9	24.3	2.4
3/2+3/1	A41 U-Turn Ahead	U	A		1	37	-	1041	2029:1846	1022+892	54.4 : 54.4%	-	-	-	2.2	7.6	5.2
3/3	A41 Ahead	U	A		1	37	-	610	2029	1285	47.5%	-	-	-	1.4	8.4	5.7
4/2+4/1	B4100 Left Ahead	U	D		1	7	-	142	2005:1870	267+98	38.9 : 38.9%	-	-	-	1.2	31.6	1.9
4/3	B4100 Ahead	U	D		1	7	-	113	2005	267	42.3%	-	-	-	1.1	35.5	2.1
5/2+5/1	A4421 Left Ahead	U	G		1	15	-	410	2005:1848	535+155	59.5 : 59.5%	-	-	-	2.9	25.1	5.3
5/3	A4421 Ahead	U	G		1	15	-	229	2005	535	42.8%	-	-	-	1.5	24.1	3.5
11/1	Ahead	U	N		1	37	-	680	1900	1203	56.5%	-	-	-	1.4	7.2	6.5
11/2	Ahead Right	U	N		1	37	-	772	1900	1203	64.2%	-	-	-	1.8	8.3	8.0
11/3	Right	U	N		1	37	-	71	1900	1203	5.9%	-	-	-	0.1	5.5	0.7
12/1	Ahead	U	B		1	11	-	64	1900	380	16.8%	-	-	-	0.4	22.2	0.9
12/2	Ahead Right	U	B		1	11	-	179	1900	380	47.1%	-	-	-	1.0	20.9	3.2
12/3	Right	U	B		1	11	-	152	1900	380	40.0%	-	-	-	0.8	20.1	2.8
13/1	Ahead	U	E		1	41	-	446	1900	1330	33.5%	-	-	-	0.5	4.1	3.3
13/2	Ahead Right	U	E		1	41	-	682	1900	1330	51.3%	-	-	-	1.1	5.8	6.6
13/3	Right	U	E		1	41	-	636	1900	1330	47.8%	-	-	-	1.0	5.7	7.1

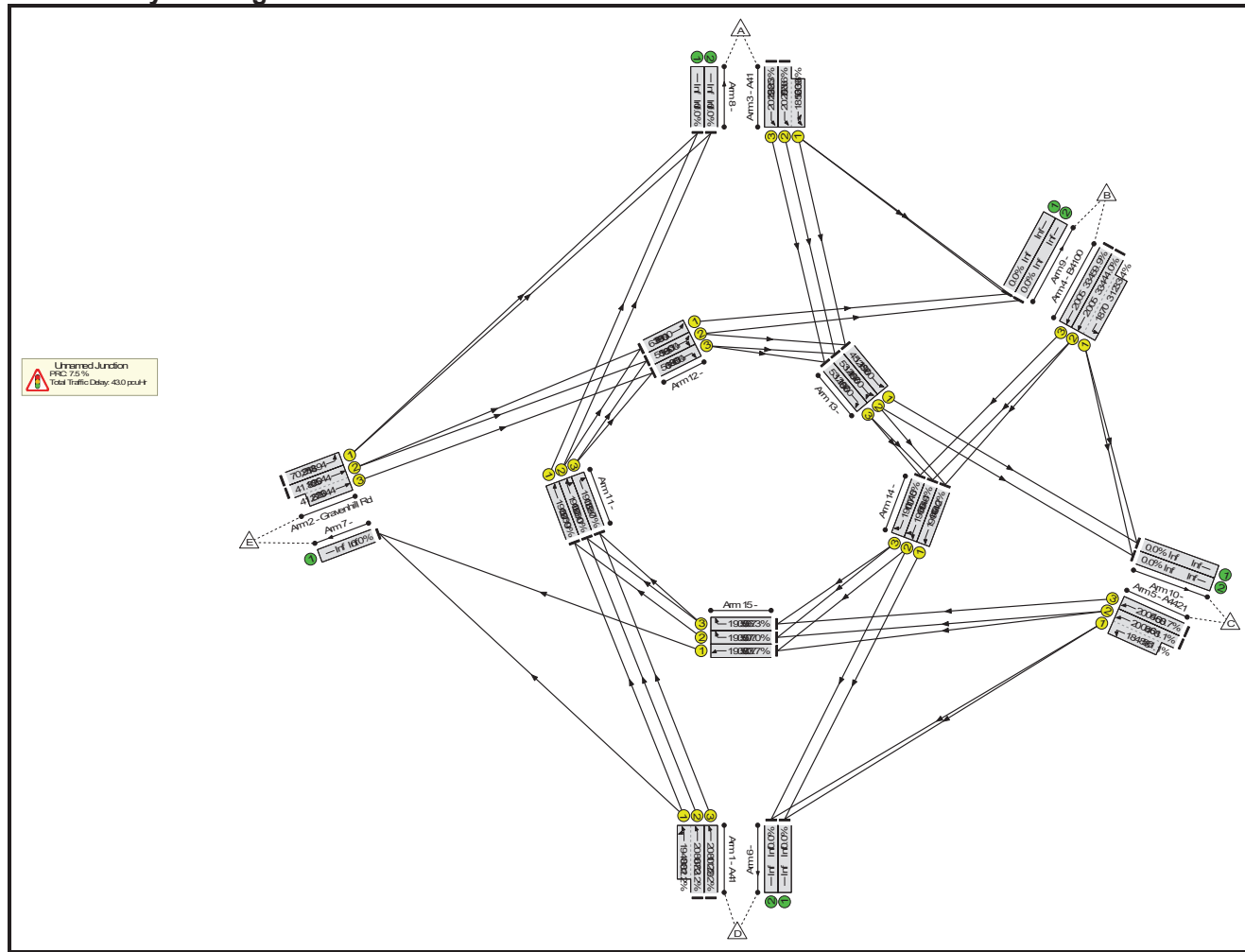
Basic Results Summary

14/1	Ahead	U	H		1	33	-	679	1900	1077	63.1%	-	-	-	1.5	8.0	4.0
14/2	Ahead Right	U	H		1	33	-	678	1900	1077	63.0%	-	-	-	1.3	6.9	2.6
14/3	Right	U	H		1	33	-	113	1900	1077	10.5%	-	-	-	0.2	7.8	1.9
15/1	Ahead	U	K		1	17	-	404	1900	570	70.9%	-	-	-	3.1	27.3	6.5
15/2	Right	U	K		1	17	-	252	1900	570	44.2%	-	-	-	0.9	13.2	3.2
15/3	Right	U	K		1	17	-	256	1900	570	44.9%	-	-	-	1.3	17.7	4.4
		C1		Stream: 1 PRC for Signalised Lanes (%)		65.5		Total Delay for Signalised Lanes (pcuHr):		5.91		Cycle Time (s):		60			
		C1		Stream: 2 PRC for Signalised Lanes (%)		75.5		Total Delay for Signalised Lanes (pcuHr):		4.97		Cycle Time (s):		60			
		C1		Stream: 3 PRC for Signalised Lanes (%)		42.7		Total Delay for Signalised Lanes (pcuHr):		7.44		Cycle Time (s):		60			
		C1		Stream: 4 PRC for Signalised Lanes (%)		26.9		Total Delay for Signalised Lanes (pcuHr):		9.18		Cycle Time (s):		60			
		C1		Stream: 5 PRC for Signalised Lanes (%)		33.7		Total Delay for Signalised Lanes (pcuHr):		7.73		Cycle Time (s):		60			
				PRC Over All Lanes (%)		26.9		Total Delay Over All Lanes (pcuHr):		35.22							

Basic Results Summary

Scenario 2: '2026 PM No Development' (FG2: '2026 PM No Dev', Plan 1: 'Network Control Plan 1')

Network Layout Diagram



Basic Results Summary

Network Results

Item	Lane Description	Lane Type	Full Phase	Arrow Phase	Num Greens	Total Green (s)	Arrow Green (s)	Demand Flow (pcu)	Sat Flow (pcu/Hr)	Capacity (pcu)	Deg Sat (%)	Turners In Gaps (pcu)	Turners When Unopposed (pcu)	Turners In Intergreen (pcu)	Total Delay (pcuHr)	Av. Delay Per PCU (s/pcu)	Mean Max Queue (pcu)
Network	-	-	-	-	-	-	-	-	-	-	83.7%	0	0	0	43.0	-	-
Unnamed Junction	-	-	-	-	-	-	-	-	-	-	83.7%	0	0	0	43.0	-	-
1/2+1/1	A41 Left Ahead	U	J		1	33	-	1211	2080:1940	673+801	82.2 : 82.2%	-	-	-	5.0	14.9	9.9
1/3	A41 Ahead	U	J		1	33	-	262	2080	1179	22.2%	-	-	-	0.6	8.4	2.3
2/1	Gravenhill Rd Left	U	M		1	7	-	179	1894	253	70.9%	-	-	-	2.4	48.6	4.0
2/2+2/3	Gravenhill Rd Ahead	U	M		1	7	-	183	2044:2044	165+273	41.8 : 41.8%	-	-	-	1.6	30.7	2.1
3/2+3/1	A41 U-Turn Ahead	U	A		1	37	-	1104	2029:1852	726+1009	63.6 : 63.6%	-	-	-	2.6	8.6	6.8
3/3	A41 Ahead	U	A		1	37	-	672	2029	1285	52.3%	-	-	-	1.7	9.0	6.5
4/2+4/1	B4100 Left Ahead	U	D		1	9	-	251	2005:1870	334+312	44.0 : 33.4%	-	-	-	1.9	26.9	2.5
4/3	B4100 Ahead	U	D		1	9	-	200	2005	334	59.9%	-	-	-	2.0	36.4	3.8
5/2+5/1	A4421 Left Ahead	U	G		1	13	-	320	2005:1848	468+56	61.1 : 61.1%	-	-	-	2.6	29.1	5.0
5/3	A4421 Ahead	U	G		1	13	-	237	2005	468	50.7%	-	-	-	1.8	27.8	3.9
11/1	Ahead	U	N		1	41	-	770	1900	1330	57.9%	-	-	-	1.2	5.6	3.5
11/2	Ahead Right	U	N		1	41	-	838	1900	1330	63.0%	-	-	-	1.4	6.1	4.7
11/3	Right	U	N		1	41	-	262	1900	1330	19.7%	-	-	-	0.4	4.8	1.5
12/1	Ahead	U	B		1	11	-	26	1900	380	6.8%	-	-	-	0.1	17.2	0.4
12/2	Ahead Right	U	B		1	11	-	211	1900	380	55.5%	-	-	-	1.4	24.1	3.3
12/3	Right	U	B		1	11	-	215	1900	380	56.6%	-	-	-	1.2	20.7	3.7
13/1	Ahead	U	E		1	39	-	571	1900	1267	45.1%	-	-	-	0.8	5.0	2.6
13/2	Ahead Right	U	E		1	39	-	676	1900	1267	53.4%	-	-	-	1.8	9.4	8.6
13/3	Right	U	E		1	39	-	673	1900	1267	53.1%	-	-	-	0.6	3.4	4.8

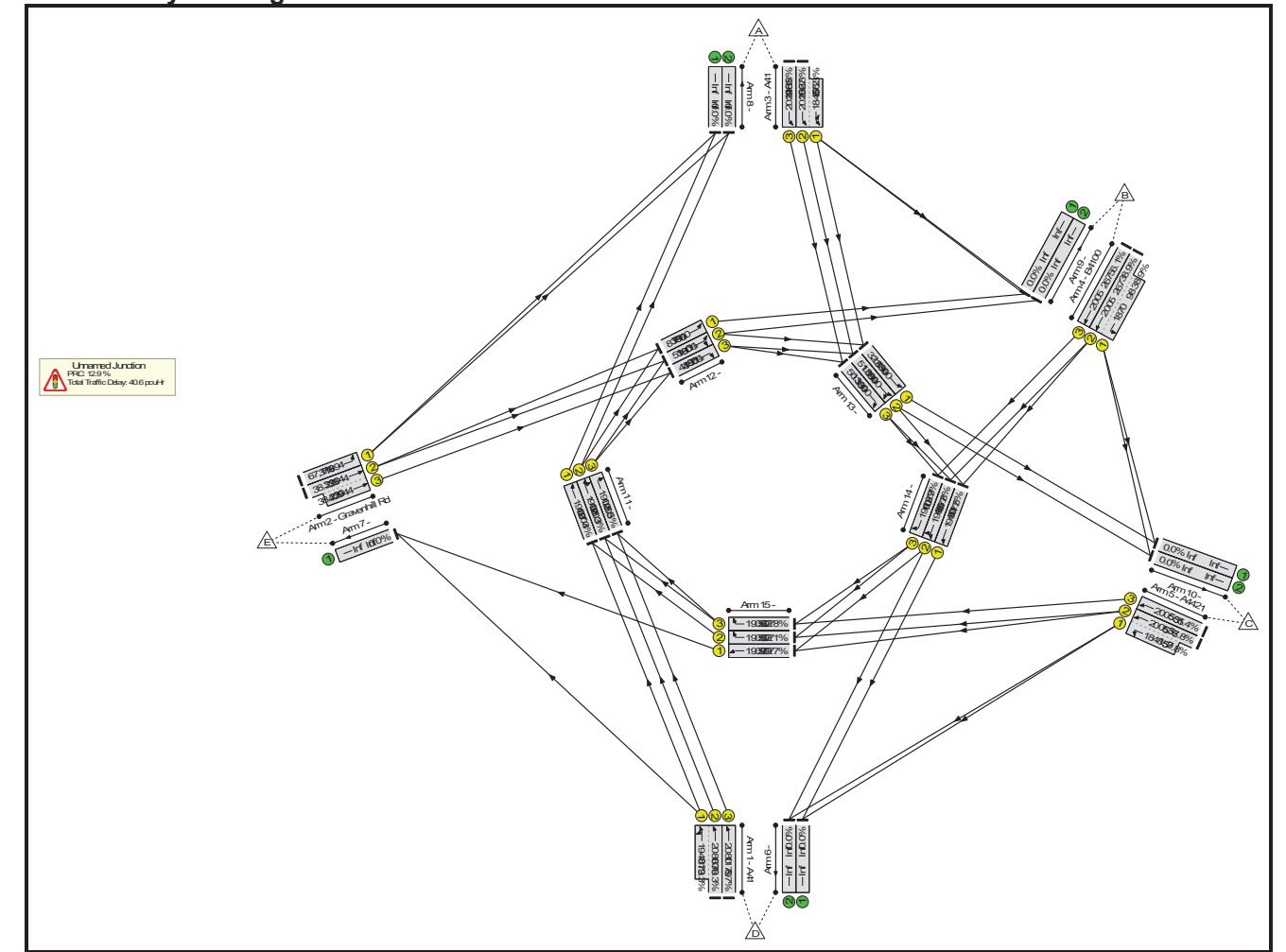
Basic Results Summary

14/1	Ahead	U	H	1	35	-	561	1900	1140	49.2%	-	-	-	0.9	5.7	2.8
14/2	Ahead Right	U	H	1	35	-	746	1900	1140	65.4%	-	-	-	1.7	8.2	9.6
14/3	Right	U	H	1	35	-	200	1900	1140	17.5%	-	-	-	0.9	16.9	3.4
15/1	Ahead	U	K	1	15	-	424	1900	507	83.7%	-	-	-	4.8	40.7	9.3
15/2	Right	U	K	1	15	-	289	1900	507	57.0%	-	-	-	2.3	28.7	3.8
15/3	Right	U	K	1	15	-	285	1900	507	56.3%	-	-	-	1.2	15.4	1.7
				C1	Stream: 1 PRC for Signalised Lanes (%)		41.4	Total Delay for Signalised Lanes (pcuHr):		7.09	Cycle Time (s):		60			
				C1	Stream: 2 PRC for Signalised Lanes (%)		50.4	Total Delay for Signalised Lanes (pcuHr):		7.11	Cycle Time (s):		60			
				C1	Stream: 3 PRC for Signalised Lanes (%)		37.5	Total Delay for Signalised Lanes (pcuHr):		7.93	Cycle Time (s):		60			
				C1	Stream: 4 PRC for Signalised Lanes (%)		7.5	Total Delay for Signalised Lanes (pcuHr):		13.94	Cycle Time (s):		60			
				C1	Stream: 5 PRC for Signalised Lanes (%)		27.0	Total Delay for Signalised Lanes (pcuHr):		6.95	Cycle Time (s):		60			
					PRC Over All Lanes (%)		7.5	Total Delay Over All Lanes (pcuHr):		43.01						

Basic Results Summary

Scenario 3: '2026 AM With Development' (FG3: '2026 AM With Dev', Plan 1: 'Network Control Plan 1')

Network Layout Diagram



Basic Results Summary

Network Results

Item	Lane Description	Lane Type	Full Phase	Arrow Phase	Num Greens	Total Green (s)	Arrow Green (s)	Demand Flow (pcu)	Sat Flow (pcu/Hr)	Capacity (pcu)	Deg Sat (%)	Turners In Gaps (pcu)	Turners When Unopposed (pcu)	Turners In Intergreen (pcu)	Total Delay (pcuHr)	Av. Delay Per PCU (s/pcu)	Mean Max Queue (pcu)
Network	-	-	-	-	-	-	-	-	-	-	79.7%	0	0	0	40.6	-	-
Unnamed Junction	-	-	-	-	-	-	-	-	-	-	79.7%	0	0	0	40.6	-	-
1/2+1/1	A41 Left Ahead	U	J		1	33	-	1148	2080:1940	636+813	79.3 : 79.3%	-	-	-	4.4	13.9	8.7
1/3	A41 Ahead	U	J		1	33	-	102	2080	1179	8.7%	-	-	-	0.2	7.6	0.8
2/1	Gravenhill Rd Left	U	M		1	11	-	254	1894	379	67.1%	-	-	-	2.6	36.4	4.9
2/2+2/3	Gravenhill Rd Ahead	U	M		1	11	-	283	2044:2044	333+409	38.2 : 38.2%	-	-	-	1.9	24.6	2.5
3/2+3/1	A41 U-Turn Ahead	U	A		1	37	-	1069	2029:1846	1027+872	56.3 : 56.3%	-	-	-	2.3	7.7	5.5
3/3	A41 Ahead	U	A		1	37	-	601	2029	1285	46.8%	-	-	-	1.4	8.4	5.6
4/2+4/1	B4100 Left Ahead	U	D		1	7	-	142	2005:1870	267+98	38.9 : 38.9%	-	-	-	1.2	31.6	1.9
4/3	B4100 Ahead	U	D		1	7	-	150	2005	267	56.1%	-	-	-	1.6	39.5	3.0
5/2+5/1	A4421 Left Ahead	U	G		1	15	-	401	2005:1848	535+159	57.8 : 57.8%	-	-	-	2.8	24.7	5.1
5/3	A4421 Ahead	U	G		1	15	-	275	2005	535	51.4%	-	-	-	2.0	25.6	4.3
11/1	Ahead	U	N		1	37	-	811	1900	1203	67.4%	-	-	-	2.2	9.6	6.5
11/2	Ahead Right	U	N		1	37	-	822	1900	1203	68.3%	-	-	-	2.4	10.4	12.3
11/3	Right	U	N		1	37	-	102	1900	1203	8.5%	-	-	-	0.1	3.8	0.2
12/1	Ahead	U	B		1	11	-	33	1900	380	8.7%	-	-	-	0.2	17.2	0.3
12/2	Ahead Right	U	B		1	11	-	194	1900	380	51.1%	-	-	-	1.4	25.9	3.5
12/3	Right	U	B		1	11	-	168	1900	380	44.2%	-	-	-	0.6	12.1	2.7
13/1	Ahead	U	E		1	41	-	433	1900	1330	32.6%	-	-	-	0.6	5.3	2.4
13/2	Ahead Right	U	E		1	41	-	678	1900	1330	51.0%	-	-	-	0.9	4.8	3.3
13/3	Right	U	E		1	41	-	669	1900	1330	50.3%	-	-	-	0.8	4.1	3.7

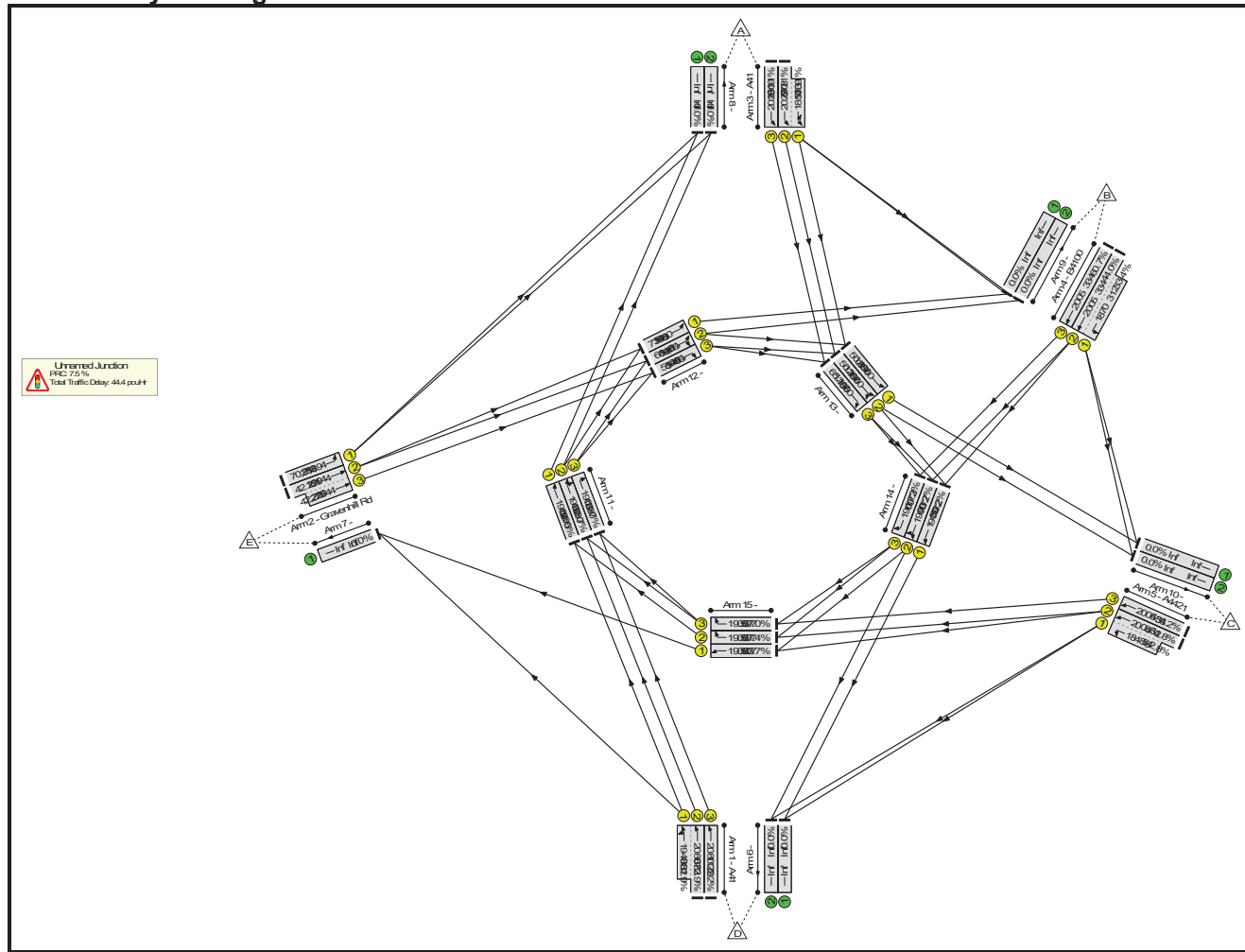
Basic Results Summary

14/1	Ahead	U	H		1	33	-	662	1900	1077	61.5%	-	-	-	1.6	8.9	4.0
14/2	Ahead Right	U	H		1	33	-	708	1900	1077	65.8%	-	-	-	1.8	9.0	4.8
14/3	Right	U	H		1	33	-	150	1900	1077	13.9%	-	-	-	0.4	8.9	2.6
15/1	Ahead	U	K		1	15	-	404	1900	507	79.7%	-	-	-	3.9	35.1	7.7
15/2	Right	U	K		1	15	-	264	1900	507	52.1%	-	-	-	1.8	23.9	2.6
15/3	Right	U	K		1	15	-	318	1900	507	62.8%	-	-	-	1.6	17.8	2.5
		C1 Stream: 1 PRC for Signalised Lanes (%)		59.9	Total Delay for Signalised Lanes (pcuHr):		5.81	Cycle Time (s):		60							
		C1 Stream: 2 PRC for Signalised Lanes (%)		60.4	Total Delay for Signalised Lanes (pcuHr):		5.20	Cycle Time (s):		60							
		C1 Stream: 3 PRC for Signalised Lanes (%)		36.9	Total Delay for Signalised Lanes (pcuHr):		8.49	Cycle Time (s):		60							
		C1 Stream: 4 PRC for Signalised Lanes (%)		12.9	Total Delay for Signalised Lanes (pcuHr):		11.92	Cycle Time (s):		60							
		C1 Stream: 5 PRC for Signalised Lanes (%)		31.8	Total Delay for Signalised Lanes (pcuHr):		9.17	Cycle Time (s):		60							
		PRC Over All Lanes (%)		12.9	Total Delay Over All Lanes (pcuHr):		40.58										

Basic Results Summary

Scenario 4: '2026 PM With Development' (FG4: '2026 PM With Dev', Plan 1: 'Network Control Plan 1')

Network Layout Diagram



Basic Results Summary

Network Results

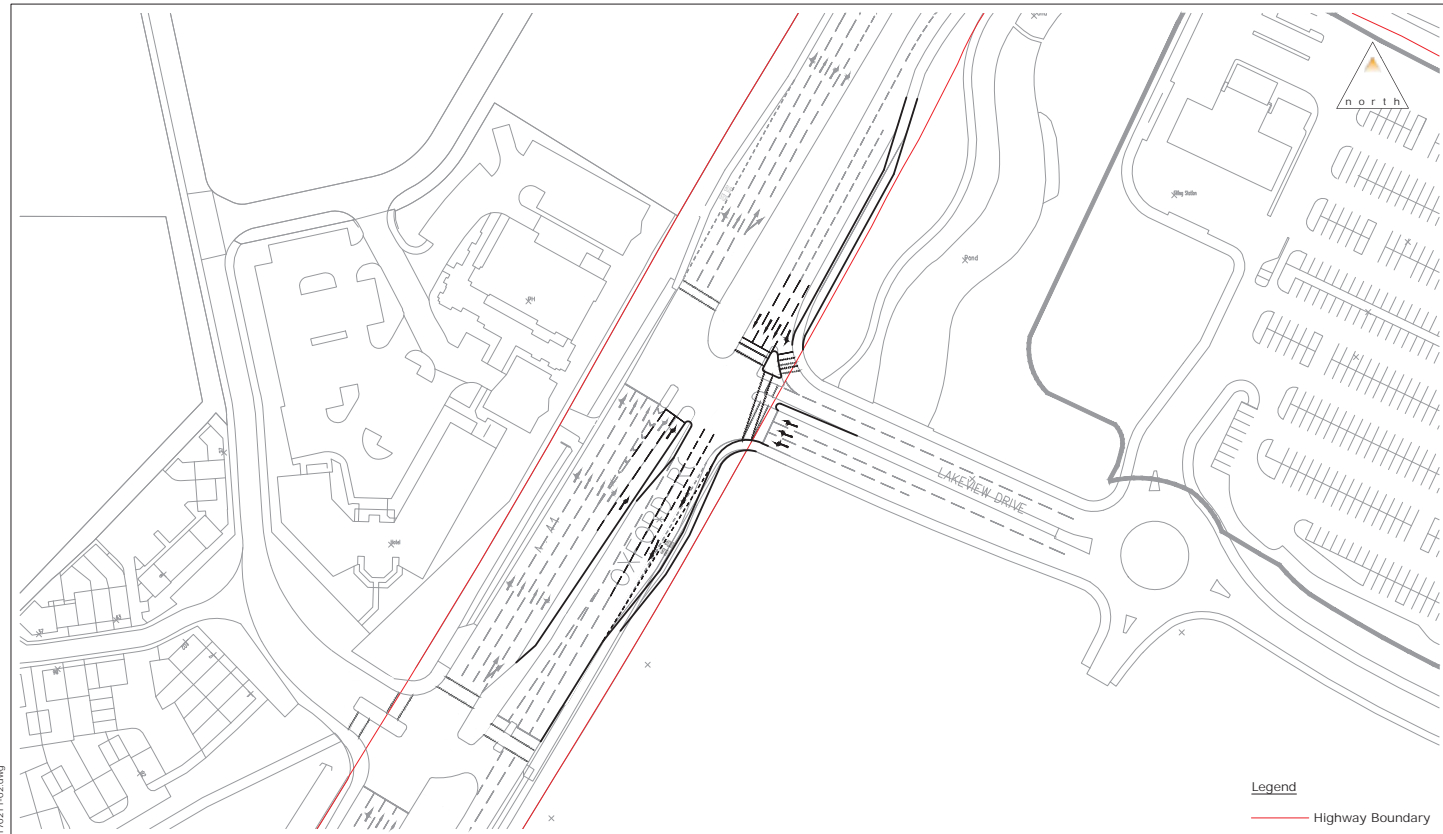
Item	Lane Description	Lane Type	Full Phase	Arrow Phase	Num Greens	Total Green (s)	Arrow Green (s)	Demand Flow (pcu)	Sat Flow (pcu/Hr)	Capacity (pcu)	Deg Sat (%)	Turners In Gaps (pcu)	Turners When Unopposed (pcu)	Turners In Intergreen (pcu)	Total Delay (pcuHr)	Av. Delay Per PCU (s/pcu)	Mean Max Queue (pcu)
Network	-	-	-	-	-	-	-	-	-	-	83.7%	0	0	0	44.4	-	-
Unnamed Junction	-	-	-	-	-	-	-	-	-	-	83.7%	0	0	0	44.4	-	-
1/2+1/1	A41 Left Ahead	U	J		1	33	-	1222	2080:1940	673+801	82.9 : 82.9%	-	-	-	5.2	15.2	10.4
1/3	A41 Ahead	U	J		1	33	-	262	2080	1179	22.2%	-	-	-	0.6	8.4	2.3
2/1	Gravenhill Rd Left	U	M		1	7	-	179	1894	253	70.9%	-	-	-	2.4	48.6	4.0
2/2+2/3	Gravenhill Rd Ahead	U	M		1	7	-	183	2044:2044	161+273	42.2 : 42.2%	-	-	-	1.6	30.8	2.1
3/2+3/1	A41 U-Turn Ahead	U	A		1	38	-	1203	2029:1851	678+1039	70.1 : 70.1%	-	-	-	3.0	9.1	8.0
3/3	A41 Ahead	U	A		1	38	-	793	2029	1319	60.1%	-	-	-	2.1	9.4	8.2
4/2+4/1	B4100 Left Ahead	U	D		1	9	-	251	2005:1870	334+312	44.0 : 33.4%	-	-	-	1.9	26.9	2.5
4/3	B4100 Ahead	U	D		1	9	-	203	2005	334	60.7%	-	-	-	2.1	36.8	3.9
5/2+5/1	A4421 Left Ahead	U	G		1	12	-	307	2005:1848	434+54	62.8 : 62.8%	-	-	-	2.6	30.9	4.9
5/3	A4421 Ahead	U	G		1	12	-	253	2005	434	58.2%	-	-	-	2.2	30.9	4.4
11/1	Ahead	U	N		1	41	-	778	1900	1330	58.5%	-	-	-	1.3	5.9	3.8
11/2	Ahead Right	U	N		1	41	-	847	1900	1330	63.7%	-	-	-	1.5	6.3	4.7
11/3	Right	U	N		1	41	-	262	1900	1330	19.7%	-	-	-	0.4	4.8	1.6
12/1	Ahead	U	B		1	10	-	26	1900	348	7.5%	-	-	-	0.1	19.2	0.4
12/2	Ahead Right	U	B		1	10	-	233	1900	348	66.9%	-	-	-	1.9	29.6	3.9
12/3	Right	U	B		1	10	-	193	1900	348	55.4%	-	-	-	1.1	20.8	3.4
13/1	Ahead	U	E		1	39	-	641	1900	1267	50.6%	-	-	-	1.1	6.0	3.4
13/2	Ahead Right	U	E		1	39	-	637	1900	1267	50.3%	-	-	-	1.2	6.9	4.3
13/3	Right	U	E		1	39	-	824	1900	1267	65.1%	-	-	-	1.4	6.3	6.8

Basic Results Summary


14/1	Ahead	U	H		1	36	-	588	1900	1172	50.2%	-	-	-	1.1	6.9	3.7
14/2	Ahead Right	U	H		1	36	-	863	1900	1172	73.7%	-	-	-	2.1	8.9	3.9
14/3	Right	U	H		1	36	-	203	1900	1172	17.3%	-	-	-	0.5	8.8	3.5
15/1	Ahead	U	K		1	15	-	424	1900	507	83.7%	-	-	-	4.8	40.6	8.8
15/2	Right	U	K		1	15	-	291	1900	507	57.4%	-	-	-	1.0	12.3	2.9
15/3	Right	U	K		1	15	-	289	1900	507	57.0%	-	-	-	1.2	15.5	4.9
				C1	Stream: 1 PRC for Signalled Lanes (%)	28.4	Total Delay for Signalled Lanes (pcuHr):		8.28	Cycle Time (s):		60					
				C1	Stream: 2 PRC for Signalled Lanes (%)	38.3	Total Delay for Signalled Lanes (pcuHr):		7.68	Cycle Time (s):		60					
				C1	Stream: 3 PRC for Signalled Lanes (%)	22.2	Total Delay for Signalled Lanes (pcuHr):		8.55	Cycle Time (s):		60					
				C1	Stream: 4 PRC for Signalled Lanes (%)	7.5	Total Delay for Signalled Lanes (pcuHr):		12.79	Cycle Time (s):		60					
				C1	Stream: 5 PRC for Signalled Lanes (%)	27.0	Total Delay for Signalled Lanes (pcuHr):		7.08	Cycle Time (s):		60					
				PRC Over All Lanes (%)		7.5	Total Delay Over All Lanes (pcuHr):		44.38								

Appendix G

Proposed Junction Mitigation

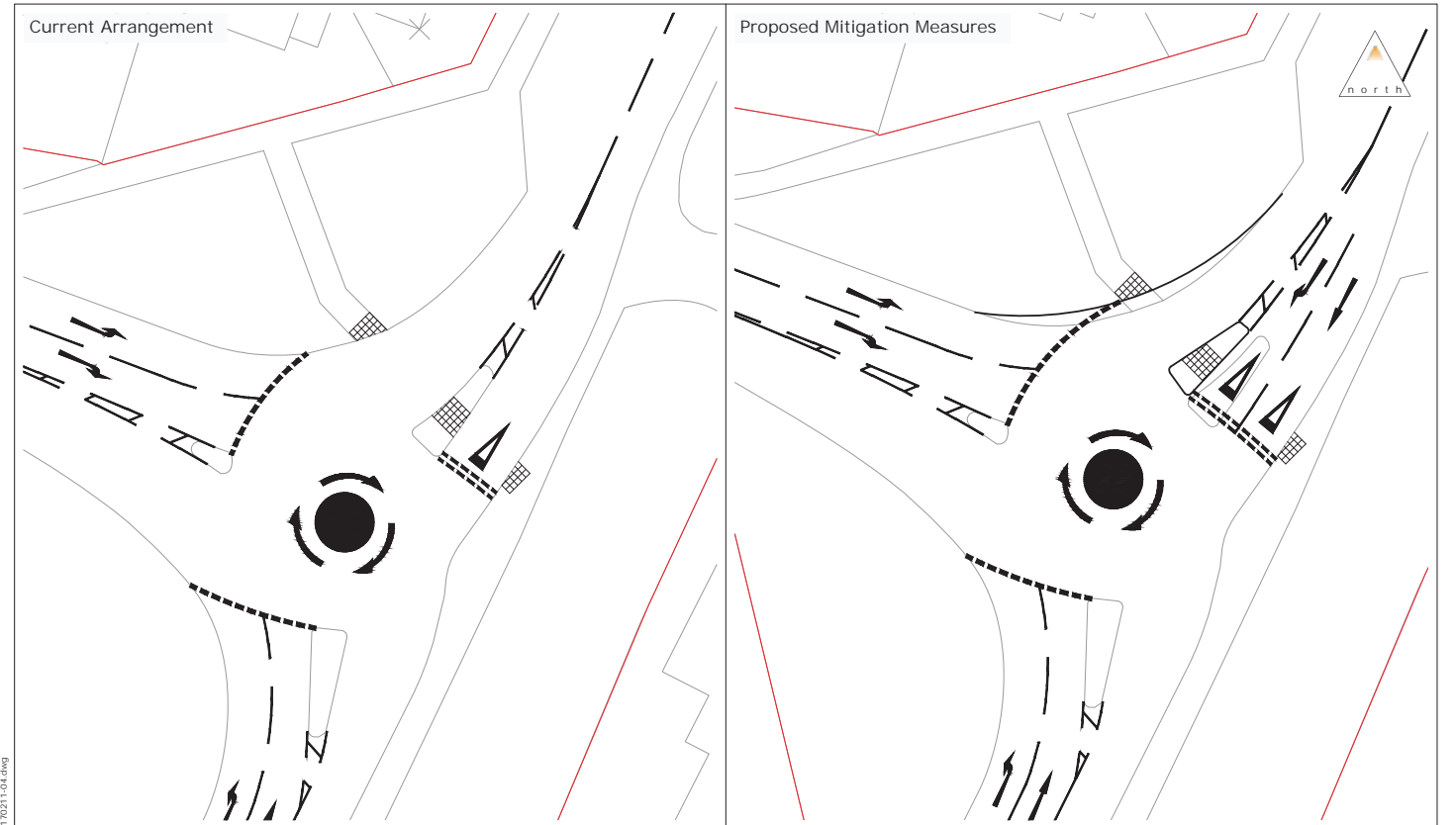


Legend  
 — Highway Boundary

 <small>84 North Street Guldford Surrey GU1 4AU T: 01483 531 300 www.motion.co.uk</small>	Project: <b>Bicester Office Park</b>		
	Title: <b>A41/Lakeview Drive - Proposed Highway Arrangement</b>		
<small>Golden Cross House 8 Duncombe Street London WC2N 4JF T: 020 7031 8141</small>	Scale: 1:1000 (@ A3)	Drawing: <b>170211-02</b>	Revision: -

N:\Projects\170211\Drawings\170211-02.dwg

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Legend:  
 — Highway Boundary

 <small>84 North Street Guldford Surrey GU1 4AU T: 01483 531 300 www.motion.co.uk</small>	Project: <b>Bicester Office Park</b>		
	Title: <b>Oxford Road/Middleton Stoney Mini Roundabout Mitigation Scheme</b>		
<small>Golden Cross House 8 Duncombe Street London WC2N 4JF T: 020 7031 8141</small>	Scale: 1:250 (@ A3)	Drawing: <b>170211-04</b>	Revision: -

N:\Projects\170211\Drawings\170211-04.dwg

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# ES Volume II: Technical Appendices

## Appendix 8.1: Legislative and Policy Context

## Policy, Guidance and Legislative Context

Government policy and practice in relation to noise and planning is contained in three documents:

- The Noise Policy Statement for England (NPSE), May 2010<sup>i</sup>;
- The National Planning Policy Framework (NPPF), March 2012<sup>ii</sup>;and
- The Planning Practice Guidance – Noise (PPG-N) (last revised December 2014)<sup>iii</sup>.

The relevant matters within these three documents are discussed below.

### The Noise Policy Statement for England (NPSE)

The NPSE contains the current Government policy aims in relation to noise and its impact.

The “first aim” of the NPSE is to “avoid significant adverse impacts on health and quality of life from environmental, neighbour and neighbourhood noise within the context of Government policy on sustainable development.” The noise being assessed in this case could reasonably be described as environmental noise. Impacts such as “annoyance” and “sleep disturbance” are impacts both on health and quality of life.

The NPSE introduced the concept of a Significant Observed Adverse Effect Level (SOAEL) this being the level above which significant adverse effects on health and quality of life are deemed to occur. The second aim of NPSE is to “mitigate and minimise adverse impacts on health and quality of life from environmental, neighbour and neighbourhood noise within the context of Government policy on sustainable development.”

NPSE states at paragraph 2.24 that this aim

*“...refers to the situation where the impact lies somewhere between LOAEL [the “low observed adverse effect level”] and SOAEL. It requires that all reasonable steps should be taken to mitigate and minimise adverse effects on health and quality of life while also taking into account the guiding principles of sustainable development. This does not mean that such adverse effects cannot occur.”*

The third aim of NPSE is to

*“where possible, contribute to the improvement of health and quality of life through the effective management and control of environmental, neighbour and neighbourhood noise within the context of Government policy on sustainable development...”*

NPSE notes that *“the protection of quiet places and quiet times as well as the enhancement of the acoustic environment will assist with delivering this aim.”*

NPSE does not provide detailed guidance which help define the different “effect” levels. However, this guidance is provided within the Government’s Planning Practice Guidance – Noise and is discussed below.

Although the NPSE does not attribute noise levels to the different effect levels, it does refer to World Health Organisation (WHO) advice which does define such levels – in terms of impacts such as annoyance and sleep disturbance. The provisions of this document: the WHO “Guidelines for Community Noise” are discussed below.

### The National Planning Policy Framework (NPPF)

This contains the Government’s overarching planning policy. It was released in March 2012. The NPPF provides policy objectives that are very similar to those of NPSE, discussed above. Therefore, the provisions of the NPPF are not discussed further.

### Planning Practice Guidance – Noise (PPG-N)

The PPG-N is an internet based document that is updated from time-to-time as necessary. The last revision was released in December 2014. It contains the evolving “practice” guidance rather than “policy” guidance.

This document reinforces the concept introduced by the NPSE (LOAEL and SOAEL) discussed above. In addition the PPG-N clearly and comprehensively defines a person’s perception at these different effect levels.

The PPG-N States:

*“At the lowest extreme, when noise is not noticeable, there is by definition no effect. As the noise exposure increases, it will*

cross the no observed effect level as it becomes noticeable. However, the noise has no adverse effect so long as the exposure is such that it does not cause any change in behaviour or attitude. The noise can slightly affect the acoustic character of an area but not to the extent there is a perceived change in quality of life. If the noise exposure is at this level no specific measures are required to manage the acoustic environment.

As the exposure increases further, it crosses the lowest observed adverse effect level boundary above which the noise starts to cause small changes in behaviour and attitude, for example, having to turn up the volume on the television or needing to speak more loudly to be heard. The noise therefore starts to have an adverse effect and consideration needs to be given to mitigating and minimising those effects (taking account of the economic and social benefits being derived from the activity causing the noise).

Increasing noise exposure will at some point cause the significant observed adverse effect level boundary to be crossed. Above this level the noise causes a material change in behaviour such as keeping windows closed for most of the time or avoiding certain activities during periods when the noise is present. If the exposure is above this level the planning process should be used to avoid this effect occurring, by use of appropriate mitigation such as by altering the design and layout. Such decisions must be made taking account of the economic and social benefit of the activity causing the noise, but it is undesirable for such exposure to be caused.

At the highest extreme, noise exposure would cause extensive and sustained changes in behaviour without an ability to mitigate the effect of noise. The impacts on health and quality of life are such that regardless of the benefits of the activity causing the noise, this situation should be prevented from occurring."

A table within the PPG-N summarises these matters in the form of an impact "hierarchy" table (increasing impact as one looks down the table). This is reproduced as Table 5.1 below.

Table 1 PPG-N hierarchy

Perception	Examples of Outcomes	Increasing Effect Level	Action
Not noticeable	No Effect	No Observed Effect	No specific measures required
Noticeable and not intrusive	Noise can be heard, but does not cause any change in behaviour or attitude. Can slightly effect the acoustic character of the area but not such that there is a perceived change in the quality of life.	No Observed Adverse Effect	No specific measures required
		Lowest Observed Adverse Effect Level	
Noticeable and intrusive	Noise can be heard and causes small changes in behaviour and/or attitude, e.g. turning up volume of television; speaking more loudly; where there is no alternative ventilation, having to close windows for some of the time because of the noise. Potential for some reported sleep disturbance. Affects the acoustic character of the area such that there is a perceived change in the quality of life.	Observed Adverse Effect	Mitigate and reduce to a minimum
		Significant Observed Adverse Effect Level	
Noticeable and disruptive	The noise causes a material change in behaviour and/or attitude, e.g. avoiding certain activities during periods of intrusion; where there is no alternative ventilation, having to keep windows closed most of the time because of the noise. Potential for sleep disturbance resulting in difficulty in getting back to sleep, premature awakening and difficulty in getting back to sleep. Quality of life diminished due to change in acoustic character of the area.	Significant Observed Adverse Effect Level	Avoid
Noticeable and very disruptive	Extensive and regular changes in behaviour and/or an inability to mitigate effect of noise leading to psychological stress or physiological effects, e.g. regular sleep deprivation/awakening; loss of appetite, significant, medically definable harm, e.g. auditory and non-auditory.	Unacceptable Adverse Effect	Prevent

The criteria within this table could be used on its own to form a subjective judgment as to the degree of impact from a proposed scheme. However, the NPSE intimates that an objective judgment using noise based criteria is also useful.

The NPSE, NPPF and PPG-N do not ascribe noise levels or changes in noise levels to any of the effects discussed. Therefore, it is necessary to consider other guidance which attributes noise levels or changes in noise levels to health effects such as annoyance. This guidance is discussed in the assessment methodology that follows.

#### [Local Planning Policy](#)

The Adopted Cherwell Local Plan 2011-2031<sup>iv</sup> contains general policies relating to the environment and development, but these policies do not provide any additional or alternative assessment methodologies, guidance, or thresholds beyond those set out in the national and international standards. In addition, "Bicester Policy 4" relates to the Bicester Business Park site, but this does not contain any specific guidance or requirements in relation to noise.

#### [World Health Organisation - Guidelines for Community Noise \(1999\)](#)

The WHO Guidelines contain a matrix of guideline values for effects from noise within different environments. These guideline values are set at the lowest level that produces an adverse effect, that is, the "critical health effect". As such the guideline values suggested in the Guidelines are thresholds below which effects such as annoyance during the day can be assumed to be negligible. Therefore, they are aligned to the Government policy LOAEL values.

The guideline values are set out in a table in the Executive Summary of the document. The WHO guideline values for moderate and serious annoyance during the daytime and evening are LAeq16hrs = 50 and 55 dB, respectively.

The WHO daytime guideline values are all external levels and can be considered to be freefield or façade levels.

#### [National Physical Laboratory Interpretation of the WHO Guidelines \(September 1998\)<sup>v</sup>](#)

The National Physical Laboratory (NPL) report which was commissioned by the Department of the Environment, Transport and the Regions, contains a section entitled: Guide to the

Interpretation of the WHO Guidelines (the 1995 draft WHO Guidelines which were not materially different from the final 1999 Guidelines).

The summary of this section of the NPL report states:

*"In essence, the WHO guidelines represent a consensus view of international expert opinion on the lowest threshold noise levels below which the occurrence rates of particular effects can be assumed to be negligible. Exceedances of the WHO guideline values do not necessarily imply significant noise impact and indeed, it may be that significant impacts do not occur until much higher degrees of noise exposure are reached."*

It can be seen that the WHO guideline values are aligned to the Government policy LOAEL values. Significant effects, i.e. SOAEL values would not be expected until much higher levels than LOAEL values.

"Higher degrees of exposure" is not defined by NPL. However, in our judgment, this would equate to 10 dB – around a doubling of the loudness. This relationship should apply to the setting of SOAEL values, i.e. they should be 10 dB higher than the LOAEL values or WHO guideline values.

#### [Legislative Context](#)

The applicable legislative framework is contained in Part III of the Environmental Protection Act 1990<sup>vi</sup> which requires local authorities to serve abatement notices where the noise is emitted from any premises, or vehicles, machinery and equipment in the street, that constitutes a statutory nuisance.

<sup>i</sup> DEFRA (2010) Noise Policy Statement for England

<sup>ii</sup> Department for Communities and Local Government (2012) National Planning Policy Framework

<sup>iii</sup> Department for Communities and Local Government (2014) Planning Practice Guidance – Noise <https://www.gov.uk/guidance/noise--2>

<sup>iv</sup> Cherwell District Council (2016) Adopted Cherwell Local Plan 2011-2031

<sup>v</sup> Porter, Flindell, Berry (1998) Health Effect Based Noise Assessment Methods: A Review and Feasibility Study. National Physical Laboratory Report CMAM 16

<sup>vi</sup> Office for Public Information (1990) Environmental Protection Act

# ES Volume II: Technical Appendices

## Appendix 8.2: Noise and Survey Results





### Bicester - Survey results

Date	Time	Duration	LAeq
12 June 2017	16:06	(0:0:8.0)	113.9
13 June 2017	13:09	(0:0:29.0)	113.8

Date	Time	Duration	LAeq	LAFmax	LA1	LA10	LA90
12 June 2017	16:15	(0:14:58.0)	62.9	83.3	70.7	66.1	51.9
12 June 2017	16:30	(0:14:58.0)	61.5	79.3	69.4	65.1	51.7
12 June 2017	16:45	(0:14:58.0)	64.0	85.7	74.2	65.8	51.6
12 June 2017	17:00	(0:14:58.0)	61.9	73.1	70.3	65.4	53.0
12 June 2017	17:15	(0:14:58.0)	61.2	75.0	68.7	65.1	51.2
12 June 2017	17:30	(0:14:58.0)	61.6	75.7	69.6	65.2	52.0
12 June 2017	17:45	(0:14:58.0)	61.4	74.8	69.7	65.2	52.0
12 June 2017	18:00	(0:14:57.0)	62.4	87.9	69.9	64.6	52.1
12 June 2017	18:15	(0:14:58.0)	66.7	93.0	72.3	65.1	52.0
12 June 2017	18:30	(0:14:58.0)	60.7	75.6	69.8	64.6	51.2
12 June 2017	18:45	(0:14:58.0)	60.1	73.2	68.5	64.2	50.7
12 June 2017	19:00	(0:14:58.0)	63.0	86.5	70.9	64.9	51.0
12 June 2017	19:15	(0:14:58.0)	59.4	70.9	68.4	63.5	50.3
12 June 2017	19:30	(0:14:58.0)	59.8	82.0	68.1	63.1	50.3
12 June 2017	19:45	(0:14:58.0)	61.1	81.9	72.0	64.0	49.7
12 June 2017	20:00	(0:14:58.0)	59.5	76.9	69.4	63.2	49.6
12 June 2017	20:15	(0:14:58.0)	58.7	70.6	67.4	63.4	48.4
12 June 2017	20:30	(0:14:58.0)	57.8	70.1	66.2	62.3	48.6
12 June 2017	20:45	(0:14:58.0)	58.2	73.4	66.6	62.5	48.4
12 June 2017	21:00	(0:14:58.0)	59.0	79.6	70.1	61.9	48.1
12 June 2017	21:15	(0:14:58.0)	60.4	85.1	69.1	61.5	46.0
12 June 2017	21:30	(0:14:58.0)	56.8	75.7	67.1	60.4	45.2
12 June 2017	21:45	(0:14:58.0)	57.0	72.0	67.9	61.5	43.8
12 June 2017	22:00	(0:14:58.0)	56.9	78.9	67.2	60.3	44.4
12 June 2017	22:15	(0:14:57.0)	54.5	70.4	64.6	58.9	44.1
12 June 2017	22:30	(0:14:58.0)	58.9	84.2	70.6	60.2	43.5
12 June 2017	22:45	(0:14:58.0)	58.1	81.6	69.8	60.0	42.8
12 June 2017	23:00	(0:14:58.0)	57.7	76.7	70.3	59.9	44.3
12 June 2017	23:15	(0:14:57.0)	56.0	74.8	69.0	57.7	41.4
12 June 2017	23:30	(0:14:57.0)	55.0	76.1	67.9	55.7	40.6
12 June 2017	23:45	(0:14:58.0)	55.1	73.7	68.4	56.8	40.8
13 June 2017	0:00	(0:14:56.0)	54.2	71.3	67.1	56.8	41.5
13 June 2017	0:15	(0:14:56.0)	55.9	74.9	69.3	57.2	41.0
13 June 2017	0:30	(0:14:58.0)	53.1	73.7	66.2	51.4	40.4
13 June 2017	0:45	(0:14:58.0)	52.2	72.1	66.5	51.1	38.9
13 June 2017	1:00	(0:14:58.0)	53.9	77.3	67.3	50.7	36.9
13 June 2017	1:15	(0:14:58.0)	51.9	68.6	64.2	55.1	39.5
13 June 2017	1:30	(0:14:58.0)	53.0	72.0	67.3	53.6	38.2
13 June 2017	1:45	(0:14:58.0)	51.6	75.5	63.7	49.6	37.9
13 June 2017	2:00	(0:14:57.0)	51.4	72.3	63.0	53.0	37.5
13 June 2017	2:15	(0:14:58.0)	57.1	77.1	71.8	54.5	38.2
13 June 2017	2:30	(0:14:58.0)	55.3	75.6	68.9	55.1	36.0
13 June 2017	2:45	(0:14:58.0)	51.3	69.8	65.0	51.8	36.6

13 June 2017	3:00	(0:14:58.0)	55.0	74.8	68.6	54.5	37.9
13 June 2017	3:15	(0:14:58.0)	52.6	72.0	66.1	52.4	38.9
13 June 2017	3:30	(0:14:58.0)	53.9	74.4	66.8	55.9	39.1
13 June 2017	3:45	(0:14:58.0)	57.0	73.6	70.4	59.0	40.8
13 June 2017	4:00	(0:14:58.0)	58.5	80.2	70.9	59.6	42.1
13 June 2017	4:15	(0:14:58.0)	58.0	73.8	70.3	60.5	42.6
13 June 2017	4:30	(0:14:58.0)	57.4	72.7	68.6	60.8	45.1
13 June 2017	4:45	(0:14:58.0)	57.6	74.7	70.2	59.9	44.6
13 June 2017	5:00	(0:14:58.0)	60.7	78.3	71.9	64.3	47.0
13 June 2017	5:15	(0:14:58.0)	62.1	79.9	72.5	65.8	48.3
13 June 2017	5:30	(0:14:58.0)	62.5	80.5	72.6	66.5	48.5
13 June 2017	5:45	(0:14:58.0)	60.9	74.5	71.2	65.2	48.5
13 June 2017	6:00	(0:14:58.0)	62.3	78.2	71.7	66.5	50.0
13 June 2017	6:15	(0:14:58.0)	62.8	78.4	72.3	66.7	51.5
13 June 2017	6:30	(0:14:58.0)	63.0	73.5	71.0	66.8	51.6
13 June 2017	6:45	(0:14:58.0)	63.7	82.4	71.8	67.3	50.2
13 June 2017	7:00	(0:14:58.0)	63.0	81.2	70.7	66.7	50.6
13 June 2017	7:15	(0:14:58.0)	63.0	78.8	71.2	66.6	51.7
13 June 2017	7:30	(0:14:58.0)	63.0	75.1	70.9	66.7	52.0
13 June 2017	7:45	(0:14:58.0)	62.1	72.9	69.9	66.1	50.6
13 June 2017	8:00	(0:14:58.0)	63.8	81.2	73.5	66.8	50.8
13 June 2017	8:15	(0:14:58.0)	62.4	75.3	71.7	66.2	50.2
13 June 2017	8:30	(0:14:58.0)	63.5	88.6	71.2	66.9	50.1
13 June 2017	8:45	(0:14:57.0)	61.2	74.6	70.1	65.1	49.6
13 June 2017	9:00	(0:14:58.0)	62.2	75.8	70.7	66.1	49.8
13 June 2017	9:15	(0:14:58.0)	62.6	74.2	71.4	66.4	51.2
13 June 2017	9:30	(0:14:58.0)	61.6	75.6	70.4	65.8	48.8
13 June 2017	9:45	(0:14:57.0)	62.7	74.5	71.7	66.9	49.0
13 June 2017	10:00	(0:14:57.0)	64.0	83.0	74.3	67.3	50.2
13 June 2017	10:15	(0:14:58.0)	61.4	75.6	69.9	65.3	48.9
13 June 2017	10:30	(0:14:57.0)	61.6	76.3	71.4	65.4	49.0
13 June 2017	10:45	(0:14:57.0)	61.9	79.0	71.7	65.6	48.7
13 June 2017	11:00	(0:14:58.0)	60.6	76.9	69.4	64.7	48.8
13 June 2017	11:15	(0:14:57.0)	61.5	76.1	69.8	65.2	49.9
13 June 2017	11:30	(0:14:57.0)	60.6	73.0	69.4	64.5	48.0
13 June 2017	11:45	(0:14:58.0)	62.2	75.2	71.3	66.2	49.7
13 June 2017	12:00	(0:14:57.0)	61.6	78.0	71.5	65.0	48.8
13 June 2017	12:15	(0:14:57.0)	60.7	74.7	69.7	64.9	47.6
13 June 2017	12:30	(0:14:57.0)	62.2	83.4	71.1	65.2	48.8
13 June 2017	12:45	(0:14:57.0)	62.0	73.6	70.6	66.2	48.7
13 June 2017	13:00	(0:8:51.0)	61.9	75.1	71.4	65.8	49.3

# ES Volume II: Technical Appendices

## Appendix 8.3: Construction Noise Calculations



**Earthworks and Enabling - Early Phase (Nearest Receptor)**

Plant Type	Excavator	Dumper	Mobile Crane	Hand Held Tools	Wheel Washing	Skip Truck	Delivery Truck	Road Sweeper
Lw	108	103	111	111	96	106	105	104
Lp at 10 metres	80	75	83	83	68	78	77	76
Distance (m)	100	100	100	100	100	100	100	100
Ground, Hard or Soft?	s	s	s	s	s	s	s	s
Distance adjustment (dB)	-23.0	-23.0	-23.0	-23.0	-23.0	-23.0	-23.0	-23.0
Screening adjustment (dB)	0	0	0	0	0	0	0	0
Reflection adjustment (dB)	3	3	3	3	3	3	3	3
Resultant L <sub>Aeq</sub>	60.0	55.0	63.0	63.0	48.0	58.0	57.0	56.0
Daily working hours	10	10	10	10	10	10	10	10
Duration of activity (hrs)	7.5	2.5	7.5	5	2.5	2.5	2.5	10
Duration as % of daily hours	75	25	75	50	25	25	25	100
Correction to L <sub>Aeq,T</sub>	-1.2	-6.0	-1.2	-3.0	-6.0	-6.0	-6.0	0.0
<b>Activity L<sub>Aeq,T</sub></b>	<b>58.8</b>	<b>49.0</b>	<b>61.8</b>	<b>60.0</b>	<b>42.0</b>	<b>52.0</b>	<b>51.0</b>	<b>56.0</b>

**TOTAL ACTIVITY L<sub>Aeq,T</sub> 66**

**Main Construction - Early Phase (Nearest Receptor)**

Plant Type	Excavator	Dumper	Mobile Crane	Wheel Washing	Skip Truck	Delivery Truck	Road Sweeper	Scaffold	Mobile Access	Ready Mixed Concrete	Concrete Placing	Forklift
Lw	108	103	111	96	106	105	104	103	106	111	109	99
Lp at 10 metres	80	75	83	68	78	77	76	75	78	83	81	71
Distance (m)	100	100	100	100	100	100	100	100	100	100	100	30
Ground, Hard or Soft?	s	s	s	s	s	s	s	s	s	s	s	s
Distance adjustment (dB)	-23.0	-23.0	-23.0	-23.0	-23.0	-23.0	-23.0	-23.0	-23.0	-23.0	-23.0	-9.9
Screening adjustment (dB)	0	0	0	0	0	0	0	0	0	0	0	0
Reflection adjustment (dB)	3	3	3	3	3	3	3	3	3	3	3	3
Resultant L <sub>Aeq</sub>	60.0	55.0	63.0	48.0	58.0	57.0	56.0	55.0	58.0	63.0	61.0	64.1
Daily working hours	10	10	10	10	10	10	10	10	10	10	10	10
Duration of activity (hrs)	7.5	2.5	7.5	2.5	2.5	2.5	10	5	2.5	5	5	7.5
Duration as % of daily hours	75	25	75	25	25	25	100	50	25	50	50	75
Correction to L <sub>Aeq,T</sub>	-1.2	-6.0	-1.2	-6.0	-6.0	-6.0	0.0	-3.0	-6.0	-3.0	-3.0	-1.2
<b>Activity L<sub>Aeq,T</sub></b>	<b>58.8</b>	<b>49.0</b>	<b>61.8</b>	<b>42.0</b>	<b>52.0</b>	<b>51.0</b>	<b>56.0</b>	<b>52.0</b>	<b>52.0</b>	<b>60.0</b>	<b>58.0</b>	<b>62.8</b>

**TOTAL ACTIVITY L<sub>Aeq,T</sub> 68.4**

**Internal Road Construction - Early Phase (Nearest Receptor)**

Plant Type	Compre-ssor	Scraper	Dozer	Grader	Tipper	Asphalt Paver	Cold Planer	Roller
Lw	93	110	110	110	105	105	110	108
Lp at 10 metres	65	82	82	82	77	77	82	80
Distance (m)	100	100	100	100	100	100	100	100
Ground, Hard or Soft?	s	s	s	s	s	s	s	s
Distance adjustment (dB)	-23.0	-23.0	-23.0	-23.0	-23.0	-23.0	-23.0	-23.0
Screening adjustment (dB)	0	0	0	0	0	0	0	0
Reflection adjustment (dB)	3	3	3	3	3	3	3	3
Resultant L <sub>Aeq</sub>	45.0	62.0	62.0	62.0	57.0	57.0	62.0	60.0
Daily working hours	10	10	10	10	10	10	10	10
Duration of activity (hrs)	10	7.5	7.5	7.5	5	7.5	5	7.5
Duration as % of daily hours	100	75	75	75	50	75	50	75
Correction to L <sub>Aeq,T</sub>	0.0	-1.2	-1.2	-1.2	-3.0	-1.2	-3.0	-1.2
<b>Activity L<sub>Aeq,T</sub></b>	<b>45.0</b>	<b>60.8</b>	<b>60.8</b>	<b>60.8</b>	<b>54.0</b>	<b>55.8</b>	<b>59.0</b>	<b>58.8</b>

**TOTAL ACTIVITY L<sub>Aeq,T</sub> 67.6**

**Earthworks and Enabling - Later Phases - Further from Receptor**

Plant Type	Excavator	Dumper	Mobile Crane	Hand Held Tools	Wheel Washing	Skip Truck	Delivery Truck	Road Sweeper
Lw	108	103	111	111	96	106	105	104
Lp at 10 metres	80	75	83	83	68	78	77	76
Distance (m)	150	150	150	150	150	150	150	150
Ground, Hard or Soft?	s	s	s	s	s	s	s	s
Distance adjustment (dB)	-27.4	-27.4	-27.4	-27.4	-27.4	-27.4	-27.4	-27.4
Screening adjustment (dB)	-5	-5	-5	-5	-5	-5	-5	-5
Reflection adjustment (dB)	3	3	3	3	3	3	3	3
Resultant L <sub>Aeq</sub>	50.6	45.6	53.6	53.6	38.6	48.6	47.6	46.6
Daily working hours	10	10	10	10	10	10	10	10
Duration of activity (hrs)	7.5	2.5	7.5	5	2.5	2.5	2.5	10
Duration as % of daily hours	75	25	75	50	25	25	25	100
Correction to L <sub>Aeq,T</sub>	-1.2	-6.0	-1.2	-3.0	-6.0	-6.0	-6.0	0.0
<b>Activity L<sub>Aeq,T</sub></b>	<b>49.3</b>	<b>39.6</b>	<b>52.3</b>	<b>50.6</b>	<b>32.6</b>	<b>42.6</b>	<b>41.6</b>	<b>46.6</b>

**TOTAL ACTIVITY L<sub>Aeq,T</sub> 56.6**

**Main Construction - Later Phases - Further from Receptor**

Plant Type	Excavator	Dumper	Mobile Crane	Wheel Washing	Skip Truck	Delivery Truck	Road Sweeper	Scaffold	Mobile Access	Ready Mixed Concrete	Concrete Placing	Forklift
Lw	108	103	111	96	106	105	104	103	106	111	109	99
Lp at 10 metres	80	75	83	68	78	77	76	75	78	83	81	71
Distance (m)	150	150	150	150	150	150	150	150	150	150	150	150
Ground, Hard or Soft?	s	s	s	s	s	s	s	s	s	s	s	s
Distance adjustment (dB)	-27.4	-27.4	-27.4	-27.4	-27.4	-27.4	-27.4	-27.4	-27.4	-27.4	-27.4	-27.4
Screening adjustment (dB)	-5	-5	-5	-5	-5	-5	-5	-5	-5	-5	-5	-5
Reflection adjustment (dB)	3	3	3	3	3	3	3	3	3	3	3	3
Resultant L <sub>Aeq</sub>	50.6	45.6	53.6	38.6	48.6	47.6	46.6	45.6	48.6	53.6	51.6	41.6
Daily working hours	10	10	10	10	10	10	10	10	10	10	10	10
Duration of activity (hrs)	7.5	2.5	7.5	2.5	2.5	2.5	10	5	2.5	5	5	7.5
Duration as % of daily hours	75	25	75	25	25	25	100	50	25	50	50	75
Correction to L <sub>Aeq,T</sub>	-1.2	-6.0	-1.2	-6.0	-6.0	-6.0	0.0	-3.0	-6.0	-3.0	-3.0	-1.2
<b>Activity L<sub>Aeq,T</sub></b>	<b>49.3</b>	<b>39.6</b>	<b>52.3</b>	<b>32.6</b>	<b>42.6</b>	<b>41.6</b>	<b>46.6</b>	<b>42.6</b>	<b>42.6</b>	<b>50.6</b>	<b>48.6</b>	<b>40.3</b>

**TOTAL ACTIVITY L<sub>Aeq,T</sub> 57.6**

**Internal Road Construction - Later Phases - Further from Receptor**

Plant Type	Compre-ssor	Scraper	Dozer	Grader	Tipper	Asphalt Paver	Cold Planer	Roller
Lw	93	110	110	110	105	105	110	108
Lp at 10 metres	65	82	82	82	77	77	82	80
Distance (m)	150	150	150	150	150	150	150	150
Ground, Hard or Soft?	s	s	s	s	s	s	s	s
Distance adjustment (dB)	-27.4	-27.4	-27.4	-27.4	-27.4	-27.4	-27.4	-27.4
Screening adjustment (dB)	-5	-5	-5	-5	-5	-5	-5	-5
Reflection adjustment (dB)	3	3	3	3	3	3	3	3
Resultant L <sub>Aeq</sub>	35.6	52.6	52.6	52.6	47.6	47.6	52.6	50.6
Daily working hours	10	10	10	10	10	10	10	10
Duration of activity (hrs)	7.5	5	5	5	5	5	5	5
Duration as % of daily hours	75	50	50	50	50	50	50	50
Correction to L <sub>Aeq,T</sub>	-1.2	-3.0	-3.0	-3.0	-3.0	-3.0	-3.0	-3.0
<b>Activity L<sub>Aeq,T</sub></b>	<b>34.3</b>	<b>49.6</b>	<b>49.6</b>	<b>49.6</b>	<b>44.6</b>	<b>44.6</b>	<b>49.6</b>	<b>47.6</b>

**TOTAL ACTIVITY L<sub>Aeq,T</sub> 56.8**

# ES Volume II: Technical Appendices

## Appendix 8.4: Road Traffic Noise Calculations

**Construction Phase - A41/Oxford Road**

Link	2017 Baseline (Observed + Committed Development)			2017 Baseline + Construction Traffic			Overall Change, dB	HGV Change, dB	Total Change, dB
	Total Vehicles	HGV	HGV%	Total Vehicles	HGV	HGV%			
A41 (e)	23210	120	0.52%	23465	180	0.77%	0.0	0.1	0.1
Oxford Road (n. of Lakeview Drive)	32598	1380	4.23%	32853	1440	4.38%	0.0	0.0	0.1
Oxford Road (s. of Lakeview Drive)	30220	1446	4.78%	30475	1506	4.94%	0.0	0.0	0.1

**Development Impacts - 2026**

Link	2026 Future Baseline (Growthed + Committed Development)			2026 Future Baseline + Proposed Development			Overall Change, dB	HGV Change, dB	Total Change, dB
	Total Vehicles	HGV	HGV%	Total Vehicles	HGV	HGV%			
Kings End	21489	141	0.66%	25941	121	0.47%	0.8	0.0	0.8
Pingle Drive	5674	12	0.21%	6180	12	0.19%	0.4	0.0	0.4
A41	27228	954	3.50%	33704	954	2.83%	0.9	-0.1	0.8
Oxford Road (n. of Lakeview Drive)	38241	1619	4.23%	48938	1619	3.31%	1.1	-0.2	0.9
Lakeview Drive	14956	59	0.39%	21328	59	0.28%	1.5	0.0	1.5
Oxford Road (s. of Lakeview Drive)	35451	1696	4.78%	43391	1696	3.91%	0.9	-0.2	0.7
Saxon Fields	1285	1	0.08%	1285	1	0.08%	0.0	0.0	0.0

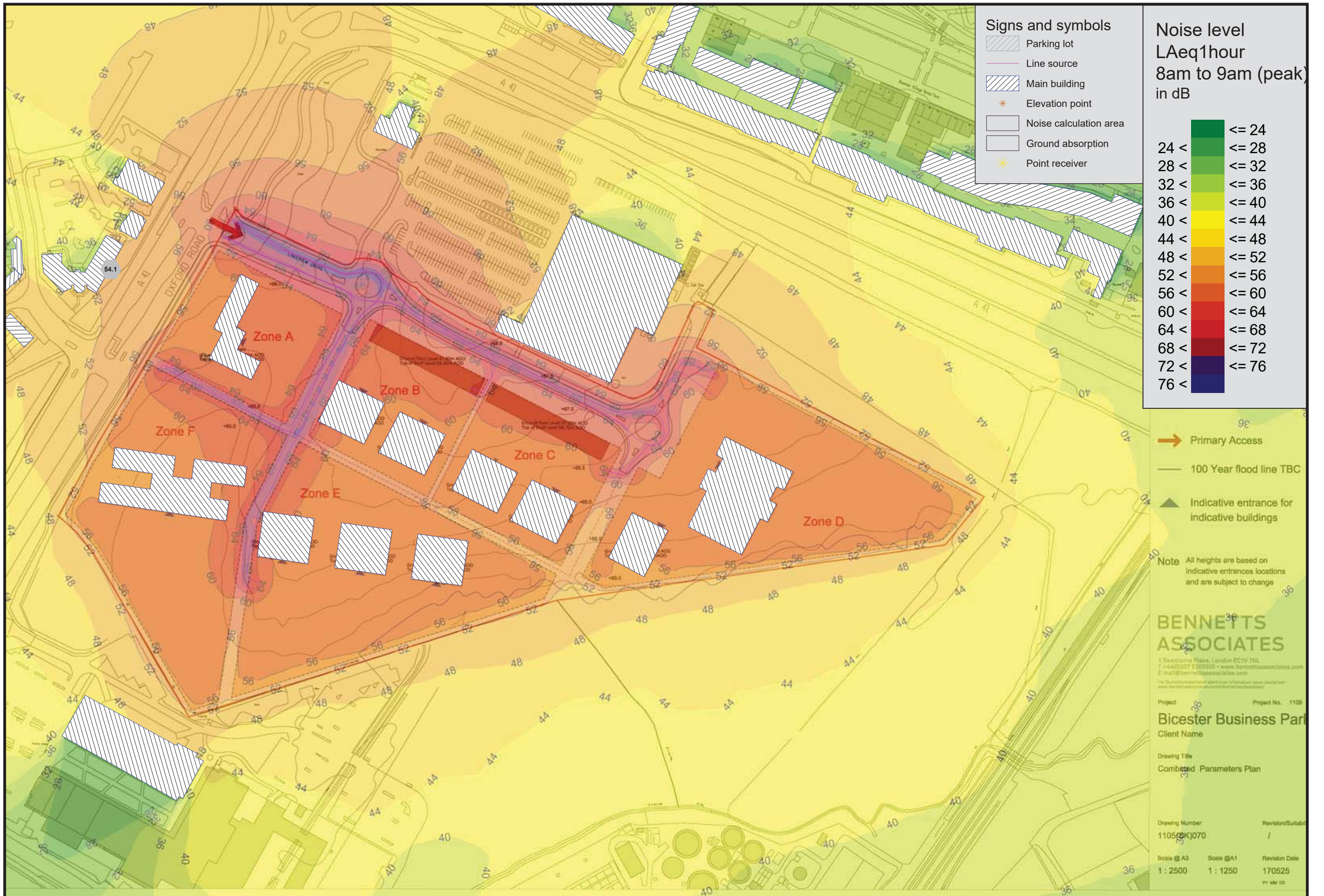
**Cumulative Impacts - 2026 v 2017 Baseline**

Link	2017 Baseline			2026 Future Baseline + Proposed Development			Overall Change, dB	HGV Change, dB	Total Change, dB
	Total Vehicles	HGV	HGV%	Total Vehicles	HGV	HGV%			
Kings End	18318	120	0.66%	25941	121	0.47%	1.5	0.0	1.5
Pingle Drive	4837	10	0.21%	6180	12	0.19%	1.1	0.0	1.1
A41	23210	813	3.50%	33704	954	2.83%	1.6	-0.1	1.5
Oxford Road (n. of Lakeview Drive)	32598	1380	4.23%	48938	1619	3.31%	1.8	-0.2	1.6
Lakeview Drive	12749	50	0.39%	21328	59	0.28%	2.2	0.0	2.2
Oxford Road (s. of Lakeview Drive)	30220	1446	4.78%	43391	1696	3.91%	1.6	-0.2	1.4
Saxon Fields	1095	1	0.09%	1285	1	0.08%	0.7	0.0	0.7

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## Appendix 8.5: SoundPLAN Computer Model Output – Site Activity – Peak Hour







# ES Volume II: Technical Appendices

## Appendix 9.1: Glossary

## Air Quality Appendices - Bicester Business Park

July 2017



Experts in air quality  
management & assessment

### Document Control

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<b>Job Number</b>	J2904A
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### Document Status and Review Schedule

Report No.	Date	Status	Reviewed by
J2904A/2/F1	14 July 2017	Final	Stephen Moorcroft (Director)

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## Contents

9.1.	Glossary.....	2
9.2.	Relevant Guidance and Policies.....	5
9.3.	Construction Dust Assessment Procedure .....	9
9.4.	EPUK & IAQM Planning for Air Quality Guidance .....	17
9.5.	Professional Experience .....	25
9.6.	Modelling Methodology.....	27
9.7.	Construction Mitigation .....	33

## Tables

Table 9.3.1:	Examples of How the Dust Emission Magnitude Class May be Defined ..	10
Table 9.3.2:	Principles to be Used When Defining Receptor Sensitivities .....	12
Table 9.3.3:	Sensitivity of the Area to Dust Soiling Effects on People and Property ....	12
Table 9.3.4:	Sensitivity of the Area to Human Health Effects .....	14
Table 9.3.5:	Sensitivity of the Area to Ecological Effects .....	14
Table 9.3.6:	Defining the Risk of Dust Impacts .....	15
Table 9.4.1:	Air Quality Impact Descriptors for Individual Receptors for All Pollutants <sup>a</sup> 22	
Table 9.6.1:	Summary of Traffic Data used in the Assessment (AADT Flows).....	28
Table 9.6.2:	Summary of Adjustments Made to Defra's EFT (V7.0) .....	29

## Figures

Figure 9.6.1:	Modelled Road Network and Speeds.....	28
Figure 9.6.2:	Comparison of Measured Road NO <sub>x</sub> to Unadjusted Modelled Road NO <sub>x</sub> Concentrations. The dashed lines show ± 25%.....	31
Figure 9.6.3:	Comparison of Measured Total NO <sub>2</sub> to Final Adjusted Modelled Total NO <sub>2</sub> Concentrations. The dashed lines show ± 25%.....	31

## 9.1. Glossary

<b>AADT</b>	Annual Average Daily Traffic
<b>ADMS-Roads</b>	Atmospheric Dispersion Modelling System model for Roads
<b>AQC</b>	Air Quality Consultants
<b>AQAL</b>	Air Quality Assessment Level
<b>AQMA</b>	Air Quality Management Area
<b>AURN</b>	Automatic Urban and Rural Network
<b>CEMP</b>	Construction Environmental Management Plan
<b>CURED</b>	Calculator Using Realistic Emissions for Diesels
<b>DCLG</b>	Department for Communities and Local Government
<b>Defra</b>	Department for Environment, Food and Rural Affairs
<b>DfT</b>	Department for Transport
<b>DMP</b>	Dust Management Plan
<b>EFT</b>	Emission Factor Toolkit
<b>EPUK</b>	Environmental Protection UK
<b>Exceedance</b>	A period of time when the concentration of a pollutant is greater than the appropriate air quality objective. This applies to specified locations with relevant exposure
<b>HDV</b>	Heavy Duty Vehicles (> 3.5 tonnes)
<b>HMSO</b>	Her Majesty's Stationery Office
<b>HGV</b>	Heavy Goods Vehicle
<b>IAQM</b>	Institute of Air Quality Management
<b>LAQM</b>	Local Air Quality Management
<b>LDV</b>	Light Duty Vehicles (<3.5 tonnes)
<b>µg/m<sup>3</sup></b>	Microgrammes per cubic metre
<b>NO</b>	Nitric oxide
<b>NO<sub>2</sub></b>	Nitrogen dioxide
<b>NO<sub>x</sub></b>	Nitrogen oxides (taken to be NO <sub>2</sub> + NO)

<b>NPPF</b>	National Planning Policy Framework
<b>Objectives</b>	A nationally defined set of health-based concentrations for nine pollutants, seven of which are incorporated in Regulations, setting out the extent to which the standards should be achieved by a defined date. There are also vegetation-based objectives for sulphur dioxide and nitrogen oxides
<b>PM<sub>10</sub></b>	Small airborne particles, more specifically particulate matter less than 10 micrometres in aerodynamic diameter
<b>PM<sub>2.5</sub></b>	Small airborne particles less than 2.5 micrometres in aerodynamic diameter
<b>PPG</b>	Planning Practice Guidance
<b>Standards</b>	A nationally defined set of concentrations for nine pollutants below which health effects do not occur or are minimal
<b>TEA</b>	Triethanolamine – used to absorb nitrogen dioxide
<b>TEMPro</b>	Trip End Model Presentation Program

# ES Volume II: Technical Appendices

## Appendix 9.2: Legislative and Planning Policy Context

## 9.2. Relevant Guidance and Policies

### Air Quality Strategy

- 9.1. The Air Quality Strategy<sup>1</sup> published by the Department for Environment, Food, and Rural Affairs (Defra) and Devolved Administrations, provides the policy framework for air quality management and assessment in the UK. It provides air quality standards and objectives for key air pollutants, which are designed to protect human health and the environment. It also sets out how the different sectors: industry, transport and local government, can contribute to achieving the air quality objectives. Local authorities are seen to play a particularly important role. The strategy describes the Local Air Quality Management (LAQM) regime that has been established, whereby every authority has to carry out regular reviews and assessments of air quality in its area to identify whether the objectives have been, or will be, achieved at relevant locations, by the applicable date. If this is not the case, the authority must declare an Air Quality Management Area (AQMA), and prepare an action plan which identifies appropriate measures that will be introduced in pursuit of the objectives.

### Planning Policy

#### National Policies

- 9.2. The National Planning Policy Framework (NPPF)<sup>2</sup> sets out planning policy for England in one place. It places a general presumption in favour of sustainable development, stressing the importance of local development plans, and states that the planning system should perform an environmental role to minimise pollution. One of the twelve core planning principles notes that planning should “contribute to...reducing pollution”. To prevent unacceptable risks from air pollution, planning decisions should ensure that new development is appropriate for its location. The NPPF states that the “effects (including cumulative effects) of pollution on health, the natural environment or general amenity, and the potential sensitivity of the area or proposed development to adverse effects from pollution, should be taken into account”.
- 9.3. More specifically the NPPF makes clear that:

*“Planning policies should sustain compliance with and contribute towards EU limit values or national objectives for pollutants, taking into account the presence of Air Quality Management Areas and the cumulative impacts on air quality from individual sites in local areas. Planning decisions should ensure that any new development in Air Quality Management Areas is consistent with the local air quality action plan”.*

<sup>1</sup> Defra (2007) The Air Quality Strategy for England, Scotland, Wales and Northern Ireland, Defra.

<sup>2</sup> National Planning Policy Framework (2012), DCLG.

- 9.4. The NPPF is now supported by Planning Practice Guidance (PPG)<sup>3</sup>, which includes guiding principles on how planning can take account of the impacts of new development on air quality. The PPG states that “Defra carries out an annual national assessment of air quality using modelling and monitoring to determine compliance with EU Limit Values” and “It is important that the potential impact of new development on air quality is taken into account ... where the national assessment indicates that relevant limits have been exceeded or are near the limit”. The role of the local authorities is covered by the LAQM regime, with the PPG stating that local authority Air Quality Action Plans “identify measures that will be introduced in pursuit of the objectives”. In addition, the PPG makes clear that “Odour and dust can also be a planning concern, for example, because of the effect on local amenity”.

- 9.5. The PPG states that:

*“Whether or not air quality is relevant to a planning decision will depend on the proposed development and its location. Concerns could arise if the development is likely to generate air quality impact in an area where air quality is known to be poor. They could also arise where the development is likely to adversely impact upon the implementation of air quality strategies and action plans and/or, in particular, lead to a breach of EU legislation (including that applicable to wildlife)”.*

- 9.6. The PPG sets out the information that may be required in an air quality assessment, making clear that “Assessments should be proportional to the nature and scale of development proposed and the level of concern about air quality”. It also provides guidance on options for mitigating air quality impacts, as well as examples of the types of measures to be considered. It makes clear that “Mitigation options where necessary, will depend on the proposed development and should be proportionate to the likely impact”.

#### Regional Policies

- 9.7. Oxfordshire County Council published its Local Transport Plan<sup>4</sup> in 2015. This Plan covers the County’s transport policies up to 2031. Policy 29 states that “Oxfordshire County Council will work with district and city councils to develop and implement transport interventions to support Air Quality Action Plans, giving priority to measures which also contribute to other transport objectives.”

<sup>3</sup> DCLG (2017) Planning Practice Guidance, [Online], Available: <http://planningguidance.planningportal.gov.uk/blog/guidance/>.

<sup>4</sup> Oxfordshire County Council (2015) Connecting Oxfordshire: Local Transport Plan 2015-2031

## Air Quality Action Plans

### *National Air Quality Plans*

- 9.8. Defra has produced Air Quality Plans to reduce nitrogen dioxide concentrations in major cities throughout the UK<sup>5</sup>. Following a High Court ruling in November 2016<sup>6</sup>, Defra undertook to replace these Plans with a new Plan by 31<sup>st</sup> July 2017. To this end, Defra began consultation on its draft new Plan<sup>7</sup> in May 2017. There is currently no practical way to take account of the effects of either of the existing Plans, or the draft new Plan, in relation to the assessment presented in chapter 9 of the ES. The assessment has principally been carried out in relation to the air quality objectives, rather than the EU limit values that are the focus of the draft new Plan.

### *Local Air Quality Action Plan*

- 9.9. Cherwell District Council adopted its Air Quality Action Plan<sup>8</sup> in 2017. This Plan contains a series of measures to reduce air pollution in the District. These measures still require to be transcribed into policies in order to be implemented. One of the five priorities of the Plan is to ensure “new developments encourage and facilitate low emission and alternative transport”. Measure G.2 of the Plan proposes that all major developments include “emission statements and mitigation strategies within an appropriate air quality assessment submitted at the application stage”. Measure G.3 proposes that damage cost calculations are included within the air quality assessment. Both these measures are to be included in development management policies as part of the development of the Cherwell Local Plan Part 2 (currently under preparation).

<sup>5</sup> Defra (2015) Air quality in the UK: plan to reduce nitrogen dioxide emissions, [Online], Available:

<https://www.gov.uk/government/publications/air-quality-in-the-uk-plan-to-reduce-nitrogen-dioxide-emissions>.

<sup>6</sup> Royal Courts of Justice (2016) ClientEarth v Secretary of State for the Environment Food and Rural Affairs [2016] EWHC 2740, [Online], Available: <https://www.judiciary.gov.uk/wp-content/uploads/2016/11/clientearth-v-ssenviron-food-rural-affairs-judgment-021116.pdf>.

<sup>7</sup> Defra (2017) Improving air quality in the UK: tackling nitrogen dioxide in our towns and cities. Draft UK Air Quality Plan for tackling nitrogen dioxide.

<sup>8</sup> Cherwell District Council (2017) Air Quality Action Plan

# ES Volume II: Technical Appendices

## Appendix 9.3: Construction Dust Assessment Procedure

### 9.3. Construction Dust Assessment Procedure

- 9.1. The criteria developed by IAQM<sup>9</sup> divide the activities on construction sites into four types to reflect their different potential impacts. These are:
- demolition;
  - earthworks;
  - construction; and
  - trackout.

- 9.2. The assessment procedure includes the four steps summarised below:

#### STEP 1: Screen the Need for a Detailed Assessment

- 9.3. An assessment is required where there is a human receptor within 350 m of the boundary of the site and/or within 50 m of the route(s) used by construction vehicles on the public highway, up to 500 m from the site entrance(s), or where there is an ecological receptor within 50 m of the boundary of the site and/or within 50 m of the route(s) used by construction vehicles on the public highway, up to 500 m from the site entrance(s).
- 9.4. Where the need for a more detailed assessment is screened out, it can be concluded that the level of risk is *negligible* and that any effects will be 'not significant'. No mitigation measures beyond those required by legislation will be required.

#### STEP 2: Assess the Risk of Dust Impacts

- 9.5. A site is allocated to a risk category based on two factors:
- the scale and nature of the works, which determines the potential dust emission magnitude (Step 2A); and
  - the sensitivity of the area to dust effects (Step 2B).
- 9.6. These two factors are combined in Step 2C, which is to determine the risk of dust impacts with no mitigation applied. The risk categories assigned to the site may be different for each of the four potential sources of dust (demolition, earthworks, construction and trackout).

<sup>9</sup> IAQM (2016) Guidance on the Assessment of Dust from Demolition and Construction v1.1.

#### Step 2A – Define the Potential Dust Emission Magnitude

- 9.7. Dust emission magnitude is defined as either 'Small', 'Medium', or 'Large'. The IAQM guidance explains that this classification should be based on professional judgement, but provides the examples in Table 9.1.1.

**Table 9.1.1: Examples of How the Dust Emission Magnitude Class May be Defined**

Class	Examples
<b>Demolition</b>	
<b>Large</b>	Total building volume >50,000 m <sup>3</sup> , potentially dusty construction material (e.g. concrete), on site crushing and screening, demolition activities >20 m above ground level
<b>Medium</b>	Total building volume 20,000 m <sup>3</sup> – 50,000 m <sup>3</sup> , potentially dusty construction material, demolition activities 10-20 m above ground level
<b>Small</b>	Total building volume <20,000 m <sup>3</sup> , construction material with low potential for dust release (e.g. metal cladding or timber), demolition activities <10 m above ground, demolition during wetter months
<b>Earthworks</b>	
<b>Large</b>	Total site area >10,000 m <sup>2</sup> , potentially dusty soil type (e.g. clay, which will be prone to suspension when dry to due small particle size), >10 heavy earth moving vehicles active at any one time, formation of bunds >8 m in height, total material moved >100,000 tonnes
<b>Medium</b>	Total site area 2,500 m <sup>2</sup> – 10,000 m <sup>2</sup> , moderately dusty soil type (e.g. silt), 5-10 heavy earth moving vehicles active at any one time, formation of bunds 4 m – 8 m in height, total material moved 20,000 tonnes – 100,000 tonnes
<b>Small</b>	Total site area <2,500 m <sup>2</sup> , soil type with large grain size (e.g. sand), <5 heavy earth moving vehicles active at any one time, formation of bunds <4 m in height, total material moved <10,000 tonnes, earthworks during wetter months
<b>Construction</b>	
<b>Large</b>	Total building volume >100,000 m <sup>3</sup> , piling, on site concrete batching; sandblasting
<b>Medium</b>	Total building volume 25,000 m <sup>3</sup> – 100,000 m <sup>3</sup> , potentially dusty construction material (e.g. concrete), piling, on site concrete batching
<b>Small</b>	Total building volume <25,000 m <sup>3</sup> , construction material with low potential for dust release (e.g. metal cladding or timber)
<b>Trackout <sup>a</sup></b>	
<b>Large</b>	>50 HDV (>3.5t) outward movements in any one day, potentially dusty surface material (e.g. high clay content), unpaved road length >100 m
<b>Medium</b>	10-50 HDV (>3.5t) outward movements in any one day, moderately dusty surface material (e.g. high clay content), unpaved road length 50 m – 100 m
<b>Small</b>	<10 HDV (>3.5t) outward movements in any one day, surface material with low potential for dust release, unpaved road length <50 m

<sup>a</sup> These numbers are for vehicles that leave the site after moving over unpaved ground.

#### Step 2B – Define the Sensitivity of the Area

- 9.8. The sensitivity of the area is defined taking account of a number of factors:
- the specific sensitivities of receptors in the area;



- the proximity and number of those receptors;
- in the case of PM<sub>10</sub>, the local background concentration; and
- site-specific factors, such as whether there are natural shelters to reduce the risk of wind-blown dust.

9.9. The first requirement is to determine the specific sensitivities of local receptors. The IAQM guidance recommends that this should be based on professional judgment, taking account of the principles in Table 9.1.2. These receptor sensitivities are then used in the matrices set out in Table 9.1.3, Table 9.1.4 and Table 9.1.5 to determine the sensitivity of the area. Finally, the sensitivity of the area is considered in relation to any other site-specific factors, such as the presence of natural shelters etc., and any required adjustments to the defined sensitivities are made.

**Step 2C – Define the Risk of Impacts**

9.10. The dust emission magnitude determined at Step 2A is combined with the sensitivity of the area determined at Step 2B to determine the *risk* of impacts with no mitigation applied. The IAQM guidance provides the matrix in Table 9.1.6 as a method of assigning the level of risk for each activity.

**STEP 3: Determine Site-specific Mitigation Requirements**

9.11. The IAQM guidance provides a suite of recommended and desirable mitigation measures which are organised according to whether the outcome of Step 2 indicates a low, medium, or high risk. The list provided in the IAQM guidance has been used as the basis for the requirements set out in Appendix 9.7.

**STEP 4: Determine Significant Effects**

9.12. The IAQM guidance does not provide a method for assessing the significance of effects before mitigation, and advises that pre-mitigation significance should not be determined. With appropriate mitigation in place, the IAQM guidance is clear that the residual effect will normally be ‘not significant’.

9.13. The IAQM guidance recognises that, even with a rigorous dust management plan in place, it is not possible to guarantee that the dust mitigation measures will be effective all of the time, for instance under adverse weather conditions. The local community may therefore experience occasional, short-term dust annoyance. The scale of this would not normally be considered sufficient to change the conclusion that the effects will be ‘not significant’.

**Table 9.1.2: Principles to be Used When Defining Receptor Sensitivities**

Class	Principles	Examples
<b>Sensitivities of People to Dust Soiling Effects</b>		
<b>High</b>	users can reasonably expect enjoyment of a high level of amenity; or the appearance, aesthetics or value of their property would be diminished by soiling; and the people or property would reasonably be expected to be present continuously, or at least regularly for extended periods, as part of the normal pattern of use of the land	dwellings, museum and other culturally important collections, medium and long term car parks and car showrooms
<b>Medium</b>	users would expect to enjoy a reasonable level of amenity, but would not reasonably expect to enjoy the same level of amenity as in their home; or the appearance, aesthetics or value of their property could be diminished by soiling; or the people or property wouldn't reasonably be expected to be present here continuously or regularly for extended periods as part of the normal pattern of use of the land	parks and places of work
<b>Low</b>	the enjoyment of amenity would not reasonably be expected; or there is property that would not reasonably be expected to be diminished in appearance, aesthetics or value by soiling; or there is transient exposure, where the people or property would reasonably be expected to be present only for limited periods of time as part of the normal pattern of use of the land	playing fields, farmland (unless commercially-sensitive horticultural), footpaths, short term car parks and roads
<b>Sensitivities of People to the Health Effects of PM<sub>10</sub></b>		
<b>High</b>	locations where members of the public may be exposed for eight hours or more in a day	residential properties, hospitals, schools and residential care homes
<b>Medium</b>	locations where the people exposed are workers, and where individuals may be exposed for eight hours or more in a day.	may include office and shop workers, but will generally not include workers occupationally exposed to PM <sub>10</sub>
<b>Low</b>	locations where human exposure is transient	public footpaths, playing fields, parks and shopping streets
<b>Sensitivities of Receptors to Ecological Effects</b>		
<b>High</b>	locations with an international or national designation and the designated features may be affected by dust soiling; or locations where there is a community of a particularly dust sensitive species	Special Areas of Conservation with dust sensitive features
<b>Medium</b>	locations where there is a particularly important plant species, where its dust sensitivity is uncertain or unknown; or locations with a national designation where the features may be affected by dust deposition	Sites of Special Scientific Interest with dust sensitive features
<b>Low</b>	locations with a local designation where the features may be affected by dust deposition	Local Nature Reserves with dust sensitive features

**Table 9.1.3: Sensitivity of the Area to Dust Soiling Effects on People and Property <sup>10</sup>**

Receptor Sensitivity	Number of Receptors	Distance from the Source (m)			
		<20	<50	<100	<350
High	>100	High	High	Medium	Low
	10-100	High	Medium	Low	Low
	1-10	Medium	Low	Low	Low
Medium	>1	Medium	Low	Low	Low
Low	>1	Low	Low	Low	Low

Table 9.1.4: Sensitivity of the Area to Human Health Effects <sup>10</sup>

Receptor Sensitivity	Annual Mean PM <sub>10</sub>	Number of Receptors	Distance from the Source (m)				
			<20	<50	<100	<200	<350
High	>32 µg/m <sup>3</sup>	>100	High	High	High	Medium	Low
		10-100	High	High	Medium	Low	Low
		1-10	High	Medium	Low	Low	Low
	28-32 µg/m <sup>3</sup>	>100	High	High	Medium	Low	Low
		10-100	High	Medium	Low	Low	Low
		1-10	High	Medium	Low	Low	Low
	24-28 µg/m <sup>3</sup>	>100	High	Medium	Low	Low	Low
		10-100	High	Medium	Low	Low	Low
		1-10	Medium	Low	Low	Low	Low
	<24 µg/m <sup>3</sup>	>100	Medium	Low	Low	Low	Low
		10-100	Low	Low	Low	Low	Low
		1-10	Low	Low	Low	Low	Low
Medium	>32 µg/m <sup>3</sup>	>10	High	Medium	Low	Low	Low
		1-10	Medium	Low	Low	Low	Low
	28-32 µg/m <sup>3</sup>	>10	Medium	Low	Low	Low	Low
		1-10	Low	Low	Low	Low	Low
	24-28 µg/m <sup>3</sup>	>10	Low	Low	Low	Low	Low
		1-10	Low	Low	Low	Low	Low
	<24 µg/m <sup>3</sup>	>10	Low	Low	Low	Low	Low
		1-10	Low	Low	Low	Low	Low
Low	-	>1	Low	Low	Low	Low	Low

Table 9.1.5: Sensitivity of the Area to Ecological Effects <sup>10</sup>

Receptor Sensitivity	Distance from the Source (m)	
	<20	<50
High	High	Medium
Medium	Medium	Low
Low	Low	Low

<sup>10</sup> For demolition, earthworks and construction, distances are taken either from the dust source or from the boundary of the site. For trackout, distances are measured from the sides of roads used by construction traffic. Without mitigation, trackout may occur from roads up to 500 m from sites with a *large* dust emission magnitude, 200 m from sites with a *medium* dust emission magnitude and 50 m from sites with a *small* dust emission magnitude, as measured from the site exit. The impact declines with distance from the site, and it is only necessary to consider trackout impacts up to 50 m from the edge of the road.

**Table 9.1.6: Defining the Risk of Dust Impacts**

Sensitivity of the Area	Dust Emission Magnitude		
	Large	Medium	Small
<b>Demolition</b>			
High	High Risk	Medium Risk	Medium Risk
Medium	High Risk	Medium Risk	Low Risk
Low	Medium Risk	Low Risk	Negligible
<b>Earthworks</b>			
High	High Risk	Medium Risk	Low Risk
Medium	Medium Risk	Medium Risk	Low Risk
Low	Low Risk	Low Risk	Negligible
<b>Construction</b>			
High	High Risk	Medium Risk	Low Risk
Medium	Medium Risk	Medium Risk	Low Risk
Low	Low Risk	Low Risk	Negligible
<b>Trackout</b>			
High	High Risk	Medium Risk	Low Risk
Medium	Medium Risk	Low Risk	Negligible
Low	Low Risk	Low Risk	Negligible

# ES Volume II: Technical Appendices

## Appendix 9.4: EPUK & IAQM Planning for Air Quality Guidance

## 9.4. EPUK & IAQM Planning for Air Quality Guidance

9.1. The guidance issued by EPUK and IAQM<sup>11</sup> is comprehensive in its explanation of the place of air quality in the planning regime. Key sections of the guidance not already mentioned above are set out below.

### Air Quality as a Material Consideration

*“Any air quality issue that relates to land use and its development is capable of being a material planning consideration. The weight, however, given to air quality in making a planning application decision, in addition to the policies in the local plan, will depend on such factors as:*

- *the severity of the impacts on air quality;*
- *the air quality in the area surrounding the proposed development;*
- *the likely use of the development, i.e. the length of time people are likely to be exposed at that location; and*
- *the positive benefits provided through other material considerations”.*

### Recommended Best Practice

9.2. The guidance goes into detail on how all development proposals can and should adopt good design principles that reduce emissions and contribute to better air quality management. It states:

*“The basic concept is that good practice to reduce emissions and exposure is incorporated into all developments at the outset, at a scale commensurate with the emissions”.*

9.3. The guidance sets out a number of good practice principles that should be applied to all developments that:

- include 10 or more dwellings;
- where the number of dwellings is not known, residential development is carried out on a site of more than 0.5 ha;
- provide more than 1,000 m<sup>2</sup> of commercial floorspace;
- are carried out on land of 1 ha or more.

9.4. The good practice principles are that:

<sup>11</sup> Moorcroft and Barrowcliffe et al (2017) Land-Use Planning & Development Control: Planning For Air Quality v1.2, IAQM, London.

- New developments should not contravene the Council’s Air Quality Action Plan, or render any of the measures unworkable;
- Wherever possible, new developments should not create a new “street canyon”, as this inhibits pollution dispersion;
- Delivering sustainable development should be the key theme of any application;
- New development should be designed to minimise public exposure to pollution sources, e.g. by locating habitable rooms away from busy roads;
- The provision of at least 1 Electric Vehicle (EV) “rapid charge” point per 10 residential dwellings and/or 1000 m<sup>2</sup> of commercial floorspace. Where on-site parking is provided for residential dwellings, EV charging points for each parking space should be made available;
- Where development generates significant additional traffic, provision of a detailed travel plan (with provision to measure its implementation and effect) which sets out measures to encourage sustainable means of transport (public, cycling and walking) via subsidised or free-ticketing, improved links to bus stops, improved infrastructure and layouts to improve accessibility and safety;
- All gas-fired boilers to meet a minimum standard of <40 mgNO<sub>x</sub>/kWh;
- Where emissions are likely to impact on an AQMA, all gas-fired CHP plant to meet a minimum emissions standard of:
  - Spark ignition engine: 250 mgNO<sub>x</sub>/Nm<sup>3</sup>;
  - Compression ignition engine: 400 mgNO<sub>x</sub>/Nm<sup>3</sup>;
  - Gas turbine: 50 mgNO<sub>x</sub>/Nm<sup>3</sup>.
- A presumption should be to use natural gas-fired installations. Where biomass is proposed within an urban area it is to meet minimum emissions standards of 275 mgNO<sub>x</sub>/Nm<sup>3</sup> and 25 mgPM/Nm<sup>3</sup>.

9.5. The guidance also outlines that offsetting emissions might be used as a mitigation measure for a proposed development. However, it states that:

*“It is important that obligations to include offsetting are proportional to the nature and scale of development proposed and the level of concern about air quality; such offsetting can be based on a quantification of the emissions associated with the development. These emissions can be assigned a value, based on the “damage cost approach” used by Defra, and then applied as an indicator of the level of offsetting required, or as a financial obligation on the developer. Unless some form of benchmarking is applied, it is impractical to include building emissions in this approach, but if the boiler and CHP emissions are consistent with the standards as described above then this is not essential”.*

9.6. The guidance offers a widely used approach for quantifying costs associated with pollutant emissions from transport. It also outlines the following typical measures that may be considered to offset emissions, stating that measures to offset emissions may also be applied as post assessment mitigation:

- Support and promotion of car clubs;
- Contributions to low emission vehicle refuelling infrastructure;
- Provision of incentives for the uptake of low emission vehicles;
- Financial support to low emission public transport options; and
- Improvements to cycling and walking infrastructures.

## Screening

### Impacts of the Local Area on the Development

*“There may be a requirement to carry out an air quality assessment for the impacts of the local area’s emissions on the proposed development itself, to assess the exposure that residents or users might experience. This will need to be a matter of judgement and should take into account:*

- *the background and future baseline air quality and whether this will be likely to approach or exceed the values set by air quality objectives;*
- *the presence and location of Air Quality Management Areas as an indicator of local hotspots where the air quality objectives may be exceeded;*
- *the presence of a heavily trafficked road, with emissions that could give rise to sufficiently high concentrations of pollutants (in particular nitrogen dioxide), that would cause unacceptably high exposure for users of the new development; and*
- *the presence of a source of odour and/or dust that may affect amenity for future occupants of the development”.*

### Impacts of the Development on the Local Area

9.7. The guidance sets out two stages of screening criteria that can be used to identify whether a detailed air quality assessment is required, in terms of the impact of the development on the local area. The first stage is that you should proceed to the second stage if any of the following apply:

- 10 or more residential units or a site area of more than 0.5 ha residential use; and/or
- more than 1,000 m<sup>2</sup> of floor space for all other uses or a site area greater than 1 ha.

9.8. Coupled with any of the following:

- the development has more than 10 parking spaces; and/or
- the development will have a centralised energy facility or other centralised combustion process.

9.9. If the above do not apply then the development can be screened out as not requiring a detailed air quality assessment of the impact of the development on the local area. If they do apply then you proceed to stage 2, which sets out indicative criteria for requiring an air quality assessment. The stage 2 criteria relating to vehicle emissions are set out below:

- the development will lead to a change in LDV flows of more than 100 AADT within or adjacent to an AQMA or more than 500 AADT elsewhere;
- the development will lead to a change in HDV flows of more than 25 AADT within or adjacent to an AQMA or more than 100 AADT elsewhere;
- the development will lead to a realigning of roads (i.e. changing the proximity of receptors to traffic lanes) where the change is 5m or more and the road is within an AQMA;
- the development will introduce a new junction or remove an existing junction near to relevant receptors, and the junction will cause traffic to significantly change vehicle acceleration/deceleration, e.g. traffic lights or roundabouts;
- the development will introduce or change a bus station where bus flows will change by more than 25 AADT within or adjacent to an AQMA or more than 100 AADT elsewhere;
- the development will have an underground car park with more than 100 movements per day (total in and out) with an extraction system that exhausts within 20 m of a relevant receptor; and

9.10. The criteria are more stringent where the traffic impacts may arise on roads where concentrations are close to the objective. The presence of an AQMA is taken to indicate the possibility of being close to the objective, but where whole authority AQMAs are present and it is known that the affected roads have concentrations below 90% of the objective, the less stringent criteria are likely to be more appropriate.

9.11. On combustion processes (including standby emergency generators and shipping) where there is a risk of impacts at relevant receptors, the guidance states that:

*“Typically, any combustion plant where the single or combined NO<sub>x</sub> emission rate is less than 5 mg/sec is unlikely to give rise to impacts, provided that the emissions are released from a vent or stack in a location and at a height that provides adequate dispersion. As a guide, the 5 mg/s criterion equates to a 450 kW ultra-low NO<sub>x</sub> gas boiler or a 30kW CHP unit operating at <95mg/Nm<sup>3</sup>.*

*In situations where the emissions are released close to buildings with relevant receptors, or where the dispersion of the plume may be adversely affected by the size and/or height of adjacent buildings*



(including situations where the stack height is lower than the receptor) then consideration will need to be given to potential impacts at much lower emission rates.

Conversely, where existing nitrogen dioxide concentrations are low, and where the dispersion conditions are favourable, a much higher emission rate may be acceptable”.

- 9.12. Should none of the above apply then the development can be screened out as not requiring a detailed air quality assessment of the impact of the development on the local area, provided that professional judgement is applied; the guidance importantly states the following:

“The criteria provided are precautionary and should be treated as indicative. They are intended to function as a sensitive ‘trigger’ for initiating an assessment in cases where there is a possibility of significant effects arising on local air quality. This possibility will, self-evidently, not be realised in many cases. The criteria should not be applied rigidly; in some instances, it may be appropriate to amend them on the basis of professional judgement, bearing in mind that the objective is to identify situations where there is a possibility of a significant effect on local air quality”.

- 9.13. Even if a development cannot be screened out, the guidance is clear that a detailed assessment is not necessarily required:

“The use of a Simple Assessment may be appropriate, where it will clearly suffice for the purposes of reaching a conclusion on the significance of effects on local air quality. The principle underlying this guidance is that any assessment should provide enough evidence that will lead to a sound conclusion on the presence, or otherwise, of a significant effect on local air quality. A Simple Assessment will be appropriate, if it can provide this evidence. Similarly, it may be possible to conduct a quantitative assessment that does not require the use of a dispersion model run on a computer”.

- 9.14. The guidance also outlines what the content of the air quality assessment should include, and this has been adhered to in the production of this chapter.

### Impact Descriptors and Assessment of Significance

- 9.15. There is no official guidance in the UK in relation to development control on how to describe the nature of air quality impacts, nor how to assess their significance. The approach within the EPUK/IAQM guidance has, therefore, been used in this assessment. This approach involves a two stage process:

- a qualitative or quantitative description of the impacts on local air quality arising from the development; and
- a judgement on the overall significance of the effects of any impacts.

### Impact Descriptors

- 9.16. Impact description involves expressing the magnitude of incremental change as a proportion of a relevant assessment level and then examining this change in the context of the new total concentration and its relationship with the assessment criterion. Table 9.1.7 sets out the method for determining the impact descriptor for annual mean concentrations at individual receptors, having been adapted from the table presented in the guidance document. For the assessment criterion the term Air Quality Assessment Level or AQAL has been adopted, as it covers all pollutants, i.e. those with and without formal standards. Typically, as is the case for this assessment, the AQAL will be the air quality objective value. Note that impacts may be adverse or beneficial, depending on whether the change in concentration is positive or negative.

**Table 9.1.7: Air Quality Impact Descriptors for Individual Receptors for All Pollutants <sup>a</sup>**

Long-Term Average Concentration At Receptor In Assessment Year <sup>b</sup>	Change in concentration relative to AQAL <sup>c</sup>				
	0%	1%	2-5%	6-10%	>10%
75% or less of AQAL	Negligible	Negligible	Negligible	Slight	Moderate
76-94% of AQAL	Negligible	Negligible	Slight	Moderate	Moderate
95-102% of AQAL	Negligible	Slight	Moderate	Moderate	Substantial
103-109% of AQAL	Negligible	Moderate	Moderate	Substantial	Substantial
110% or more of AQAL	Negligible	Moderate	Substantial	Substantial	Substantial

<sup>a</sup> Values are rounded to the nearest whole number.

<sup>b</sup> This is the ‘without scheme’ concentration where there is a decrease in pollutant concentration and the ‘with scheme’ concentration where there is an increase.

<sup>c</sup> AQAL = Air Quality Assessment Level, which may be an air quality objective, EU limit or target value, or an Environment Agency ‘Environmental Assessment Level (EAL)’.

### Assessment of Significance

- 9.17. The guidance recommends that the assessment of significance should be based on professional judgement, with the overall air quality impact of the scheme described as either ‘significant’ or ‘not significant’. In drawing this conclusion, the following factors should be taken into account:

- the existing and future air quality in the absence of the development;
- the extent of current and future population exposure to the impacts;
- the influence and validity of any assumptions adopted when undertaking the prediction of impacts;
- the potential for cumulative impacts and, in such circumstances, several impacts that are described as ‘slight’ individually could, taken together, be regarded as having a significant effect for the purposes of air quality management in an area, especially where it is proving difficult to reduce concentrations of a pollutant. Conversely, a ‘moderate’ or ‘substantial’



impact may not have a significant effect if it is confined to a very small area and where it is not obviously the cause of harm to human health; and

- the judgement on significance relates to the consequences of the impacts; will they have an effect on human health that could be considered as significant? In the majority of cases, the impacts from an individual development will be insufficiently large to result in measurable changes in health outcomes that could be regarded as significant by health care professionals.

- 9.18. The guidance is clear that other factors may be relevant in individual cases. It also states that the effect on the residents of any new development where the air quality is such that an air quality objective is not met will be judged as significant. For people working at new developments in this situation, the same will not be true as occupational exposure standards are different, although any assessment may wish to draw attention to the undesirability of the exposure.
- 9.19. A judgement of the significance should be made by a competent professional who is suitably qualified. A summary of the professional experience of the staff contributing to this assessment is provided in Appendix 0.

# ES Volume II: Technical Appendices

## Appendix 9.5: Professional Experience

## 9.5. Professional Experience

### Stephen Moorcroft, BSc (Hons) MSc DIC MEnvSc MIAQM CEnv

Mr Moorcroft is a Director of Air Quality Consultants, and has worked for the company since 2004. He has over thirty-five years' postgraduate experience in environmental sciences. Prior to joining Air Quality Consultants, he was the Managing Director of Casella Stanger, with responsibility for a business employing over 100 staff and a turnover of £12 million. He also acted as the Business Director for Air Quality services, with direct responsibility for a number of major Government projects. He has considerable project management experience associated with Environmental Assessments in relation to a variety of development projects, including power stations, incinerators, road developments and airports, with particular experience related to air quality assessment, monitoring and analysis. He has contributed to the development of air quality management in the UK, and has been closely involved with the LAQM process since its inception. He has given expert evidence to numerous public inquiries, and is frequently invited to present to conferences and seminars. He is a Member of the Institute of Air Quality Management.

### Chris Whall, BSc (Hons) MSc CEnv MEnvSc MIAQM

Mr Whall is a Director of Air Quality Consultants. He has 18 years' experience in environmental consulting with multi-sector EIA experience and technical expertise in air quality and emissions management, emissions quantification, ambient air quality monitoring and impact assessment. Mr Whall's work has included the provision of air quality advice and the delivery of impact assessments for UK and international developments including airports, road, rail, power stations, energy from waste, mining and other major regeneration schemes. He has contributed to the air quality components of major Environmental Statements for airports including Heathrow, Gatwick and Stansted in the UK and has provided strategic air quality advice to the European Investment Bank in relation to international airport expansion. Mr Whall also provided overall technical direction to the air quality team delivering the Environmental Statements for the Hinkley Point C nuclear power station Development Consent Order (DCO), on behalf of EDF Energy. Recently Mr Whall led the air quality assessment to support the ending of the Cranford Agreement at Heathrow Airport to introduce full runway alternation during easterly operation; he appeared as an Expert Witness on behalf of Heathrow Airport Limited at the Public Inquiry in 2015. For several years Mr Whall has been working with Heathrow Airport Limited in the development of its masterplan for a third runway and he led Heathrow's air quality submissions to the Airports Commission.

### Pauline Jezequel, MSc MEnvSc AMIAQM

Miss Jezequel is a Senior Consultant with AQC with seven years' relevant experience. Prior to joining AQC she worked as an air quality consultant at AECOM. She has also worked as an air quality controller at Bureau Veritas in France, undertaking a wide range of ambient and indoor air

quality measurements for audit purposes. She now works in the field of air quality assessment, undertaking air quality impact assessments for a wide range of development projects in the UK and abroad, including for residential and commercial developments, transport schemes (rail, road and airport), waste facilities and industrial sites. Miss Jezequel has also undertaken a number of odour surveys and assessments in the context of planning applications. She has experience in monitoring construction dust, as well as indoor pollutant levels for BREEAM purposes.

Full CVs are available at [www.aqconsultants.co.uk](http://www.aqconsultants.co.uk).

# ES Volume II: Technical Appendices

## Appendix 9.6: Modelling Methodology

## 9.6. Modelling Methodology

### Model Inputs

- 9.1. Predictions have been carried out using the ADMS-Roads dispersion model (v4.0). The model requires the user to provide various input data, including emissions from each section of road, and the road characteristics (including road width, street canyon width, street canyon height and porosity, where applicable). Vehicle emissions have been calculated based on vehicle flow, composition and speed data using the EFT (Version 7.0) published by Defra<sup>12</sup>.
- 9.2. Hourly sequential meteorological data from Benson for 2015 have been used in the model. The Benson meteorological monitoring station is located at Benson Airfield, approximately 30 km to the south of the proposed development site. It is deemed to be the nearest monitoring station representative of meteorological conditions in the vicinity of the proposed development site; both the development site and the Benson meteorological monitoring station are located in the southeast of England where they will be influenced by the effects of inland meteorology over flat-lying topography.
- 9.3. For the purposes of modelling, it has been assumed that most of Kings End and Queens Avenue form a street canyon. These roads have a number of canyon-like features, which reduce dispersion of traffic emissions, and can lead to concentrations of pollutants being higher here than they would be in areas with greater dispersion. Kings End and Queens Avenue have, therefore, been modelled as a street canyon(s) using ADMS-Roads' advanced canyon module, with appropriate input parameters determined from local mapping and photographs. The advanced canyon module has been used along with the urban canopy flow module, the input data for which have been published by Cambridge Environmental Research Consultants<sup>13</sup>, who developed the ADMS models.
- 9.4. AADT flows, speeds, and vehicle fleet composition data have been provided by Motion, who have undertaken the transport assessment work for the proposed development. These have been derived from weekday counts, which may over-predict annual average flows. The 2017 AADT flows have been factored backwards to the assessment year of 2015 using growth factors derived using the TEMPro System v7.0<sup>14</sup>. Traffic speeds have been based on those provide by the transport consultant, with some having been adjusted based on professional judgement, taking account of the road layout, speed limits and the proximity to a junction. The traffic data used in this assessment are summarised in Table 9.1.8. Diurnal flow profiles for the traffic have been derived from the national diurnal profiles published by DfT<sup>15</sup>.

<sup>12</sup> Defra (2017) Defra Air Quality Website, [Online], Available: <http://laqm.defra.gov.uk/>.

<sup>13</sup> CERC (2016) London Urban Canopy Data, [Online], Available: <http://www.cerc.co.uk/IJARSG2016>.

<sup>14</sup> DfT (2016) TEMPro (Version 7.0) Software, [Online], Available: <https://www.gov.uk/government/collections/tempro>.

<sup>15</sup> DfT (2015) DfT Automatic traffic Counters Table TRA0305-0307, [Online], Available: <https://www.gov.uk/government/statistical-data-sets/tra03-motor-vehicle-flow>.

Table 9.1.8: Summary of Traffic Data used in the Assessment (AADT Flows)

Road Link	2015		2026 (Without Scheme but with Cumulative Schemes )		2026 (With Scheme and Cumulative Schemes)	
	AADT	%HDV	AADT	%HDV	AADT	%HDV
Kings end	20820	0.7	26469	0.7	29802	0.6
Pingle Drive	4705	0.3	6234	0.3	6234	0.3
A41 East	23198	3.9	33369	3.3	34721	3.1
Oxford Rd N of Lakeview Drive	32573	4.5	45694	3.9	50357	3.5
Lakeview Drive	12516	0.4	15239	0.4	21610	0.3
Oxford Rd S of Lakeview Drive	30227	5.0	42839	4.3	44743	4.1
Saxon fields	2367	0.0	2882	0.0	2882	0.0

- 9.5. Figure 9.1.1 shows the road network included within the model and defines the study area.

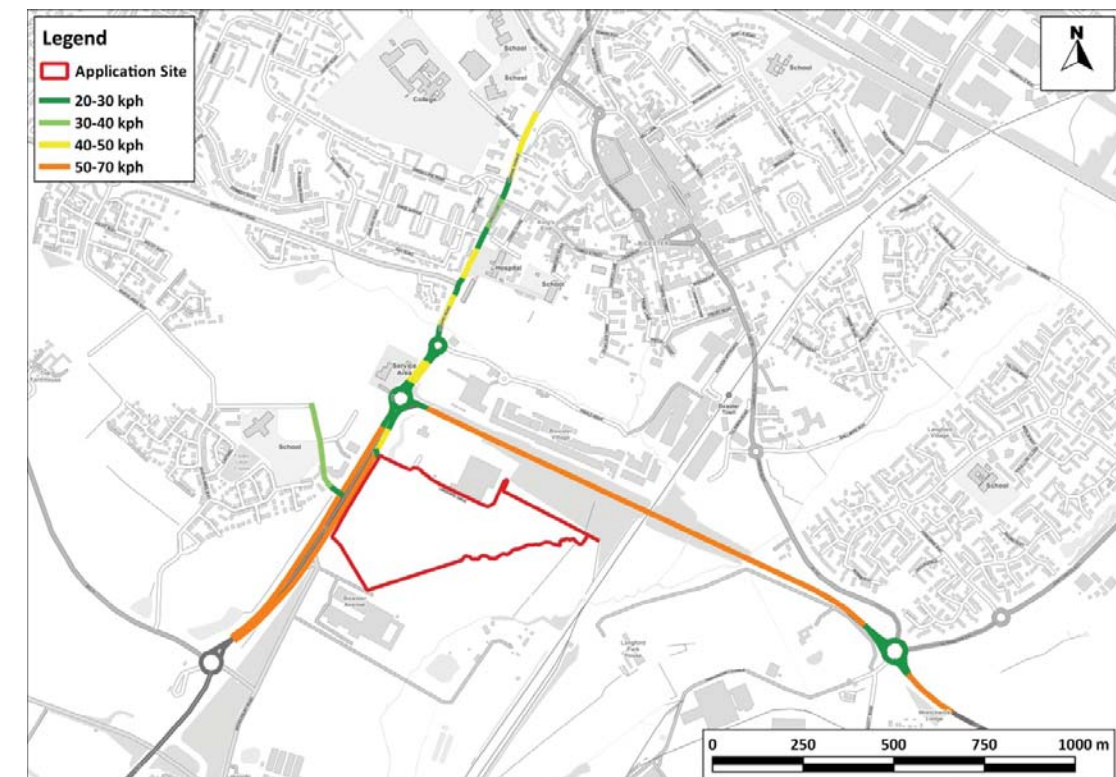


Figure 9.1.1: Modelled Road Network and Speeds

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### Sensitivity Test for Nitrogen Oxides and Nitrogen Dioxide

- 9.6. As explained in the ES chapter, AQC has carried out a detailed analysis which showed that, where previous standards had limited on-road success in reducing nitrogen oxides emissions from diesel vehicles, the 'Euro VI' and 'Euro 6' standards are delivering real on-road improvements<sup>16</sup>. Furthermore, these improvements are expected to increase as the Euro 6 standard is fully implemented. Despite this, the detailed analysis suggested that, in addition to modelling using the EFT (V7.0), a sensitivity test using elevated nitrogen oxides emissions from certain diesel vehicles should be carried out<sup>16</sup>. A worst-case sensitivity test has thus been carried out by applying the adjustments set out in Table 9.1.9 to the emission factors used within the EFT<sup>17</sup>, using AQC's CURED (V2A) tool<sup>18</sup>. The justifications for these adjustments are given in AQC<sup>16</sup>. Results are thus presented for two scenarios: first the 'official prediction', which uses the EFT with no adjustment, and second the 'worst-case sensitivity test', which applies the adjustments set out in Table 9.1.9. The results from this sensitivity test are likely to over-predict emissions from vehicles in the future and thus provide a reasonable worst-case upper-bound to the assessment.

**Table 9.1.9: Summary of Adjustments Made to Defra's EFT (V7.0)**

Vehicle Type		Adjustment Applied to Emission Factors
All Petrol Vehicles		No adjustment
Light Duty Diesel Vehicles	Euro 5 and earlier	No adjustment
	Euro 6	Increased by 78%
Heavy Duty Diesel Vehicles	Euro III and earlier	No adjustment
	Euro IV and V	Set to equal Euro III values
	Euro VI	Set to equal 20% of Euro III emissions <sup>a</sup>

<sup>a</sup> Taking account of the speed-emission curves for different Euro classes as explained in AQC (2016b).

### Background Concentrations

- 9.7. The background pollutant concentrations across the study area have been defined using the national pollution maps published by Defra<sup>12</sup>. These cover the whole country on a 1x1 km grid and are published for each year from 2013 until 2030.

<sup>16</sup> AQC (2016) Emissions of Nitrogen Oxides from Modern Diesel Vehicles, [Online], Available: <http://www.aqconsultants.co.uk/getattachment/Resources/Download-Reports/Emissions-of-Nitrogen-Oxides-from-Modern-Diesel-Vehicles-210116.pdf.aspx>.

<sup>17</sup> All adjustments were applied to the COPERT functions. Fleet compositions etc. were applied following the same methodology as used within the EFT.

<sup>18</sup> AQC (2016) CURED V2A, [Online], Available: <http://www.aqconsultants.co.uk/getattachment/Resources/Download-Reports/CURED-V2A.zip.aspx>.

### Background NO<sub>2</sub> Concentrations for Sensitivity Test

- 9.8. The road-traffic components of nitrogen dioxide in the background maps have been uplifted in order to derive future year background nitrogen dioxide concentrations for use in the sensitivity test. Details of the approach are provided in the report prepared by AQC<sup>18</sup>.

### Model Verification

- 9.9. In order to ensure that ADMS-Roads accurately predicts local concentrations, it is necessary to verify the model against local measurements.

### Nitrogen Dioxide

- 9.10. Most nitrogen dioxide (NO<sub>2</sub>) is produced in the atmosphere by reaction of nitric oxide (NO) with ozone. It is therefore most appropriate to verify the model in terms of primary pollutant emissions of nitrogen oxides (NO<sub>x</sub> = NO + NO<sub>2</sub>). The model has been run to predict the annual mean NO<sub>x</sub> concentrations during 2015 at the Queens Avenue and Kings End South diffusion tube monitoring sites. Concentrations have been modelled at 2.0 m, the height of the monitors.
- 9.11. The model output of road-NO<sub>x</sub> (i.e. the component of total NO<sub>x</sub> coming from road traffic) has been compared with the 'measured' road-NO<sub>x</sub>. Measured road-NO<sub>x</sub> has been calculated from the measured NO<sub>2</sub> concentrations and the predicted background NO<sub>2</sub> concentration using the NO<sub>x</sub> from NO<sub>2</sub> calculator (Version 5.1) available on the Defra LAQM Support website<sup>12</sup>.
- 9.12. An adjustment factor has been determined as the slope of the best-fit line between the 'measured' road contribution and the model derived road contribution, forced through zero (Figure 9.1.2). The calculated adjustment factor of 2.8019 has been applied to the modelled road-NO<sub>x</sub> concentration for each receptor to provide adjusted modelled road-NO<sub>x</sub> concentrations.
- 9.13. The total nitrogen dioxide concentrations have then been determined by combining the adjusted modelled road-NO<sub>x</sub> concentrations with the predicted background NO<sub>2</sub> concentration within the NO<sub>x</sub> to NO<sub>2</sub> calculator. Figure 9.1.3 compares final adjusted modelled total NO<sub>2</sub> at each of the monitoring sites to measured total NO<sub>2</sub>, and shows a close agreement.
- 9.14. The results imply that the model has under predicted the road-NO<sub>x</sub> contribution. This is a common experience with this and most other road traffic emissions dispersion models.



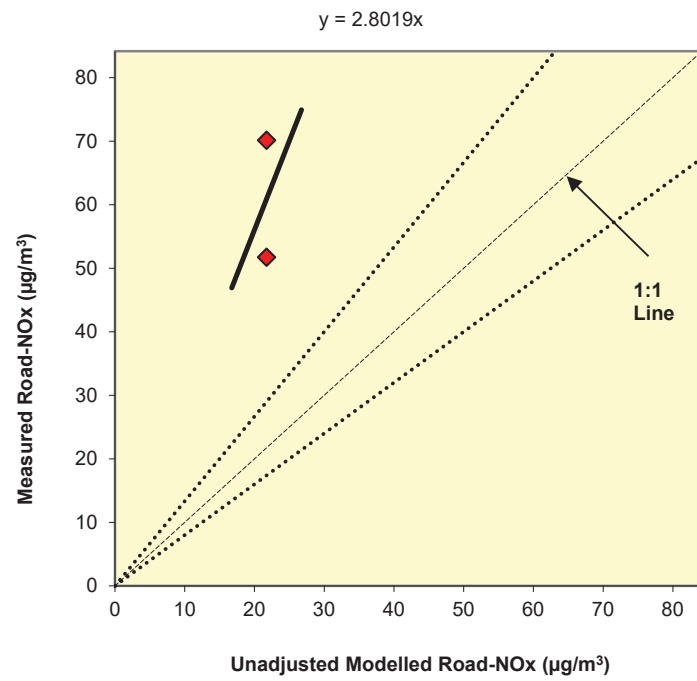


Figure 9.1.2: Comparison of Measured Road NOx to Unadjusted Modelled Road NOx Concentrations. The dashed lines show  $\pm 25\%$ .

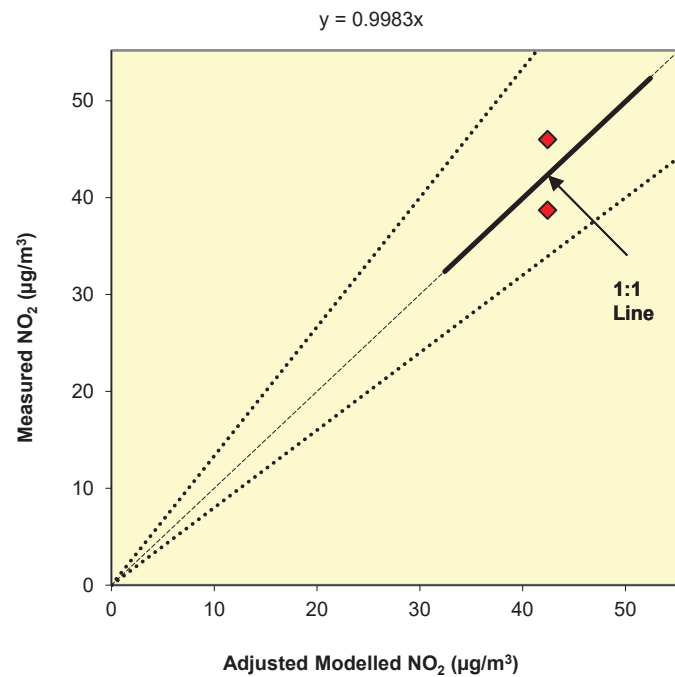


Figure 9.1.3: Comparison of Measured Total NO<sub>2</sub> to Final Adjusted Modelled Total NO<sub>2</sub> Concentrations. The dashed lines show  $\pm 25\%$ .

**Model Verification for NOx and NO<sub>2</sub> Sensitivity Test**

9.15. The approach set out above has been repeated using the predicted road-NOx and background concentrations specific to the sensitivity test. This has resulted in an adjustment factor of 2.6822, which has been applied to all modelled road-NOx concentrations within the sensitivity test.

**Model Post-processing**

9.16. The model predicts road-NOx concentrations at each receptor location. These concentrations have been adjusted using the adjustment factor set out above, which, along with the background NO<sub>2</sub>, has been processed through the NOx to NO<sub>2</sub> calculator available on the Defra LAQM Support website<sup>12</sup>. The traffic mix within the calculator has been set to "All other urban UK traffic", which is considered suitable for the study area. The calculator predicts the component of NO<sub>2</sub> based on the adjusted road-NOx and the background NO<sub>2</sub>.



# ES Volume II: Technical Appendices

## Appendix 9.7: Construction Mitigation

## 9.7. Construction Mitigation

9.1. The following is a set of measures that should be incorporated into the specification for the works:

### Communications

- display the name and contact details of person(s) accountable for air quality and dust issues on the site boundary. This may be the environmental manager/engineer or the site manager; and
- display the head or regional office contact information.

### Dust Management Plan

- Develop and implement a Dust Management Plan (DMP) approved by the Local Authority which documents the mitigation measures to be applied, and the procedures for their implementation and management.

### Site Management

- Record all dust and air quality complaints, identify cause(s), take appropriate measures to reduce emissions in a timely manner, and record the measures taken;
- make the complaints log available to the local authority when asked; and
- record any exceptional incidents that cause dust and/or air emissions, either on- or off-site, and the action taken to resolve the situation in the log book.

### Monitoring

- Undertake daily on-site and off-site inspections where receptors (including roads) are nearby, to monitor dust. Record inspection results, and make the log available to the Local Authority when asked. This should include regular dust soiling checks of surfaces such as street furniture, cars and window sills within 100 m of the site boundary, with cleaning to be provided if necessary;
- carry out regular site inspections to monitor compliance with the DMP, record inspection results, and make an inspection log available to the Local Authority when asked; and
- increase the frequency of site inspections by the person accountable for air quality and dust issues on site when activities with a high potential to produce dust are being carried out and during prolonged dry or windy conditions.

### Preparing and Maintaining the Site

- Plan the site layout so that machinery and dust-causing activities are located away from receptors, as far as is possible;
- erect solid screens or barriers around dusty activities or the site boundary that are at least as high as any stockpiles on site;
- avoid site runoff of water or mud;
- keep site fencing, barriers and scaffolding clean using wet methods;
- remove materials that have a potential to produce dust from site as soon as possible, unless being re-used on site. If they are being re-used on-site cover as described below; and
- cover, seed, or fence stockpiles to prevent wind whipping.

### Operating Vehicle/Machinery and Sustainable Travel

- Ensure all vehicles switch off their engines when stationary – no idling vehicles;
- avoid the use of diesel- or petrol-powered generators and use mains electricity or battery-powered equipment where practicable; and
- impose and signpost a maximum-speed-limit of 15 mph on surfaced and 10 mph on un-surfaced haul roads and work areas (if long haul routes are required these speeds may be increased with suitable additional control measures provided, subject to the approval of the nominated undertaker and with the agreement of the local authority, where appropriate).

### Operations

- Only use cutting, grinding or sawing equipment fitted or in conjunction with suitable dust suppression techniques such as water sprays or local extraction, e.g. suitable local exhaust ventilation systems;
- ensure an adequate water supply on the site for effective dust/particulate matter suppression/mitigation, using non-potable water where possible and appropriate;
- use enclosed chutes, conveyors and covered skips;
- minimise drop heights from conveyors, loading shovels, hoppers and other loading or handling equipment and use fine water sprays on such equipment wherever appropriate; and
- ensure equipment is readily available on site to clean any dry spillages, and clean up spillages as soon as reasonably practicable after the event using wet cleaning methods.

## Waste Management

- Avoid bonfires and burning of waste materials.

## Measures Specific to Construction

- Avoid scabbling (roughening of concrete surfaces), if possible; and
- ensure sand and other aggregates are stored in bunded areas and are not allowed to dry out, unless this is required for a particular process, in which case ensure that appropriate additional control measures are in place.

## Measures Specific to Trackout

- Use water-assisted dust sweeper(s) on the access and local roads, to remove, as necessary, any material tracked out of the site. This may require the sweeper being continuously in use;
- avoid dry sweeping of large areas;
- ensure vehicles entering and leaving sites are covered to prevent escape of materials during transport;
- inspect on-site haul routes for integrity and instigate necessary repairs to the surface as soon as reasonably practicable;
- record all inspections of haul routes and any subsequent action in a site log book;
- install hard surfaced haul routes, which are regularly damped down with fixed or mobile sprinkler systems or mobile water bowsers, and regularly cleaned;
- implement a wheel washing system (with rumble grids to dislodge accumulated dust and mud prior to leaving the site where reasonably practicable);
- ensure there is an adequate area of hard surfaced road between the wheel wash facility and the site exit, wherever site size and layout permits; and
- access gates should be located at least 10 m from receptors, where possible.

# ES Volume II: Technical Appendices

## Appendix 10.1: Site Gazetteer

# Site Gazeteer



<b>Site Number</b>	1
<b>Site Name</b>	Akeman Street (west section)
<b>Type of Site</b>	Street
<b>NMRS Number</b>	
<b>HER Number</b>	8921
<b>Status</b>	Non-designated
<b>Easting</b>	456790
<b>Northing</b>	221062
<b>Parish</b>	Bicester
<b>Council</b>	Cherwell District Council
<b>Description</b>	<p>Margary Road 16b; section of road from Alchester to Cirencester. See also PRN 8920.</p> <p>(4) Presence of road shown up by its roadside ditches exposed in a pipe trench</p> <p>(5) Gas pipeline trench in 1972 showed little evidence for a metalled surface or side ditches</p> <p>(6) Slight agger 5m wide parallel to and 10m south of present Chesterton Lane. Rough stone cobble surface 0.1m thick and 2-5m wide below turf line. Laid in natural subsoil. Undated. Exposed at SP 5485 2105. Confirmed by pipeline trench and testing assoc with M40.</p> <p>(7) Watching brief prior to housing development revealed section of Akeman Street, buried 0.6m below present ground level. Possible ditch located on south side, now found on north side. No Roman artefacts recovered</p> <p>(8) At SP 550 211, construction of a road bridge for Chesterton Lane revealed layers of metalling of Akeman Street, lying 5.1m below the surface</p> <p>(9) Fabric of Akeman Street was located, 6.5m wide and up to 0.51m thick</p> <p>(10) Account of excavation of Akeman Street in trial trench. Akeman St located 2km W of Alchester; known to lie beneath Chesterton Lane. Partly sectioned by bridge foundation. Pottery found on surface. Roadside ditches not visible, but metalled surface (made up of brashy subsoil quarried from roadside ditches) was. Road appears to have been patched and once remetalled.</p> <p>11) A length of the Road was fieldwalked in 2004 ahead of a pipeline. No significant scatters were located.</p> <p>12) During groundworks prior to erection of new dance studio. WB identified 2 cut features, interpreted as roadside ditches, as well as discrete pit with abundant finds.</p> <p>13) A Watching Brief carried out ahead of the construction of a new building and access. The site was evaluated in 1996 and located a Roman trackway. A ditch relating to this trackway was recorded in this watching brief as well as a modern farmyard surface.</p> <p>15) Portions of road's course survive in hedgerow alignments and under fields. Akeman Street crosses the A40 in the vicinity of the grade-separated interchange.</p> <p>16) Same information in 3rd edition as 1st edition on section of road in Oxfordshire.</p> <p>17) A small undated ditch was recorded on the N side of the road during a WB on the western side of Ramsden. Aligned with the road and containing a pebble fill which may be the eroded metalled surface.</p> <p>18) Draft publication report for Oxo.</p> <p>19) See for information in DRF (SP31NE) related to possible Roman road connecting to Akeman St, running through Finstock.</p> <p>20) Photo transferred to Oxon History Centre.</p> <p>21) WB was successful in establishing the alignment of the Roman road and its excellent state of preservation.</p> <p>22) Section of Roman road was mapped as part of this NMP project; it is visible as cropmark and slight earthwork. Road is located W of Bembury Lodge Plantation between SP 2085 0761 and SP 2117 0771, and is defined as a linear cropmark and slight earthwork of the buried metalled road which measures approx 7m in width. The road follows the alignment of field boundaries to the E and then continues along the road line. (data from NMP SP 20 NW 39 long listing).</p> <p>&lt;1&gt; I D Margary, 1957, Roman Roads in Britain, pp.144-147 (Bibliographic reference). SOX747.</p> <p>&lt;2&gt; Archaeological Journal, Vol 9, p.30; Vol 6 (1926) pp.43-53 (Serial). SOX443.</p>

# Site Gazeteer



<3> Oxford Architectural & Historical Society, Oxoniensia, Vol 7 (1942) p.109 (Serial). SOX284.

<4> Field Notes/Field Visit, R A Chambers, 30.4.80. See DRF under PRN 12384 (Unpublished document). SOX261.

<5> Oxford Architectural & Historical Society, Oxoniensia, Vol XLIII (1978) p.48. Archaeology of Charlbury to Arncott Gas Pipeline (Serial). SOX284.

<6> Oxford Architectural & Historical Society, Oxoniensia, Vol 57 (1992) p.51. Archaeology of the M40 (Serial). SOX284.

<7> Oxford Archaeological Unit, 1993, Watching brief at Green Lane, Chesterton (Unpublished document). SOX851.

<8> Britannia, Vol XXI (1990) p.334. See CAS Lib: Vale 41 (Serial). SOX282.

<9> Britannia, Vol XXVI (1995) p.355 (Serial). SOX282.

<10> General reference, Oxon Arch Society Report, 1937, No 83, pp.23-30. 'Excavations at Chesterton Lane, Alchester' (Bibliographic reference). SOX373.

<11> CBA South Midlands Group, South Midlands Archaeology, CBA9 (1973) pp.18-19 (Serial). SOX5.

<11> Cotswold Archaeology, 2004, Angelinos Pumping Station to Ardley Reservoir Mains Reinforcement, Oxfordshire: Archaeological Fieldwalking Survey (Unpublished document). SOX1470.

<12> Oxford Archaeological Unit, 1998, The Oxford School of Drama, Sansome's Farm, Woodstock, Oxfordshire: Archaeological Watching Brief (Unpublished document). SOX1226.

<13> Oxford Archaeology, 2006, Oxford School Of Drama, Woodstock: An Archaeological Watching Brief (Unpublished document). SOX1782.

<14> Lang Hall Archaeological Consultancy, 2004, LINEAR Angelinos Pumping Station to Ardley Reservoir Mains Reinforcement, Oxfordshire: An Assessment of the Archaeological Implications, Listed in DBA (Unpublished document). SOX1930.

<15> Cotswold Archaeological Trust, 1993, A40 Witney Bypass to Sturt Farm Improvement: Archaeological Survey, p 10 (Unpublished document). SOX1950.

<16> I D Margary, 1973, Roman Roads in Britain, 3rd edition, pp 158-162 (Monograph). SOX1977.

<17> John Moore Heritage Services, 2009, An Archaeological Watching Brief on Land West of Jordans Close, Ramsden, Oxfordshire (Unpublished document). SOX2218.

<18> Cotswold Archaeology, 2009, Angelinos Pumping Station to Ardley Reservoir, Oxfordshire: Draft Publication Report (Unpublished document). SOX2330.

<19> Additional Information in Detailed Record File, typed note, 1974 (Index). SOX258.

<20> Photographic Archive, cutting across avenue at Blenheim (Photograph). SOX304.

<21> John Moore Heritage Services, 2011, Land at Blenheim Park, Woodstock, Oxfordshire: Archaeological Watching Brief (Unpublished document). SOX2755.

<22> Gloucestershire County Council, 2009, South Cotswolds National Mapping Programme (Digital archive). SOX2926.

<b>Site Number</b>	2
<b>Site Name</b>	No 8 Including Former Magistrate's Courthouse, Church Street
<b>Type of Site</b>	Listed Building
<b>NMRS Number</b>	
<b>HER Number</b>	16161
<b>Status</b>	Listed Building- Grade II

## Site Gazetteer



<b>Easting</b>	458300
<b>Northing</b>	222330
<b>Parish</b>	Bicester
<b>Council</b>	Cherwell District Council
<b>Description</b>	<p>Former police station and courthouse. 1857 on datestone but courthouse is probably of later construction.            COURT HOUSE (Post Medieval - 1540 AD to 1900 AD)            Evidence EXTANT BUILDING            POLICE STATION (Post Medieval - 1540 AD to 1900 AD)            Evidence EXTANT BUILDING            SP5822S BICESTER CHURCH STREET            (North side)            3/18 No 8 including former            22/07/76 Magistrates Courthouse            (Formerly listed as No 8 (Magistrate's            Courthouse and County Police))            GV II</p> <p>Former police station and courthouse. 1857 on datestone; courthouse probably later. Coursed squared limestone with ashlar dressings and brick; Welsh-slate roofs with stone stacks. L-shaped group. 2-storey police station has a 4-window front, the gabled right bay with a 4-pane segmental-headed sash above a segmental-arched carriage entrance; other bays have similar but larger sashes to each floor, and between bays one and 2 is a segmental-arched doorway with overlight. Doorway and carriage entry retain studded doors. A simple stone cornice conceals the eaves gutter, and the front gable contains a plaque inscribed "COUNTY/POLICE/1857". Rear is stone with brick dressings. Gable-fronted single-storey courthouse, to right, is linked by a short range containing a large doorway and a window, both in chamfered stone surrounds. Gabled section contains a pair of tall 18-pane sashes with similar surrounds and relieving arches, and there is a round opening in the gable. Gable parapet has gabled kneelers. Long brick-fronted wing to rear of courtroom retains two 20-pane sashes and some other original openings, but is much altered and was raised to 2 storeys, probably in early C20. Interiors not inspected.            (V.C.H.: Oxfordshire, Vol.VI, p.19).            Listing NGR: SP5830922332            (2) Record of buildings before conversion work, with a brief account of their use. Plans, photographs and key to their locations. The buildings has been empty for some years            &lt;1&gt; Dept of Environment/DCMS, List of Buildings of Special Architectural or Historic Interest, Cherwell List 68: 3/18, p.8 (Index). SOX260.            &lt;2&gt; Alison Maguire, 1998, Building survey of the Courthouse and County Police buildings, Bicester (Unpublished document). SOX834.</p>

<b>Site Number</b>	3
<b>Site Name</b>	Roman Road
<b>Type of Site</b>	Road
<b>NMRS Number</b>	
<b>HER Number</b>	8922

## Site Gazetteer



<b>Status</b>	Non-designated
<b>Easting</b>	458092
<b>Northing</b>	222603
<b>Parish</b>	Bicester
<b>Council</b>	Cherwell District Council
<b>Description</b>	<p>Margary Road 160a; section of Alchester to Towcester road.            ROAD (Roman - 43 AD to 409 AD)            Evidence MODIFIED SURFACE            1) Clearly visible as wide agger through centre of Alchester, raised about 2' and much spread (up to 80') by ploughing.            (2) Excavations at SP 6385 3245 failed to establish the location of the Roman road or any roadside ditches or structures            (3) Scored as R/B road for MPP            (4) No additional information from 3rd edition (ie, exactly the same data as 1st ed)            &lt;1&gt; I D Margary, 1957, Roman Roads in Britain, pp.148/9. (Bibliographic reference). SOX747.            &lt;2&gt; AOC Archaeology Group, 1998, An Archaeological Excavation and Watching Brief on the line of the Finmere B4031 diversion, Oxfordshire (FDIV 97) (Unpublished document). SOX874.            &lt;3&gt; MPP Documents for Oxfordshire, S Lisk, 6.7.93 (Index). SOX259.            &lt;4&gt; I D Margary, 1973, Roman Roads in Britain, 3rd edition, pp 163-4 (see DRF) (Monograph). SOX1977.</p>

<b>Site Number</b>	4
<b>Site Name</b>	Akeman Street (east section)
<b>Type of Site</b>	Road
<b>NMRS Number</b>	
<b>HER Number</b>	8920
<b>Status</b>	Non-designated
<b>Easting</b>	458541
<b>Northing</b>	220603
<b>Parish</b>	Bicester
<b>Council</b>	Cherwell District Council
<b>Description</b>	<p>Margary Road 16a; section of road from Alchester to Verulanium. See also PRN 8921.            ROAD (Roman - 43 AD to 409 AD)            Evidence MODIFIED SURFACE            3) Classified as R/B road for MPP.            4) Building plot at Wendlebury Holt (SP 576 203) lies on the line of this road, but no evidence for road was visible after site clearance.            6) Same information for Oxfordshire section (ie, no change between 1st and 3rd editions).            7) Site considered for assessment under MPP by S Weaver in 1999-2000; site not visited or assessed further.            &lt;1&gt; I D Margary, 1957, Roman Roads in Britain, pp.142-4 (Bibliographic reference). SOX747.            &lt;2&gt; Oxford Architectural &amp; Historical Society, Oxoniensia, Vol VI (1941) p.84 (Serial). SOX284.            &lt;3&gt; MPP Documents for Oxfordshire, S Lisk (Index). SOX259.            &lt;4&gt; CBA South Midlands Group, South Midlands Archaeology, Vol 21 (1991) p.102. R A Chambers (Serial). SOX5.            &lt;5&gt; Lang Hall Archaeological Consultancy, 2004, LINEAR Angelinos Pumping Station to Ardley Reservoir Mains Reinforcement, Oxfordshire: An Assessment of the Archaeological Implications, Listed in DBA (Unpublished document). SOX1930.</p>



## Site Gazetteer



<6> I D Margary, 1973, Roman Roads in Britain, 3rd edition (Monograph). SOX1977.  
<7> MPP Documents for Oxfordshire, File by S Weaver; now discarded (Index). SOX259.

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<b>Site Number</b>	5
<b>Site Name</b>	No 17, The Causeway
<b>Type of Site</b>	Building
<b>NMRS Number</b>	
<b>HER Number</b>	16212
<b>Status</b>	Non-designated
<b>Easting</b>	458410
<b>Northing</b>	222280
<b>Parish</b>	Bicester
<b>Council</b>	Cherwell District Council
<b>Description</b>	<p>Prior to demolition for the construction of 24 flats, the building was recorded. BUILDING (Post Medieval - 1540 AD to 1900 AD) Evidence EXTANT BUILDING 1) Building of brick and timber. Its gables consist of the walls of neighbouring buildings. The south part of the cottage is dated to 1886. 2) Site lies between 2 areas of Saxon settlement which later became the medieval centres of King's End and Market End. The Causeway links these 2 centres and is c.14th in date &lt;1&gt; John Moore Heritage Services, 1999, Building investigation at 17 Causeway and Vine Cottages, Bicester (Unpublished document). SOX833. &lt;2&gt; CBA South Midlands Group, South Midlands Archaeology, Vol 30 (2000) p.46. Imogen Grundon (Serial). SOX5.</p>

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<b>Site Number</b>	6
<b>Site Name</b>	Middle Iron Age to Roman Settlement (A421 crossroads at Chesterton Lane)
<b>Type of Site</b>	Settlement
<b>NMRS Number</b>	
<b>HER Number</b>	16214
<b>Status</b>	Non-designated
<b>Easting</b>	457130
<b>Northing</b>	220940
<b>Parish</b>	Bicester
<b>Council</b>	Cherwell District Council
<b>Description</b>	<p>Sites B &amp; C (Main excavation area). Mainly MIA, but also Roman ditch and nearby cemetery. C5-8 Anglo-Saxon pottery found in two areas, as well as earlier material. SETTLEMENT (Middle Iron Age - 400 BC to 101 BC) Evidence FIND Evidence SUB SURFACE DEPOSIT BOUNDARY DITCH (Roman - 43 AD to 409 AD) BUILDING (Roman - 43 AD to 409 AD) Evidence DEMOLISHED BUILDING CORN DRYING OVEN (Roman - 43 AD to 409 AD)</p>

## Site Gazetteer



Evidence DEMOLISHED BUILDING  
DITCH (Roman - 43 AD to 409 AD)  
INHUMATION CEMETERY (Roman - 43 AD to 409 AD)  
INHUMATION CEMETERY (Roman - 43 AD to 409 AD)  
Evidence FIND  
STRUCTURE (Roman - 43 AD to 409 AD)  
TRACKWAY (Roman - 43 AD to 409 AD)  
1) Excavations have revealed Middle Iron Age gullies, postholes and sub-rectangular enclosures indicating settlement, truncating these deposits is early Roman ditch running parallel with Akeman St. Also structures of both agricultural and domestic nature. A Romano-British cemetery is situated nearby. Anglo-Saxon pottery was also found in two areas dating from the 5th to the 8th centuries  
3) Small assemblage of Neolithic and Bronze Age artefacts.  
5) Monograph on excavations in northern extramural area of the town, c 500m N of its defences and close to the line of Akeman Street. The excavations have produced Neolithic/Bronze Age flintwork, residual Beaker material and evidence for MIA settlement, extensive activity throughout the Roman period and for post Roman burials. Smaller scale work elsewhere on the road scheme uncovered a BA burial, LIA to early Roman settlement, and elements of the field systems relating to the Roman town.  
<1> General reference, P M Booth, J Evan, J Hiller: Excavations in the Extramural Settlement of Roman Alchester, Oxon,1991 (Bibliographic reference). SOX373.  
<2> Additional Information in Detailed Record File, Chapter 10 from above publication (Index). SOX258.  
<3> Additional Information in Detailed Record File, Chapter 6 from above publication (Index). SOX258.  
<4> Oxford Archaeological Unit, 1991, A421 Wendlebury-Bicester Dualling: Post Excavation Assessment and Updated Project Design (Unpublished document). SOX2574.  
<5> Oxford Archaeological Unit, 2002, Excavations in the Extramural Settlement of Roman Alchester (Monograph). SOX1712.  
<6> OAU Newsletter, Arch News vol xvii no 4 December 1989 pp.13-15 (Article in serial). SOX270.

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<b>Site Number</b>	7
<b>Site Name</b>	Iron Age Settlement (A421 near crossroads at Chesterton Lane)
<b>Type of Site</b>	Settlement
<b>NMRS Number</b>	
<b>HER Number</b>	16215
<b>Status</b>	Non-designated
<b>Easting</b>	457350
<b>Northing</b>	221300
<b>Parish</b>	Bicester
<b>Council</b>	Cherwell District Council
<b>Description</b>	<p>Site D. Located at northern edge of main settlement GULLY (Middle Iron Age to Late Iron Age - 400 BC to 42 AD) Evidence FIND Evidence SUB SURFACE DEPOSIT SETTLEMENT (Late Iron Age - 100 BC to 42 AD) Evidence FIND Evidence SUB SURFACE DEPOSIT 1) Excavations have revealed Late iron age gullies and curving gullies indicating the presence of structures in addition to an amount of Belgic pottery. Seems to be intense use of area at edge</p>



of main occupation. Undated enclosures may date to MIA.  
 3) Monograph on excavations in northern extramural area of the town, c 500m N of its defences and close to the line of Akeman Street. The excavations have produced Neolithic/Bronze Age flintwork, residual Beaker material and evidence for MIA settlement, extensive activity throughout the Roman period and for post Roman burials. Smaller scale work elsewhere on the road scheme uncovered a BA burial, LIA to early Roman settlement, and elements of the field systems relating to the Roman town  
 <1> Oxford Archaeological Unit, 2002, Excavations in the Extramural Settlement of Roman Alchester, Copy in DRF (Chapter 10) (Monograph). SOX1712.  
 <2> Oxford Archaeological Unit, 1991, A421 Wendlebury-Bicester Dualling: Post Excavation Assessment and Updated Project Design (Unpublished document). SOX2574.  
 <3> Oxford Archaeological Unit, 2002, Excavations in the Extramural Settlement of Roman Alchester (Monograph). SOX1712.  
 <4> OAU Newsletter, Arch News vol xvii no 4 December 1989 pp.13-15 (Article in serial). SOX270.

<b>Site Number</b>	8
<b>Site Name</b>	Anglo Saxon and Medieval Settlement Behind the Kings Arms
<b>Type of Site</b>	Settlement
<b>NMRS Number</b>	
<b>HER Number</b>	16137
<b>Status</b>	Non-designated
<b>Easting</b>	458550
<b>Northing</b>	222250
<b>Parish</b>	Bicester
<b>Council</b>	Cherwell District Council
<b>Description</b>	Evaluation revealed possible Saxon structures and a series of ditches and gullies. C17 and C18 deposits also located, as well as Medieval material. Excavation revealed earliest settlement in Bicester, possibly lay settlement associated with minster. BUILDING (Early Medieval/Dark Age - 410 AD to 1065 AD) Evidence SUB SURFACE DEPOSIT GRUBENHAUS (Early Medieval/Dark Age - 410 AD to 1065 AD) Evidence SUB SURFACE DEPOSIT SETTLEMENT (Early Medieval/Dark Age to Medieval - 410 AD to 1539 AD) Evidence FIND Evidence SUB SURFACE DEPOSIT 3) Draft publication report. 4) Full report in DRF - see for artefact descriptions. 5) See J Blair discussion of early Bicester minster and town development <1> Phoenix Consulting, 1998, Report on a Programme of Building Recording and Investigation: The King's Arms Hotel Complex, 4/6 London Road, Bicester, Oxfordshire (Unpublished document). SOX846. <2> Wessex Archaeology, 1998, Assessment and Evaluation of land behind the King's Arms Hotel, Bicester (Unpublished document). SOX845. <3> Trust for Wessex Archaeology, 2002, Anglo-Saxon and Medieval Settlement at Chapel Street, Bicester, Excavations 1999-2000 (Unpublished document). SOX624. <4> Oxford Architectural & Historical Society, Oxoniensia, Vol LXVII (2002), pp 141-78 (Serial). SOX284.

<5> Oxford Architectural & Historical Society, Oxoniensia, Vol LXVII (2002), pp 133-40 (Serial). SOX284.  
 <6> Wessex Archaeology, 2000, King's Arms, Bicester, Oxfordshire: Assessment Report on the results of the archaeological excavation including proposals for post-excavation analysis and publication (Unpublished document).

<b>Site Number</b>	9
<b>Site Name</b>	Site of Brick Works
<b>Type of Site</b>	Works
<b>NMRS Number</b>	
<b>HER Number</b>	558
<b>Status</b>	Non-designated
<b>Easting</b>	458900
<b>Northing</b>	221900
<b>Parish</b>	Bicester
<b>Council</b>	Cherwell District Council
<b>Description</b>	Owned by Grimsley of the Builder's Yard. The pits were filled in during the 1920's as rubbish tips. BRICKWORKS (Post Medieval - 1540 AD to 1900 AD) Evidence EXTANT BUILDING No more details <1> Ordnance Survey, 6" map, (1955) provisional edition (Map). SOX7. <2> Ordnance Survey, 1880's, 25" 1st Ed (Map). SOX251. <3> General reference, Sid Hedges: 'Bicester wuz a little town' (1968) p.33 (Bibliographic reference). SOX373.

<b>Site Number</b>	10
<b>Site Name</b>	Bicester London Road Station
<b>Type of Site</b>	Railway Station
<b>NMRS Number</b>	
<b>HER Number</b>	601
<b>Status</b>	Non-designated
<b>Easting</b>	458680
<b>Northing</b>	221960
<b>Parish</b>	Bicester
<b>Council</b>	Cherwell District Council
<b>Description</b>	Originally a station on the Oxford, Winslow and Bletchley Railway. On absorption into L&NWR, rebuilt by J.W. Livock in grey RAILWAY STATION (Post Medieval - 1540 AD to 1900 AD) Evidence EXTANT BUILDING local stone during the 1850s. Now closed and premises used as a scrapyard. 2) Main buildings on north west platform, 2 gables facing line with central bay between and extensions either end. Tiled roof and red brick chimneys <1> General reference, G Biddle: 'Victorian Stations' (1973) p.62 (Bibliographic reference).

SOX373.  
 <2> Field Notes/Field Visit, C J Bond (August 1978) (Unpublished document). SOX261.  
 <3> Slide Cabinet, 1 view of station buildings ( c.1978) (Photograph). SOX303.  
 <4> Black and White print photographs, 16 views as above (3) (Photograph). SOX315.

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**Site Number** 11  
**Site Name** Site of Post Medieval Pest House  
**Type of Site** House  
**NMRS Number**  
**HER Number** D1801  
**Status** Non-designated  
**Easting** 458600  
**Northing** 221900  
**Parish** Bicester  
**Council** Cherwell District Council  
**Description** Stood in field near gasworks. Built in 1752 for patients with small pox. Made a temporary hospital for cholera patients in 1832. Demolished in 1849 for London Road Station INFECTIOUS DISEASES HOSPITAL (Post Medieval - 1540 AD to 1900 AD)  
 Evidence DEMOLISHED BUILDING  
 No more details  
 <1> 1852, Gardner's Oxfordshire Directory (Index). SOX302.  
 <2> General reference, Sid Hedges: 'Bicester wuz a little town' pp.21,23 (Bibliographic reference). SOX373

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**Site Number** 12  
**Site Name** Post Medieval Seal  
**Type of Site** Seal  
**NMRS Number**  
**HER Number** 12115  
**Status** Non-designated  
**Easting** 457300  
**Northing** 222680  
**Parish** Bicester  
**Council** Cherwell District Council  
**Description** Lead cloth-seal from Angsburg. Probably 1st half of C17.  
 FINDSPOT (Post Medieval - 1540 AD to 1900 AD)  
 Evidence FIND  
 1) One lobe of a two lobed cloth-seal (linen or fustian)  
 <1> Field Notes/Field Visit, R A Chambers (OAU), Geoff Egan (researching lead cloth seals) (1979) (Unpublished document). SOX261.

**Site Number** 13  
**Site Name** Site of King's End Gate Toll House  
**Type of Site** Toll House  
**NMRS Number**  
**HER Number** 10164  
**Status** Non-designated  
**Easting** 457900  
**Northing** 222300  
**Parish** Bicester  
**Council** Cherwell District Council  
**Description** The site of the King's End Gate tollhouse, Bicester.  
 TOLL HOUSE (Post Medieval - 1540 AD to 1900 AD)  
 Evidence DEMOLISHED BUILDING  
 1) The average profit of the tollhouse in 1800-05 was £239. No more details  
 <1> 1953, A M Lambert, PhD Thesis, London, p.223, fig 20 (Monograph). SOX328.  
 <2> 1797, Davis Map (Map). SOX386.  
 <3> 1823, Bryant Map of Oxfordshire (Map). SOX329.

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**Site Number** 14  
**Site Name** Site of Wretchwick Gate Toll House  
**Type of Site** Toll House  
**NMRS Number**  
**HER Number** 10165  
**Status** Non-designated  
**Easting** 458700  
**Northing** 221700  
**Parish** Bicester  
**Council** Cherwell District Council  
**Description** Site of Wretchwick Gate toll house as determined by maps.  
 TOLL HOUSE (Post Medieval - 1540 AD to 1900 AD)  
 Evidence DEMOLISHED BUILDING  
 1) Average profit in 1800 - 1805 was £175. No more details.  
 <1> 1953, A M Lambert, PhD Thesis, London, p.223, fig 20 (Monograph). SOX328.  
 <2> 1823, Bryant Map of Oxfordshire (Map). SOX329.  
 <3> Ordnance Survey, 1880's, 25" 1st Ed (Map). SOX251.

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**Site Number** 15  
**Site Name** Post Medieval Floated Water Meadow  
**Type of Site** Meadow  
**NMRS Number**  
**HER Number** 11224  
**Status** Non-designated

## Site Gazetteer



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<b>Easting</b>	457800
<b>Northing</b>	221200
<b>Parish</b>	Bicester
<b>Council</b>	Cherwell District Council
<b>Description</b>	Floated water meadow constructed in 1838 by the tenant of Langford Farm, William Paxton WATER MEADOW (Post Medieval - 1540 AD to 1900 AD) Evidence EARTHWORK 1) Contains much detail on the engineering of the meadows. <1> General reference, Journal of the Royal Agricultural Society, Vol 1 (1840) pp.346-8. Copy in DRF (Bibliographic reference). SOX373.

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<b>Site Number</b>	16
<b>Site Name</b>	Saxon Ditch on Chapel Street
<b>Type of Site</b>	Ditch
<b>NMRS Number</b>	
<b>HER Number</b>	16163
<b>Status</b>	Non-designated
<b>Easting</b>	458450
<b>Northing</b>	222300
<b>Parish</b>	Bicester
<b>Council</b>	Cherwell District Council
<b>Description</b>	An Anglo-Saxon (C11th) ditch orientated N-S was found underlying possible horticultural deposits of medieval date. Finds included 3 sherds of Romano-British pottery, 2 sherds of Anglo-Saxon pottery and medieval and post-medieval sherds. Further Romano-British finds, including pottery, tile and hypocaust, indicate a relatively high status Roman site in the vicinity. DITCH (Early Medieval/Dark Age - 410 AD to 1065 AD) Evidence SUB SURFACE DEPOSIT DITCH (Post Roman - 410 AD to 1900 AD) Evaluation proved that c86% of application area has been truncated by course of stream that was much wider and by a half mcellar of a cottage that stood on the S part of the site. Anglo Saxon ditch oriented N-S was found in the NE part of the site, underlying possible horticultural deposits of medieval date (1). Small excavation in advance of a housing development revealed RB finds, including hypocaust tiles, which indicate presence of high status building within vicinity of site. Also pottery of early/mid AS date which shows that the settlement found elsewhere extended towards Market Square. Deliberate (?) infilling of ditch dated to late C11; ditch may have helped to keep livestock from marshy area to the W. Subsequent use of the site in C12-13 was for horitcultural or agricultural purposes. (2) <1> John Moore Heritage Services, 1999, An Archaeological Evaluation at Chapel Street, to the rear of No 1 Causeway, Bicester, Oxfordshire (Unpublished document). SOX733. <2> John Moore Heritage Services, 2001, An Archaeological Excavation at Chapel Street, to the rear of No 1 Causeway, Bicester, Oxfordshire: Archive Report (Unpublished document). SOX734.

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<b>Site Number</b>	17
<b>Site Name</b>	Former United Methodist Free Church, Sheep Street

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## Site Gazetteer



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<b>Type of Site</b>	Church
<b>NMRS Number</b>	
<b>HER Number</b>	552
<b>Status</b>	Non-designated
<b>Easting</b>	458300
<b>Northing</b>	222600
<b>Parish</b>	Bicester
<b>Council</b>	Cherwell District Council
<b>Description</b>	Built c.1863. Now a furniture shop (1984). Nothing remains but the walls and the upper part of the street frontage CHAPEL (Post Medieval - 1540 AD to 1900 AD) Evidence EXTANT BUILDING 1) Dressed stone in courses. Coping stones, quoins <1> M & E Eustace, 1977-84, Survey of Oxfordshire Chapels, October 1984. See full report in DRF (Unpublished document). SOX271. <2> Photographic Archive, 1 of chapel taken by M & E Eustace in 1984. Xerox copy in DRF (Photograph). SOX304.

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<b>Site Number</b>	18
<b>Site Name</b>	Post Medieval Pit (Nos 49-57 Sheep Street)
<b>Type of Site</b>	Pit
<b>NMRS Number</b>	
<b>HER Number</b>	12364
<b>Status</b>	Non-designated
<b>Easting</b>	458430
<b>Northing</b>	222600
<b>Parish</b>	Bicester
<b>Council</b>	Cherwell District Council
<b>Description</b>	Pit located at Sheep Street during trial excavation in advance of road improvements. PIT (Post Medieval - 1540 AD to 1900 AD) Evidence SUB SURFACE DEPOSIT 2) 1 pit found under No 57 and other pits under Nos 37-9 (PRN 12365) 3) Demolition of Nos 37-39 and 49-57 Sheep Street allowed mechanical trial trenching in an area of the town known to have been occupied during the medieval period. On both sides little stratification remained beneath the post-medieval buildings that had fronted on to Sheep Street. The natural limestone bedrock, cut by three small undated pits, lay close the surface. To the rear of these buildings lay deeper, post-medieval garden soils. No recognisable medieval material was found <1> Archaeological Field Work, R A Chambers, OAU (1979). See report in DRF under PRN 12365 (Unpublished document). SOX1047. <2> 2002, Personal Comment, S Palmer (1990) (Unpublished note). SOX621. <3> CBA South Midlands Group, South Midlands Archaeology, CBA9 NL 8 (1978) p.117 (Serial). SOX5.

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## Site Gazetteer



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<b>Site Number</b>	19
<b>Site Name</b>	Site of Shillingford's Brewery
<b>Type of Site</b>	Brewery
<b>NMRS Number</b>	
<b>HER Number</b>	873
<b>Status</b>	Non-designated
<b>Easting</b>	458400
<b>Northing</b>	222400
<b>Parish</b>	Bicester
<b>Council</b>	Cherwell District Council
<b>Description</b>	<p>Began making ales and mineral waters in 1846. Brewing ceased in 1896. BREWERY (Post Medieval - 1540 AD to 1900 AD) Evidence DEMOLISHED BUILDING 3) Transferred to Oxon History Centre. &lt;1&gt; General reference, Sid Hedges: 'Bicester wuz a little town' (1968) p.192 (Bibliographic reference). SOX373. &lt;2&gt; Slide Cabinet, 1 view of building exterior taken in 1969 (Photograph). SOX303. &lt;3&gt; Additional Information in Detailed Record File, Notes and references by I Hornbrook and E Leggatt (1990) (Index). SOX258.</p>

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<b>Site Number</b>	20
<b>Site Name</b>	No 17 (The Hermitage) & 17A and attached Lockup, London Road
<b>Type of Site</b>	Listed Building
<b>NMRS Number</b>	1046494
<b>HER Number</b>	1802
<b>Status</b>	Listed Building- Grade II
<b>Easting</b>	458677
<b>Northing</b>	222246
<b>Parish</b>	Bicester
<b>Council</b>	Cherwell District Council
<b>Description</b>	<p>House, now 2 dwellings. Former lock-up, probably of C18 - early C19. It is constructed of limestone rubble with a welsh slate roof and is of apsidal plan. LOCK UP (Post Medieval - 1540 AD to 1900 AD) Evidence EXTANT BUILDING House, now 2 dwellings. Late C17/early C18. Coursed limestone rubble with some stucco dressings; plain-tile roof with brick stacks. 3-unit plan, subdivided. 2 storeys plus attics. 5-window front has a regular arrangement of tall 3-light casements, all with painted moulded architraves and most with old casements; doors have been inserted between bays one and 2 and bays 4 and 5. Roof has 5 renewed roof dormers and 3 stacks. Rear has tall casements, probably originally cross windows, and has a gabled stair projection. Interiors not inspected. Former lock-up. Probably C18/early C19. Limestone rubble with Welsh-slate roof. Apsidal plan built against left gable wall of No.17. Ribbed door to rear. Half-conical roof has a square apex louver. Interior: stone-vaulted ceiling with a barred shaft to the louver. Now an outbuilding in the garden of No. 15 (Gaul Cottage) (not included). (V.C.H.: Oxfordshire, Vol.VI, p.18). Listing NGR: SP5867722246 &lt;1&gt; Dept of Environment/DCMS, List of Buildings of Special Architectural or Historic Interest,</p>

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## Site Gazetteer



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<b>Site Number</b>	21
<b>Site Name</b>	Dovecote approx 50m S of Old Place Yard House
<b>Type of Site</b>	Listed Building
<b>NMRS Number</b>	1200488
<b>HER Number</b>	2799
<b>Status</b>	Listed Building- Grade II
<b>Easting</b>	458330
<b>Northing</b>	222190
<b>Parish</b>	Bicester
<b>Council</b>	Cherwell District Council
<b>Description</b>	<p>Cherwell List 68: 3/57, p.26 (Index). SOX260. &lt;2&gt; Victoria County History of Oxford, Vol VI, p.18 (Serial). SOX252. &lt;3&gt; English Heritage (RCHME), 1987-1989, Historic Buildings Photographic Record Card (Photograph). SOX2063.</p>

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<b>Site Number</b>	21
<b>Site Name</b>	Dovecote approx 50m S of Old Place Yard House
<b>Type of Site</b>	Listed Building
<b>NMRS Number</b>	1200488
<b>HER Number</b>	2799
<b>Status</b>	Listed Building- Grade II
<b>Easting</b>	458330
<b>Northing</b>	222190
<b>Parish</b>	Bicester
<b>Council</b>	Cherwell District Council
<b>Description</b>	<p>Dovecote. Probably C17, altered C20. DOVECOTE (Post Medieval - 1540 AD to 1900 AD) Evidence EXTANT BUILDING Limestone rubble with squared quoins and some brick; old plain tile roof. Square plan. Slightly-battered walls rise from a rubble plinth with double-stepped brick weatherings, and the upper stage has small scattered C20 openings. Front has a central doorway plus an upper door, now reached by a C20 concrete external stair. Pyramid roof has boxed eaves and a perspex finial light. Interior: rubble walls are lined with nesting boxes and have projecting stone ledges every third row; roof rebuilt C20. (Buildings of England: Oxfordshire, p.455). Listing NGR: SP5833322193 2) Stone built square dovecote dated to the C17th. Repaired in 1966 and new roof with imitation medieval tiles was put on. Consists of two storeys. The upper storey has been completely modernized. 175 nesting holes are visible although repair work and modernisation appears to have destroyed a number. 4 - 5) Transferred to Oxon History Centre. &lt;1&gt; Dept of Environment/DCMS, List of Buildings of Special Architectural or Historic Interest, Cherwell List 68: 3/95, p.45 (Index). SOX260. &lt;2&gt; Field Notes/Field Visit, J Arthur (1973) (Unpublished document). SOX261. &lt;3&gt; MPP Documents for Oxfordshire, S Lisk, 25.5.93 (Index). SOX259. &lt;4&gt; Photographic Archive, 2 views of dovecote taken by C Rosier in 1992. (Photograph). SOX304. &lt;5&gt; English Heritage (RCHME), 1987-1989, Historic Buildings Photographic Record Card (Photograph). SOX2063.</p>

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<b>Site Number</b>	22
<b>Site Name</b>	Bicester Snooker Club, Chapel Street
<b>Type of Site</b>	Listed Building
<b>NMRS Number</b>	1046478
<b>HER Number</b>	5112
<b>Status</b>	Listed Building- Grade II
<b>Easting</b>	458480

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<b>Northing</b>	222280
<b>Parish</b>	Bicester
<b>Council</b>	Cherwell District Council
<b>Description</b>	CHAPEL (Post Medieval - 1540 AD to 1900 AD) Evidence EXTANT BUILDING
<p>Congregational chapel, now club. 1728, altered and extended c.1840 and 1873; converted late C20. Limestone rubble and chequer brick with some ashlar dressings; Welsh-slate roofs. Central block with added lower wings flanking a forecourt. 5- window brick front of main range, with blue headers, rises from a rubble plinth and has tall round-arched windows with C19 architraves and wooden tracery; left bay has been altered to form a rose window above an added pedimented porch, with a round-arched doorway surrounded by rusticated stone blocks. Hipped roof has boxed eaves which break in the centre below a small triangular pediment; only the pediment retains the deep plaster cove. Low wings have yellow headers, and the arched windows in their front gable walls have wooden "Gothic" tracery; right wing has a gable parapet; left wing returns beside main block with sash windows. Sides and rear of main block are in rubble and there are further arched and rose windows. Interior: upper room retains boarded ceiling of chapel with a deep plaster cove.</p> <p>2) Variegated brick on a stone base. The arched entrance is decorated with rusticated stone. There are four windows with stone jambs and bracketed sills</p> <p>3) The congregation, originally Presbyterian, was gathered after 1662 by John Troughton, fellow of St John's College. In 1672, Troughton's house was registered as a meeting place and in 1691 a certificate was issued for the 'New house of John Cornish'. The latter was superseded in 1728 by the present building. Transferred to Oxon History Centre.</p> <p>4) Transferred to Oxon History Centre.</p> <p>Conservation Area Bicester Conservation Area DOX17836</p> <p>Constraint Area Bicester historic core, including possible Anglo Saxon inhumation cemetery and settlement, medieval inhumations and other multi-period features DOX16923</p> <p>Listed Building (II) - 1046478 BICESTER SNOOKER CLUB DOX2955</p>	

<b>Site Number</b>	23
<b>Site Name</b>	Bicester House, Kings End
<b>Type of Site</b>	Listed Building
<b>NMRS Number</b>	1046489
<b>HER Number</b>	10651
<b>Status</b>	Listed Building- Grade II
<b>Easting</b>	458140
<b>Northing</b>	222490
<b>Parish</b>	Bicester
<b>Council</b>	Cherwell District Council
<b>Description</b>	MANOR HOUSE (Post Medieval - 1540 AD to 1900 AD) Evidence EXTANT BUILDING
<p>Coursed squared limestone with ashlar dressings; Welsh-slate roofs with stone stacks. Double-depth plan. 2 storeys and 3 storeys. Symmetrical 5-window 2-storey entrance front is probably</p>	

<p>mostly early C18, and has stone-architraved 12-pane sashes and a central doorway, now sheltered by a later stone Doric porch. The arched head of the central first-floor window, the stone cornice, and the balustraded parapet are alterations, probably of c.1780; at the same time the storeyband was reduced and a second band removed, suggesting the former existence of a third storey. Returning to right, the 8-window garden front (originally of c.1780) with matching cornice and parapet, similar but taller windows and a first floor sill band, breaks back in the 2 left bays which have blind windows; 2 balancing bays to right were destroyed c.1820. The main section has a large early-C19 tripartite sash below a segmental arch in the middle 2 bays, replacing the former main entrance and porch, and in place of the 2 bays to left is a full-height C19 canted section containing 3 windows at each floor. The doublespan roof is hipped as it returns around the entrance range. The range returning to left of the entrance front has 3 storeys of sashes, arranged irregularly, but appears to contain little of the late-C17 front known from an engraving; the double-gabled rear wall, however, retains one cross window. Interior: entrance range has 3 rooms with mid-C18 fielded panelling and dentil cornices; one has a contemporary corner cupboard, with arched panelled door and serpentine display shelves, and also has a late-C18 fireplace in Adam style with arabesques, festoons and an oxhead in the carved frieze; the other 2 panelled rooms have early C18 marble fireplaces with serpentine heads and keyblocks, one with fluted keyblock, the other with fluted pilasters echoed in the remains of a contemporary pilastered overmantel incorporated into the later panelling. 2-storey entrance hall has a small early/mid C18 japanned fireplace, and an early-C19 cantilevered oak stair with C20 balustrade. Earlier range retains some C17 beams, one with ogee moulding. Garden range has large high rooms with early-C19 fireplaces, ceilings and joinery. The house is on the site of the manor house of the Nuns of Markyate; John Coker purchased the property in 15B4 and it remained the home of the Coker family until 1978. (V.C.H.: Oxfordshire, Vol.VI, p.20; Buildings of England: Oxfordshire, p.456). Listing NGR: SP5814022499</p> <p>2) Work done on Bicester House, Queens Ave, by OAU in 1986. Local tradition that Bicester House marks the site of the medieval manor house owned until the Reformation by the Nuns of Markyates in Beds.</p> <p>3) Site of monastic grange, bought in 1584 by John Coker. Rebuilt in 17th century, enlarged in 1780 and damaged by fire shortly after. House remodelled c. 1820. 5 bay front with balustraded parapet and Doric porch.</p> <p>Conservation Area Bicester Conservation Area DOX17836</p> <p>Constraint Area Bicester historic core, including possible Anglo Saxon inhumation cemetery and settlement, medieval inhumations and other multi-period features DOX16923</p> <p>Listed Building (II) - 1046489 BICESTER HOUSE Active DOX4207</p>	
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<b>Site Number</b>	24
<b>Site Name</b>	Post-Medieval Pottery
<b>Type of Site</b>	Find Spot
<b>NMRS Number</b>	
<b>HER Number</b>	11877
<b>Status</b>	Non-designated
<b>Easting</b>	458330
<b>Northing</b>	222420
<b>Parish</b>	Bicester
<b>Council</b>	Cherwell District Council
<b>Description</b>	FINDSPOT (Post Medieval - 1540 AD to 1900 AD)



## Site Gazetteer



Post medieval pottery and possibly remains of a medieval village extending into the post-medieval period. See also D11876 and 11878

Constraint Area Bicester historic core, including possible Anglo Saxon inhumation cemetery and settlement, medieval inhumations and other multi-period features DOX16923

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<b>Site Number</b>	25
<b>Site Name</b>	No 8, The Causeway
<b>Type of Site</b>	Listed Building
<b>NMRS Number</b>	1046511
<b>HER Number</b>	12322
<b>Status</b>	Listed Building- Grade II
<b>Easting</b>	458410
<b>Northing</b>	222330
<b>Parish</b>	Bicester
<b>Council</b>	Cherwell District Council
<b>Description</b>	HOUSE (Post Medieval - 1540 AD to 1900 AD) Evidence EXTANT BUILDING

Restaurant and dwelling, C17. Limestone rubble with some brick dressings; timber framing, partly rendered, with brick infill; plain-tile roof with brick gable stacks. T-plan with linked rear block. 2 storeys plus attics. Rendered 3-window front has a jettied first floor, on irregularly-spaced shaped brackets, with 4-pane architraved sashes; ground floor has a blocked central doorway (now a window) between inserted shop windows and has a further doorway to extreme left. Large stack to right of steep-pitched roof is C18. Left gable wall is rubble; right gable wall is rendered and returns to a short rear wing of light framing with brick infill. Larger central wing links to a lower rear block, both timber framed. Interior: winder stair. Noted as dated 1676.

Conservation Area Bicester Conservation Area DOX17836

Constraint Area Bicester historic core, including possible Anglo Saxon inhumation cemetery and settlement, medieval inhumations and other multi-period features DOX16923

Listed Building (II) - 1046511 DOX4212

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<b>Site Number</b>	26
<b>Site Name</b>	Post Medieval Pits, (37-39 Sheep Street)
<b>Type of Site</b>	Element
<b>NMRS Number</b>	
<b>HER Number</b>	12365
<b>Status</b>	Non-designated
<b>Easting</b>	458460
<b>Northing</b>	222550

## Site Gazetteer



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<b>Parish</b>	Bicester
<b>Council</b>	Cherwell District Council
<b>Description</b>	PIT (Post Medieval - 1540 AD to 1900 AD) Evidence SUB SURFACE DEPOSIT

Demolition of Nos 37-39 and 49-57 Sheep Street allowed mechanical trial trenching in an area of the town known to have been occupied during the medieval period. On both sides little stratification remained beneath the post-medieval buildings that had fronted on to Sheep Street. The natural limestone bedrock, cut by three small undated pits, lay close the surface. To the rear of these buildings lay deeper, post-medieval garden soils. No recognisable medieval material was found.

Conservation Area Bicester Conservation Area DOX17836

Constraint Area Bicester historic core, including possible Anglo Saxon inhumation cemetery and settlement, medieval inhumations and other multi-period features DOX16923

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<b>Site Number</b>	27
<b>Site Name</b>	Toll House, S End of Chapel Road (site of)
<b>Type of Site</b>	Monument
<b>NMRS Number</b>	
<b>HER Number</b>	12777
<b>Status</b>	Non-designated
<b>Easting</b>	458490
<b>Northing</b>	222050
<b>Parish</b>	Bicester
<b>Council</b>	Cherwell District Council
<b>Description</b>	TOLL HOUSE (Post Medieval - 1540 AD to 1900 AD) Evidence EXTANT BUILDING

Verbal communication: Local Informant as main provider of information. Recorded on SMR by I Hornbrook (1981)

Constraint Area Bicester historic core, including possible Anglo Saxon inhumation cemetery and settlement, medieval inhumations and other multi-period features DOX16923

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<b>Site Number</b>	28
<b>Site Name</b>	Iron Age and Romano-British Settlement Site B
<b>Type of Site</b>	Monument
<b>NMRS Number</b>	
<b>HER Number</b>	1587
<b>Status</b>	Non-designated
<b>Easting</b>	457220
<b>Northing</b>	220950

## Site Gazetteer



<b>Parish</b>	Bicester
<b>Council</b>	Cherwell District Council
<b>Description</b>	<p>FINDSPOT (Early Iron Age to Roman - 800 BC to 409 AD) Evidence FIND FINDSPOT (Early Iron Age to Roman - 800 BC to 409 AD) SETTLEMENT (Late Iron Age to Roman - 100 BC to 409 AD) Evidence SUB SURFACE DEPOSIT</p> <p>In the field forming the NW angle between Chesterton Lane and the Oxford-Bicester road, excavation revealed a late IA and RB habitation site dating from the 1st and 2nd centuries. Insufficient information to be classified by MPP; probably northern extension of Roman small town of Alchester.</p> <p>Excavations in 1991 in advance of road construction revealed 4 sites, including B/A cremation and LIA domestic activity. 2 principal sites produced MIA evidence, extensively disturbed by R/B features. Settlement spans C1st-C4th with post Roman features found.</p> <p>Excavations in advance of road building in 1938 revealed Samian pottery fragments, 3 copper alloy fibula, fragments of callooy brooches and bracelets, 2 glass beads, fragments of glass, an iron stylus and dark red tesserae. Completed excavation report published as monograph. Extra detail revealed the finding of an inscribed headstone fragment from this area. Iron age and Roman stone building foundations.</p> <p>Constraint Area Middle Iron Age to Roman settlement Active DOX16929 SHINE Iron Age and Romano-British Settlement Active DOX18927</p>

<b>Site Number</b>	29
<b>Site Name</b>	Site of Bicester Bury End Manor
<b>Type of Site</b>	Monument
<b>NMRS Number</b>	
<b>HER Number</b>	10654
<b>Status</b>	Non-designated
<b>Easting</b>	458000
<b>Northing</b>	222000
<b>Parish</b>	Bicester
<b>Council</b>	Cherwell District Council
<b>Description</b>	<p>CHAPEL (Medieval - 1066 AD to 1539 AD) Evidence DOCUMENTARY EVIDENCE DOVECOTE (Medieval - 1066 AD to 1539 AD) Evidence DOCUMENTARY EVIDENCE FISHPOND (Medieval - 1066 AD to 1539 AD) Evidence DOCUMENTARY EVIDENCE MANOR HOUSE (Medieval - 1066 AD to 1539 AD) Evidence DOCUMENTARY EVIDENCE</p> <p>The Basset family had a manor house in Bury End in C12. Site likely to have been near Bicester church - land granted to Bicester Priory by Gilbert Basset in 1180's described as being 'near his fishpond and free chapel of his curia'. In 1310 a document detailing the extent of the Earl of Lincoln's property mentions a messuage with fishpond worth 10s. a year and dovecote worth 2s.</p>

## Site Gazetteer



<b>Site Number</b>	30
<b>Site Name</b>	Undated Earthwork and Possible Fishponds (W of Bicester-Wretchwick Road)
<b>Type of Site</b>	Element
<b>NMRS Number</b>	
<b>HER Number</b>	12779
<b>Status</b>	Non-designated
<b>Easting</b>	458600
<b>Northing</b>	221700
<b>Parish</b>	Bicester
<b>Council</b>	Cherwell District Council
<b>Description</b>	<p>FISHPOND? (Medieval - 1066 AD to 1539 AD) Evidence EARTHWORK</p> <p>In the 1961 AP one is shown to be water-filled. Reports in 1981 of earth-filling. Quarter mile south of Priory ?fishponds</p> <p>In Jan 1990 fishponds bulldozed for new building development. Ponds were probably medieval, built for Bicester Priory on marshy ground. No provision made for archaeological recording before demolition</p> <p>Constraint Area Undated earthwork - ?fishponds Active DOX16924</p>

<b>Site Number</b>	31
<b>Site Name</b>	Bicester Minster and Priory
<b>Type of Site</b>	Building
<b>NMRS Number</b>	
<b>HER Number</b>	16135
<b>Status</b>	Non-designated
<b>Easting</b>	458370
<b>Northing</b>	222270
<b>Parish</b>	Bicester
<b>Council</b>	Cherwell District Council
<b>Description</b>	<p>1) Excavation revealed possible E boundary of minster precinct. 2) Number of C12 refuse pits, gully and postholes, and glazed tile found here. Assumed associated with Augustinian priory founded in late C12. Late Saxon, early Med and Post Med deposits and features found; mainly C11 pottery from secondary deposits. 3) See for J Blair discussion of minster and early town development 4) Features revealed during excavation were mainly late A-S, Medieval &amp; Post Med. 1 ditch may mark E boundary of precinct of minster Church, backfilled before foundation of Austin priory in later C12 5) A gas pipe was laid in the area occupied by the medieval Augustinian Priory c.1981. The trenches were shallow and no medieval material was observed</p> <p>Conservation Area Bicester Conservation Area Active DOX17836</p>



Constraint Area Bicester historic core, including possible Anglo Saxon inhumation cemetery and settlement, medieval inhumations and other multi-period features Active DOX16923

<b>Site Number</b>	32
<b>Site Name</b>	The Old Priory and Attached Garden Walls, Priory Lane
<b>Type of Site</b>	Listed Building
<b>NMRS Number</b>	
<b>HER Number</b>	10612
<b>Status</b>	Listed Building- Grade II*
<b>Easting</b>	458420
<b>Northing</b>	222110
<b>Parish</b>	Bicester
<b>Council</b>	Cherwell District Council
<b>Description</b>	GUEST HOUSE (Medieval to Post Medieval - 1066 AD to 1900 AD) Evidence EXTANT BUILDING

Coursed limestone rubble with ashlar dressings; concrete plain-tile roof with brick stacks. Probable 4-unit plan. 2 storeys plus attics. South front has a central C20 roughcast projection but retains, to left, a trefoiled lancet at first floor; other doorways and casements are later insertions. North front has a wide doorway with a stop-chamfered lintel, and at first floor has 3 medieval 2-light windows with label moulds: 2 have cinquefoiled lights, one has uncusped arched lights, and all have lost their central mullions. East gable wall, facing Priory Lane, has a restored 2-light window with label, arched lights and recessed spandrels, and in the gable has a single-light opening with a rectangular head; at ground floor is an inserted C20 stone-mullioned window. Steep-pitched roof has a gable stack to rear plus 2 lateral stacks on the north side, and has one gabled roof dormer. Easternmost bay has casements and a slightly lower roof but is probably contemporary, Interior: noted as having stop-chamfered beams, and a C17 butt-purlin roof with collars, ties and vertical struts to the trusses, straight windbraces below the purlins, and a diagonally-set ridge piece. A 4-centred doorway noted in 1968 is probably within the C20 extension on the north side. The building may have been the hospice of Bicester Priory. The masonry of the garden wall extending from the east gable wall northwards to The Mill (not included) is continuous with that of the house and is probably contemporary (C15/early C16); the wall is approximately 2.5 metres high but appears to have been originally 3 metres to 3.5 metres high. Immediately north of the house is a 2-centre arched doorway in chamfered marlstone ashlar. The section of wall running southwards to the stables (q.v.) is now ruinous. The walls and buildings complete the enclosure formed by the remaining garden walls (q.v.). (V.C.H.: Oxfordshire, Vol.VI, p.16; Buildings of England: Oxfordshire, p.455; D. Hinton, "Bicester Priory", Oxoniensia, Vol.33, pp.26-7; D. Watts, A Short History of Bicester Priory, pp.10 and 13). Listing NGR: SP 58423 22118  
(2) Claimed by VCH to be guesthouse of priory, probably late C15/early C16, altered C17/C18, re-using priory stone. Medieval window and two arched lights under a square head on entrance front; at the side 2 windows and square hoods and arched cusped lights, another without cusping.  
(4) A measured survey was carried out by S Crutchley and J Steane in 1987. Three phases of construction were identified from the C17 through to the C19 and C20. See report for details  
(5) The new owner of The Old Priory has demolished the connecting wall c.1986 between the house and the barn without planning consent or Listed Building consent. The house is thought to have originated as a late medieval hospice to provide accommodation for visitors to the Augustinian priory  
(7) Building work revealed west wall of south transept of priory church. A human burial was also discovered within the south aisle of the priory church but no dating evidence was

recovered. 9, 10& 12) Transferred to Oxon History Centre.

Conservation Area Bicester Conservation Area Active DOX17836

Constraint Area Bicester historic core, including possible Anglo Saxon inhumation cemetery and settlement, medieval inhumations and other multi-period features Active DOX16923

Listed Building (II\*) - 1046470 THE OLD PRIORY AND ATTACHED GARDEN WALLS Active DOX2950

<b>Site Number</b>	33
<b>Site Name</b>	The Old Vicarage, Church Street
<b>Type of Site</b>	Listed Building
<b>NMRS Number</b>	
<b>HER Number</b>	10614
<b>Status</b>	Listed Building- Grade II*
<b>Easting</b>	458250
<b>Northing</b>	222300
<b>Parish</b>	Bicester
<b>Council</b>	Cherwell District Council
<b>Description</b>	VICARAGE (Medieval to Post Medieval - 1066 AD to 1900 AD) Evidence EXTANT BUILDING

Limestone rubble, partly rendered, and coursed squared limestone with ashlar dressings; part-old plain-tile roofs with brick and ashlar stacks. Hall house with cross wing, enlarged to U-plan. 2 storeys and 2 storeys plus attics. 2-window front of rendered main range has C19 stone-mullioned windows at first floor; C19 stone lean-to addition to ground floor has similar windows with lattice glazing, and returns beside the short C19 stone wing which projects from the left of the main range. Halfhipped front gable end of wing has stone mullioned-and-transomed windows, and there is a 4-centre arched stone doorway in the end of the lean-to and a parapetted canted bay window at first floor in the angle of the ranges. Crosswing returns to an earlier random-rubble range, which has five 2-light casements, facing left, each set into a stone surround of c.1500 with wide casement mouldings and labels with deep drops; roof has a small roof dormer. Rear of main range includes a large 2-storey C19 bay window. Service range returning to rear from right end of main range is probably C18 and is partly rendered over light framing. Interior: main range comprises a 3-bay hall, now horizontally divided, but retaining a fine arch-braced collartruss roof, with cambered collars, and hollow-chamfered braces extending from the apex of the arches down to shortened wallposts; rafters are pegged at the ridge and the 2 rows of butt purlins are supported on heavy arched windbraces. 2-bay roof of chamber at right end of main range has a similar structure, except that there is a ridge piece and the central truss is of "scissor" type, formed from opposed S-shaped braces. The chamber (or solar) contains a Tudor-arched fireplace with a wooden bressumer, recessed spandrels, and hollow chamfering carried down the ashlar jambs. The room below has a ceiling with intersecting moulded V-section beams and very wide hollow-chamfered joists (the plaster boss is probably C19), and it has 2 Tudor-arched wooden doorways (one blocked), with recessed spandrels, one doorway retaining an ancient plank door with original ironmongery. The cross wing has C17/early-C18 and C19 roof structures but retains a fragment of an earlier roof with a diagonally-set ridge piece. The present through-passage from the front door, now opening into a C19 stair hall, is probably on the site of a screens passage. The hall roof is unblackened and a wide Tudor-arched moulded bressumer, now re-set on its side in a chimneybreast below the chamber, may be from the missing hall fireplace, possibly on the site of the present bay window.

(V.C.H.: Oxfordshire, Vol.VI, p.17; Buildings of England: Oxfordshire, p.455).  
Listing NGR: SP5825522309

2) Vicarage existed on this site in 1226 but present building dates from 16th century (c.1500)

3) Windows with square labels and later wooden frames. Additions at side made in 1882

4) Bicester House is thought to stand on the site of the manor house which formed the focus of the manor of King's End held throughout the medieval period by the nuns of Markyate (Hertfordshire). In December 1988 advance groundworks for a sheltered housing scheme in the garden surrounding Bicester House substantially destroyed any remaining archaeological evidence for the manor house and its outbuildings. This was the last remaining prime archaeological site that may have shed light on the early development of the town. There was no opportunity for archaeological investigation

Conservation Area Bicester Conservation Area Active DOX17836

Constraint Area Bicester historic core, including possible Anglo Saxon inhumation cemetery and settlement, medieval inhumations and other multi-period features Active DOX16923

Listed Building (II\*) - 1199889 THE OLD VICARAGE Active DOX3260

<b>Site Number</b>	34
<b>Site Name</b>	Site of Monastic Grange & Manor House
<b>Type of Site</b>	Monument
<b>NMRS Number</b>	
<b>HER Number</b>	10652
<b>Status</b>	Non-designated
<b>Easting</b>	458150
<b>Northing</b>	222500
<b>Parish</b>	Bicester
<b>Council</b>	Cherwell District Council
<b>Description</b>	GRANGE (Medieval - 1066 AD to 1539 AD) Evidence DESTROYED MONUMENT Evidence DOCUMENTARY EVIDENCE Evidence EARTHWORK MANOR (Medieval - 1066 AD to 1539 AD) Evidence DOCUMENTARY EVIDENCE Evidence EARTHWORK

(1) By the 12th century the manor at Kings End already granted to the Benedictine nuns of Markyate Priory, Beds. who built a manor-house and grange here. Suppressed in 1536, property subsequently came into hands of John Coker (PRN 10651)

(2) An earthwork survey carried out in 1983 suggested that a substantial building, 100 yards north of the accepted site in Bicester House grounds may represent the remains of the Priory. Limited recording made during development revealed ditches, yards and domestic debris including medieval pottery. Site is now part of Queens Avenue housing development

(3) Not scored for MPP

(4) Small excavation in 1989 on site 100m north of site of medieval grange (earthwork

remains). Recovered from 4 trenches was Roman pottery, ?medieval holloway and a ?medieval property boundary to the grange. In December 1988 groundworks in advance of sheltered housing scheme substantially destroyed any remaining archaeological evidence for the manor house and its outbuildings

Earthworks in the grounds of Bicester house imply a substantial building lay 80m from the accepted site of grange and manor house. Site is part of Queens Avenue housing development.

(5) Watching brief at Bicester House in Queens Avenue yielded iron nails, pottery, glass, bone, undated shell, and lines of ditches, yard areas and domestic debris; as well as spreads of medieval pottery and domestic/building debris. The western extent of medieval stone quarries was revealed (PRN 13882)

(6) Watching brief revealed lines of ditches, yard areas and domestic debris

Conservation Area Bicester Conservation Area Active DOX17836

Constraint Area Bicester historic core, including possible Anglo Saxon inhumation cemetery and settlement, medieval inhumations and other multi-period features Active DOX16923

<b>Site Number</b>	35
<b>Site Name</b>	King's End Shrunken Settlement
<b>Type of Site</b>	Monument
<b>NMRS Number</b>	
<b>HER Number</b>	10653
<b>Status</b>	Non-designated
<b>Easting</b>	458100
<b>Northing</b>	222450
<b>Parish</b>	Bicester
<b>Council</b>	Cherwell District Council
<b>Description</b>	SETTLEMENT (Medieval to Post Medieval - 1066 AD to 1900 AD) Evidence DEMOLISHED BUILDING Evidence DOCUMENTARY EVIDENCE

1) Possibly a planned settlement of C12th to C13th associated with Grange of Markyate nuns (PRN 10652). Cottages on north side of grange demolished by John Coker in 1780s-90s to extend grounds of Bicester House over part of the former green. People evicted were re-housed in a row of cottages along the main road

Conservation Area Bicester Conservation Area Active DOX17836

Constraint Area Bicester historic core, including possible Anglo Saxon inhumation cemetery and settlement, medieval inhumations and other multi-period features Active DOX16923

<b>Site Number</b>	36
<b>Site Name</b>	Medieval Cross, Bicester Churchyard (site of)
<b>Type of Site</b>	Monument
<b>NMRS Number</b>	
<b>HER Number</b>	D10655

## Site Gazetteer



<b>Status</b>	Non-designated
<b>Easting</b>	458300
<b>Northing</b>	222310
<b>Parish</b>	Bicester
<b>Council</b>	Cherwell District Council
<b>Description</b>	<p>A medieval cross stood on the north side of church. Shaft cut down in 18th century to bear a sun dial. Removed in 1863</p> <p>CROSS (Medieval - 1066 AD to 1539 AD) Evidence DESTROYED MONUMENT Evidence DOCUMENTARY EVIDENCE</p> <p>Conservation Area Bicester Conservation Area Active DOX17836</p> <p>Constraint Area Bicester historic core, including possible Anglo Saxon inhumation cemetery and settlement, medieval inhumations and other multi-period features Active DOX16923</p>

<b>Site Number</b>	37
<b>Site Name</b>	Medieval Pottery, 8-16 London Road
<b>Type of Site</b>	Element
<b>NMRS Number</b>	
<b>HER Number</b>	11500
<b>Status</b>	Non-designated
<b>Easting</b>	458630
<b>Northing</b>	222240
<b>Parish</b>	Bicester
<b>Council</b>	Cherwell District Council
<b>Description</b>	<p>Unstratified medieval pottery rim from limited trenching at the site, and three C18-C19 pits revealed after houses had been demolished.</p> <p>FINDSPOT (Medieval - 1066 AD to 1539 AD) Evidence SUB SURFACE DEPOSIT CESS PIT (Post Medieval - 1540 AD to 1900 AD) Evidence FIND Evidence SUB SURFACE DEPOSIT</p> <p>1) Excavation revealed abundant medieval pottery during excavation to establish stratigraphy. Like other medieval towns on limestone, no medieval stratigraphy survived. Two of 3 Post Medieval cess pits were found to extend under the present pavement</p> <p>Constraint Area Bicester historic core, including possible Anglo Saxon inhumation cemetery and settlement, medieval inhumations and other multi-period features Active DOX16923</p>

<b>Site Number</b>	38
<b>Site Name</b>	Medieval Settlement in Field E of Manor Farm
<b>Type of Site</b>	Monument

## Site Gazetteer



<b>NMRS Number</b>	
<b>HER Number</b>	D11876
<b>Status</b>	Non-designated
<b>Easting</b>	458200
<b>Northing</b>	222510
<b>Parish</b>	Bicester
<b>Council</b>	Cherwell District Council
<b>Description</b>	<p>FINDSPOT (Medieval - 1066 AD to 1539 AD) Evidence FIND SETTLEMENT (Medieval - 1066 AD to 1539 AD) Evidence DESTROYED MONUMENT Evidence SUB SURFACE DEPOSIT</p> <p>(1) Site watched and recorded in detail by R A Chambers, OAU (2) Earthwork survey and trial excavation on the Bicester House site, north of Lower Home Farm, was carried out by OAU in 1983. The medieval settlement was shown to include building foundations, a holloway, causeway and ridge and furrow (3) House building in 1985 revealed pottery, domestic and building debris. No clear archaeological view (3a) The site contained a continuation of the medieval settlement recorded to the east during the development of Lower Home Close in 1979. The earthworks were recorded in 1983. In particular, earthwork remains of a substantial building apparently arranged around three sides of a yard may represent the remains of the Nuns of Markyates manor house, a building traditionally located about 100 yds to the south in the grounds of Bicester House (4) Limited archaeological recording carried out on Queens Avenue, west of Home Close. Building work on the site confirmed parts of the earthwork survey of 1983 revealing the lines of several ditches, yard areas and domestic debris including medieval pottery. Medieval quarries exposed during the development of Lower Home Close encroached on to the site for some 30m</p> <p>Constraint Area Bicester historic core, including possible Anglo Saxon inhumation cemetery and settlement, medieval inhumations and other multi-period features Active DOX16923</p>

<b>Site Number</b>	39
<b>Site Name</b>	Medieval Causeway
<b>Type of Site</b>	Causeway
<b>NMRS Number</b>	
<b>HER Number</b>	12387
<b>Status</b>	Non-designated
<b>Easting</b>	458440
<b>Northing</b>	222350
<b>Parish</b>	Bicester
<b>Council</b>	Cherwell District Council
<b>Description</b>	<p>Excavation in advance of building revealed Post Medieval cobbling N of causeway, which indicated that reclamation of river flood plain occurred in early post medieval period. CAUSEWAY (Medieval - 1066 AD to 1539 AD) Evidence SUB SURFACE DEPOSIT (1) Excavation in advance of building by Robert White for OAU (1980). Post medieval cobbling north of causeway showed that reclamation of river flood plain occurred in early post medieval period. The Causeway was built to connect the Market Square with the church of St Edburg. It</p>

## Site Gazetteer



crossed the town brook. Probably earlier than C14th. Northern end of trench revealed number of drains set into Post Med deposits; middle of trench revealed well-preserved Post Med cobbled surfaces; southern end revealed series of tipped deposits which formed edge of foundation of Causeway.

(2) Unclassifiable for MPP

(3) Excavation reported in Source (1). If the causeway is older than C14th, the excavated foundation may only represent a repair or enlargement of an existing embankment

<1> CBA South Midlands Group, South Midlands Archaeology, CBA9 NL 11 (1981) p.115 (Serial). SOX5.

<2> MPP Documents for Oxfordshire, S Lisk, 11.5.93 (Index). SOX259.

<3> Medieval Archaeology, Vol XXV (1981) p.212 (Serial). SOX318.

<4> OAU Newsletter, Vol VII No 3 May 1980 p.1 (Article in serial). SOX270.

<b>Site Number</b>	40
<b>Site Name</b>	Medieval Stone Quarry (site of)
<b>Type of Site</b>	Quarry
<b>NMRS Number</b>	
<b>HER Number</b>	D13882
<b>Status</b>	Non-designated
<b>Easting</b>	458250
<b>Northing</b>	222500
<b>Parish</b>	Bicester
<b>Council</b>	Cherwell District Council
<b>Description</b>	<p>Bed of limestone in the area revealed heavy quarrying in medieval period            STONE QUARRY (Medieval - 1066 AD to 1539 AD)            Evidence DESTROYED MONUMENT            Evidence EARTHWORK</p> <p>(1) Backfilled and built over by late medieval times. First seen in preparation of ground for housing development at Manor Farm in 1980            (2) West end of quarry revealed in housing development to north east of Bicester House            (3) Further development on the Queens Avenue site showed that the quarries extended for some 30m from the Home Close site            (4) Classified as quarry (medieval) for MPP</p> <p>&lt;1&gt; CBA South Midlands Group, South Midlands Archaeology, CBA9,NL 10 (1980) p. 169. R A Chambers (Serial). SOX5.            &lt;2&gt; CBA South Midlands Group, South Midlands Archaeology, CBA9 NL 16 (1986) p.95. R A Chambers (Serial). SOX5.            &lt;3&gt; CBA South Midlands Group, South Midlands Archaeology, CBA9 NL 17 (1987) pp.80-1. R A Chambers (Serial). SOX5.            &lt;4&gt; MPP Documents for Oxfordshire, S Lisk, 2.4.93 (Index). SOX259.</p>

<b>Site Number</b>	41
<b>Site Name</b>	Medieval Inhumation (Bicester Library Extension)
<b>Type of Site</b>	Inhumation
<b>NMRS Number</b>	
<b>HER Number</b>	15868
<b>Status</b>	Non-designated

## Site Gazetteer



<b>Easting</b>	458356
<b>Northing</b>	222202
<b>Parish</b>	Bicester
<b>Council</b>	Cherwell District Council
<b>Description</b>	<p>E-W burial probably contemporary with St. Edburga's Priory (PRN 5111). No evidence of coffin or any grave goods            BURIAL (Medieval - 1066 AD to 1539 AD)            Evidence SUB SURFACE DEPOSIT</p> <p>1) Principal discovery during the watching brief was an E-W burial, probably contemporary with St Edburga's Priory (PRN 5111). Skeleton was cleaned, recorded in situ, but not removed; instead it was sealed with layer of gravel. No evidence for coffin or any grave goods. Finding supports premise that east end of library lies over cemetery outside the west end of Church. Sensitive archaeological deposits may lie within 30cm of present ground level to south and east of library            &lt;1&gt; Oxford Archaeological Unit, 1995, Bicester Library Extension: Archaeological Watching Brief Report (Unpublished document). SOX1240.            &lt;2&gt; CBA South Midlands Group, South Midlands Archaeology, Vol 26 (1996) p.55 (Serial). SOX5.</p>

<b>Site Number</b>	42
<b>Site Name</b>	Site of Medieval Fishpond, Bicester Priory
<b>Type of Site</b>	Fishpond
<b>NMRS Number</b>	
<b>HER Number</b>	13746
<b>Status</b>	Non-designated
<b>Easting</b>	458630
<b>Northing</b>	221743
<b>Parish</b>	Bicester
<b>Council</b>	Cherwell District Council
<b>Description</b>	<p>Tentative location for fishpond based on Blomfield's reconstruction of Priory area            FISHPOND (Medieval - 1066 AD to 1539 AD)            Evidence DOCUMENTARY EVIDENCE</p> <p>1) Not clear on what evidence this plan is based. In 1301, Prior of Bicester spent 32d on stocking pond with pike, perch and roach. Priory ponds cleaned out in 1452 and 1457. Tentative reconstruction of precinct shows one fishpond on south side of priory cemetery, separating it from prior's garden and a second fishpond in orchard west of priory church and south of parish church in general area of SP 583 222            2) Not classifiable for MPP            3) At the end of January 1990 the fishponds were bulldozed away as the site was cleared for a new building development. The ponds were almost certainly built for Bicester Priory on what was originally marshy ground. The fact that they survived to be recorded on the 1st Edition OS suggests that they continued to be maintained and stocked after the dissolution            &lt;1&gt; General reference, Blomfield: 'History of Deanery of Bicester' (1884) pp.142, 186, 201 (Bibliographic reference). SOX373.            &lt;2&gt; MPP Documents for Oxfordshire, S Lisk, 16.6.93 (Index). SOX259.            &lt;3&gt; OAU Newsletter, Arch News vol xviii no 1 March 1990 p.15 (Article in serial). SOX270.</p>



<b>Site Number</b>	43
<b>Site Name</b>	Site of St Edburga's Priory
<b>Type of Site</b>	Priory
<b>NMRS Number</b>	
<b>HER Number</b>	1593
<b>Status</b>	Non-designated
<b>Easting</b>	458410
<b>Northing</b>	222170
<b>Parish</b>	Bicester
<b>Council</b>	Cherwell District Council
<b>Description</b>	<p>Founded between 1182 and 1185 and dissolved in 1536. Excavations in 1819 and 1962-3 in old place yard, now housing estate. C21st century work prior to demolition and redevelopment of the extant buildings.</p> <p>HOLLOW WAY (Early Medieval/Dark Age to Medieval - 410 AD to 1539 AD)  Evidence EXCAVATED FEATURE  BURIAL (Medieval - 1066 AD to 1539 AD)  Evidence SUB SURFACE DEPOSIT  MONASTERY (Medieval - 1066 AD to 1539 AD)  Evidence DOCUMENTARY EVIDENCE  Evidence SUB SURFACE DEPOSIT  GRAVE SLAB (Post Medieval - 1540 AD to 1900 AD)  Evidence FIND</p> <p>1) Founded between 1182 and 1185 and dissolved in 1536. Excavations in 1819 and 1962-3 in old palace yard, now housing estate. Tiles and stone foundations of the cloisters have been located as well as a burial in the former south aisle of the priory church.</p> <p>1a) Rubble footings of the Augustinian Priory Church were plotted during building works for Oxfordshire County Council south of the parish church. Medieval patterned floor tiles were recorded and burials were observed.</p> <p>2) For David Hinton's history and excavations, plus two maps showing extent of priory for investigation.</p> <p>2a) See DRF for correspondence/notes/summary from Hinton with regard to excavations.</p> <p>3) For remaining fragments in a C17th building see PRN 10612.</p> <p>4) 1980-1 trench for gas pipeline on western edge of former priory revealed no medieval material.</p> <p>5) Further wall foundation of the priory church and cloister were discovered during building operations. Burial found in former south aisle. Possible coffin remains.</p> <p>6) Part of north wall of north transept of priory church revealed during excavation by D Hinton c.1969. There was a mason's Lodge outside.</p> <p>8) See for discussion by J Blair of early minster and town development.</p> <p>9) Ground Penetrating Radar survey carried out revealed possible remnants of Cloister along with a number of linear features thought to be walls. However, modern infrastructure elements dominated the results of the GPR survey, and it is thought these have obscured or dominated much of the geophysical response of any medieval features associated with the former priory. 10 features have been identified for further investigation.</p> <p>10) See Detailed Record File for copy of pamphlet.</p> <p>11) See Detailed Record File for copy of section on 1819 excavation, as well as historical information and miscellaneous photos of features in Bicester Church. All transferred to Oxon History Centre.</p> <p>13) Building work c.1982 to provide an extension for an Old People's Home on the site of the medieval Augustinian priory revealed the west wall of the south transept of the priory church. The wall consisted of a mortared limestone rubble foundation c.1.3m wide and 1m deep. It rested on the limestone bedrock, which formed the former flood plain of the river Bure. Much of the ground was deeply disturbed during the building of the Old People's Home in 1968-9 and current building work did not reveal the south wall of the church although a stone foundation trench was recorded a few metres to the west in 1968. No dating evidence was recovered from any level.</p>

14) An evaluation uncovered remains of the priory including substantial walls, robber trenches and bedding deposits for floors. Two ovens were also revealed and may have been associated with the Priory, but as they cut an old floor level inconsistent with industrial use of the area, they are likely to be dated to a period when the function of parts of the Priory had altered or after it had ceased to be a Priory. Buried soils containing dateable finds (including late Saxon and early Medieval pottery), a ditch and a hollow-way may be evidence of occupation immediately prior to the re-organisation of boundaries and land-use in advance of the construction of the Priory. Presence of Iron Age pottery was significant as the period is poorly represented in the area. This pottery was found in a ditch on a different alignment to other linear features on site, and might be an Iron Age ditch. Two possible early to mid Saxon sherds would be consistent with evidence for a broadly contemporary cemetery found at the Church of the Immaculate Conception and with documentary evidence for the founding of the church of St Edburg. Surviving archaeology has high potential to enhance the understanding of the Priory and perhaps the land use prior to its construction.

15) Some priory remains were identified underneath St. Edburg's House following its demolition. A wall foundation previously recorded during the construction work in the 1960's was seen and represents the foundation of the north exterior wall of the church. A continuation of this wall was seen in archaeological investigations at the former Bryan House in 2011 (EOX3389).

Masonry identified seems to represent a pillar base which was recorded in the 1960's although it could be the continuation of a linear foundation investigated in 2011 and is more likely to represent foundation of the colonnade between the nave and the north aisle. A wall found within the area of the lift shaft represents the south exterior wall of the priory church. This had been recorded in the 1960's and was seen surviving in good condition at that time; the condition has since deteriorated. Wall remains located in the east extension of the former St. Edburg's House represents the foundation of the west wall of the south transept and might also be related with the cloister. Floor surfaces found in the lift shaft area are that of the internal floor of the nave. Some of the floor surfaces recorded might relate to surfaces found in 2013 although the direct stratigraphic relationship was not established. Construction works in the 1960's had a greater impact on the archaeological remains than was the case for former Bryan House immediately east. Based on data collected during the WB, it can be concluded that archaeological feature/remains of the Priory church, cloister and additional building are better preserved outside of the actual footprint of the former St Edburg's House.

<1> OS Record Card, SP 52 SE 8 (Index). SOX273.  
<1a> Oxford Architectural & Historical Society, Oxoniensia, Vol XXIX/XXX (1964/65) p.190 (Serial). SOX284.  
<2a> Additional Information in Detailed Record File, notes, letter, and site summary (Index). SOX258.  
<2> Oxford Architectural & Historical Society, Oxoniensia, Vol XXXIII (1968) pp.22-52; Vol XXXIV (1969) pp.21-28. See also DRF (Serial). SOX284.  
<3> Local Informant as main provider of information, C J Bond, 24.2.76 (Verbal communication). SOX277.  
<4> CBA South Midlands Group, South Midlands Archaeology, CBA9 NL 12 (1982) p.140. Humphrey Woods (Serial). SOX5.  
<5> CBA South Midlands Group, South Midlands Archaeology, CBA9 NL 13 (1983). R A chambers (Serial). SOX5.  
<6> Medieval Archaeology, Vol XIII (1969) p.247 (Serial). SOX318.  
<7> Additional Information in Detailed Record File, Historical notes from C J Bond (1981) and correspondence relating to development of site (1960's) (Index). SOX258.  
<8> Oxford Architectural & Historical Society, Oxoniensia, Vol LXVII (2002), pp 133-40 (Serial). SOX284.  
<9> Oxford Archaeology, 2006, Old Place Yard, Bicester: Geophysical Survey (Unpublished document). SOX1861.  
<10> D J Watts, 1983, A Short History of Bicester Priory, copy in DRF (Unpublished document). SOX2279.  
<11> J Dunkin, 1823, The History of the Bullingdon and Ploughley Hundreds, Vol 2, Bicester Priory section in DRF (Monograph). SOX2280.

<12> OAU Newsletter, Vol XIV, No 1 March 1986 (Article in serial). SOX270.  
 <13> OAU Newsletter, Vol IX No 6 December 1982 pp.1-2 (Article in serial). SOX270.  
 <14> Thames Valley Archaeological Services, 2013, Land at Old Place Yard, Bicester, Oxfordshire: Archaeological Evaluation (Unpublished document). SOX5062.  
 <15> John Moore Heritage Services, 2014, An Archaeological Watching Brief at St. Edburg's House: Old Place Yard, Bicester, Oxfordshire (Unpublished document). SOX5199.

<b>Site Number</b>	44
<b>Site Name</b>	Church of St Edburg, Church Street
<b>Type of Site</b>	Church
<b>NMRS Number</b>	1199769
<b>HER Number</b>	5111
<b>Status</b>	Listed Building- Grade I
<b>Easting</b>	458300
<b>Northing</b>	222270
<b>Parish</b>	Bicester
<b>Council</b>	Cherwell District Council
<b>Description</b>	<p>Norman arches and medieval structure, probably C11 to C14 with C15 and C16 alterations and restored in 1862.</p> <p>CHURCH (Medieval - 1066 AD to 1539 AD)              Evidence EXTANT BUILDING              CRYPT (Post Medieval - 1540 AD to 1900 AD)              Evidence FIND              INHUMATION (Post Medieval - 1540 AD to 1900 AD)              SP5822S BICESTER CHURCH STREET              3/24 (South side)              31/01/52 Church of St Edburg              GV I</p> <p>Church. Probably C11, C12, C13 and C14, altered C15 and C16; tower C15/early C16; restored 1862 by C.N. Beazley in consultation with G.E. Street. Part-coursed limestone rubble with ashlar and some marlstone-ashlar dressings; lead and Welsh-slate roofs. Cruciform plan with north chancel aisle, nave aisles, west tower and north porch. Restored chancel retains C12 ashlar clasping buttresses and a small Gothic priest's door to south, but has a 5-light east window and 2- and 3-light side windows in C19 Geometrical-Decorated style. The aisle to north formerly incorporated a priest's dwelling, and has 2 squareheaded C15 windows facing east, both with cinquefoil lights and labels, one originally serving an upper floor; a C15 stair with 3-centre arched entrance projects at the north-east-angle; north wall has two 2-light C19 windows, plus a blocked rubble archway in the lower part of the wall. The north transept retains fragments of a C12 chevron string course, interrupted by a large 4-centre-arched 5-light window with Perpendicular drop tracery and a deep casement mould. A later extension to west has a restored 2-light window with reticulated tracery plus the outline of an arched opening, and is continued westwards by the narrower early-C14 north aisle which retains two 2-light C14 windows to north plus a later large single-light window to west. The C14 porch has an entrance arch with wave mouldings, and shelters the north door with earlier C14 mouldings; the small 2-light traceried window to west is also C14, but the 2-light east window is C15 as is the former upper floor with its square-headed 2-light C15 north window and crenellated parapet. The south transept also has remains of the C12 chevron string plus a large restored Perpendicular window; it was extended eastwards, probably in the C15, but now has a C19 east window similar to those in the chancel. The south aisle is early C13 with 3 restored 3-light C14 windows to south and a C15 parapet panelled with quatrefoils; it retains a fine doorway with a deeply-moulded arch and 3 orders of</p>

shafts (2 detached and one enlarged) with 4 early stiff-leaf capitals. Above the door are fragments of carved stonework, probably from tombs in the demolished church of Bicester Priory. The west wall contains a 3-light C16 window with uncusped heads and a label. The C16 clerestory has 4 arched windows to north and 4 square-headed windows to south, all with 2 uncusped 4-centre-arched lights. Over the crossing is a large square-headed C15 window, facing south, with 4 cinquefoil lights within a deep casement moulding; on the north face is a fine lead rainwater head, decorated with moulded shafting and ornamental cresting, and dated 1655; 2 plainer lead heads on the north clerestory are dated 1704. The 3-stage battlemented tower, with heavy moulded plinth and strings plus diagonal stepped buttresses, has an arched west door with quatrefoil spandrels, set within a deep casement moulding and with big blank shields terminating the label drops; the large 2-light window above was probably altered in 1750, the date inscribed in the casement moulding; bell chamber stage has 2-light arched openings with Perpendicular tracery and transoms, but the panelled and crocketed pinnacles are probably C17/C18. Interior: chancel is entirely C19 except for the wide archway to north, of 3 chamfered orders, which is probably early C14. The round-headed chancel arch, of unchamfered orders, is matched by the tall plain transept arches of one order, which have linked abaci; they are probably C11 and formed part of a pseudo-cruciform arrangement with narrower flanking "wings" or transepts but not necessarily with a fourth arch to west. The 4-bay south arcade of c.1200 (which must post-date the demolition of a fourth crossing arch) has pointed arches with deep angle rolls, probably later reinforced by the inner chamfered orders and partly rebuilt, and set on late-C14 clustered columns set diagonally, one with the remains of crocketed canopy work; the moulded capitals to the responds survive but the 3 main capitals are C19. Further salvaged panels of carved stonework are set in the spandrels. The arch from the south transept to the aisle is completely C14 except for re-used Transitional capitals with square abaci and stiff-leaf foliage. The 3-bay south arcade of c.1300 has arches of 3 chamfered orders, octagonal columns and moulded capitals, one with pellet decoration; a crude triangular-headed arch to east is probably simply a large squint linked with the western extension of the transept; the outer spandrels of the arcade retain sections of the C12 chevron band, formerly external. The fine tall narrow tower arch is C15/early C16. Except for the chancel, all roofs are probably C15/C16 with moulded timbers; the nave roof, which looks C16 but is noted as renewed 1803, has large cambered tiebeams with pierced panelled infill to the trusses and to the spandrels of the curved braces. Fittings are all C19 and C20 except for a C15 screen in the north transept with 2 tiers of traceried panels, and the strange tapering polygonal font with its C18 flat wooden cover; the vestry screen in the north chancel aisle, with C19 painted decoration on a gilt ground, is signed "H.L. Busby 1882". 4 ancient chests: one dated 163(?), another 1668. Small window over the priest's door said to contain C14 glass; remainder of stained glass (mainly chancel and south aisle) is C19, including a window of 1866 by Morris and Co. with panels by Burne-Jones and Webb, one of 1853 by O'Connor and 2 by Mayer and Co. of Munich. The numerous monuments include a C15 figure brass, C17 engraved brasses, tablets and carved cartouches, and many elaborate C18 wall monuments. The large marble memorial to Sir Thomas Grantham (died 1718) by Delvaux and Scheemakers has weeping cherubs supporting a large portrait medallion against a fine Baroque surround; a monument to Sir Edward Page Turner (died 1766) by Joseph Wilton has a big urn and portrait medallions; one of the many monuments to the Cokers of Bicester House is a relief of c.1794 by Sir Richard Westmacott. (V.C.H.: Oxfordshire, Vol.VI, pp.46-7; Buildings of England: Oxfordshire, pp.452-4). Listing NGR: SP 58300 22279

2) Examination of floor of north aisle.

3) The pews in the church were taken up c.1984 in preparation for reflooring in York stone. The building has developed from an aisleless cruciform plan dated to the C12th. The main archaeological interest was to look for evidence of a Saxon church and secondly, to explain why the easternmost bay of the north aisle is rather wider than the rest - was this a chapel? The Victorian boiler-house has destroyed any evidence relating to a north-aisle chapel and the Victorian restorers seem to have lowered the floor throughout to make an air space beneath the pews, thus digging out any surviving medieval floors and probably any Saxon floor also.

4) Transferred to Oxon History Centre.

5/7) An C18 brick vaulted crypt was uncovered, thought to be associated with the nearby memorial to Sir Edward Turner and his wife, Dame Cassandra. The works have identified human burial practice and interment within the graveyard and under the floor of the vestry. The top of one crypt was observed in the churchyard for a soakaway, and a second crypt within



the choir vestry containing two leather-clad coffins are likely to be those of Sir Edward Turner and his wife.

6) Groundworks for a new exterior pipe and internal test pits for new flooring works uncovered interments, burial chambers and remnant flooring. The exterior work identified 10 partially articulated graves and skeletons thought to be probably Post Medieval, possibly Medieval, in date. Three brick-line crypts were located, dated no earlier than C18. A large quantity of disarticulated human bone, as well as Medieval and post Medieval pottery was found. One of the internal test pits identified a small patch of surviving mortared bedding for a previous floor and another location uncovered an interment, probably of C18 date. A small collection of Medieval and Post Medieval floor tiles were recovered from the test pits.

7) The work, as in the previous years of investigation, unsurprisingly uncovered human burials and crypt structures within the graveyard. Disarticulated bones were recovered from all the test pits, and a five graves (only four had human bone) were found during excavation of a soakaway to the south-west of the church. All human bone was retained by the church, but the pottery evidence as with some of the graves found in 2013, suggest Medieval burial is preserved in this historic graveyard. The grave (202) uncovered here is particularly deep (>1.5m) suggesting that 19th-century use of the graveyard could still have preserved earlier burials at greater depth. Two crypts were uncovered in the southern church path. These were both

recorded and in filled. The investigation of the foundation of the church found it to be in a poor state in some areas especially on the exterior buttress of the south aisle. The porch buttress in the north-east was only 0.5m deep.

<1> Dept of Environment/DCMS, List of Buildings of Special Architectural or Historic Interest, Cherwell List 68: 3/24, p.11 (Index). SOX260.

<2> CBA South Midlands Group, South Midlands Archaeology, Vol 15 (1985) p.114 (Serial). SOX5.

<3> OAU Newsletter, Vol XI No 4 December 1984 p.2 (Article in serial). SOX270.

<4> English Heritage (RCHME), 1987-1989, Historic Buildings Photographic Record Card (Photograph). SOX2063.

<5> Thames Valley Archaeological Services, 2012, St Edburg's Church, Bicester: Archaeological Watching Brief (Unpublished document). SOX2927.

<6> Thames Valley Archaeological Services, 2013, St Edburg's Church, Bicester, Oxfordshire: Archaeological Watching Brief (Unpublished document). SOX3091.

<7> CBA South Midlands Group, South Midlands Archaeology, Vol 43 (2013) p.75 (Serial). SOX5.

<8> Thames Valley Archaeological Services, 2016, St Edburg's Church, Church Street, Bicester, Oxfordshire: Archaeological Watching Brief (Digital archive). SOX5638.

<b>Site Number</b>	45
<b>Site Name</b>	? Roman Stone Foundations
<b>Type of Site</b>	Foundations
<b>NMRS Number</b>	
<b>HER Number</b>	3058
<b>Status</b>	Non-designated
<b>Easting</b>	457150
<b>Northing</b>	220800
<b>Parish</b>	Bicester
<b>Council</b>	Cherwell District Council
<b>Description</b>	Apparent remains of ?Roman foundations found in 1841 BUILDING (Roman - 43 AD? to 409 AD?)

Evidence SUB SURFACE DEPOSIT

No other details

<1> Oxford Architectural & Historical Society, Oxoniensia, Vol I (1939) p.282, fig 19 (Serial). SOX284.

? Roman Stone Foundations

Site Name

Monument

Sources

Finds - None recorded

Address/Historic Names - None recorded

Associated Events/Activities - None recorded

Associated Individuals/Organisations - None recorded

Other Statuses and Cross-References

Administrative Areas

National Grid Reference

SP 5715 2080 (point) SP52SE

Associated Designations

<b>Site Number</b>	46
<b>Site Name</b>	? Roman Stone Foundations, ? Villa
<b>Type of Site</b>	Villa
<b>NMRS Number</b>	
<b>HER Number</b>	3059
<b>Status</b>	Non-designated
<b>Easting</b>	457400
<b>Northing</b>	220650
<b>Parish</b>	Bicester
<b>Council</b>	Cherwell District Council
<b>Description</b>	Traces of foundations visible in 1841. Winged corridor building shown as red cropmark on map cannot be verified; area of foundations should be regarded as within circle. Not visible on recent AP. BUILDING (Roman - 43 AD to 409 AD) Evidence SUB SURFACE DEPOSIT 2) Insufficient information to be classified as a villa for MPP <1> Victoria County History of Oxford, Vol I (1939) p.282, fig 19 (Serial). SOX252. <2> MPP Documents for Oxfordshire, S Lisk (Index). SOX259. <3> Professional Judgement, S Lisk, 30.12.92 (Unpublished note). SOX275. <4> 1991, Geonex Aerial Photographs, 4691-252 (Photograph). SOX333. <5> Oxfordshire County Council, 1961, Fairey Aerial Surveys, 6125/11.095 (Photograph). SOX264.

<b>Site Number</b>	47
<b>Site Name</b>	? Romano/British Inhumation
<b>Type of Site</b>	Inhumation
<b>NMRS Number</b>	
<b>HER Number</b>	3065
<b>Status</b>	Non-designated

## Site Gazetteer



**Easting** 457380  
**Northing** 220570  
**Parish** Bicester  
**Council** Cherwell District Council  
**Description** Inhumation found during non-archaeological trenching by D. Watts in 1962  
BURIAL (Roman - 43 AD to 409 AD)  
Evidence SUB SURFACE DEPOSIT  
No more details  
<1> Local Informant as main provider of information, D Watts to M Aston, 1972 (Verbal communication). SOX277

**Site Number** 48  
**Site Name** Roman Samian Pottery  
**Type of Site** Pottery  
**NMRS Number**  
**HER Number** 3066  
**Status** Non-designated  
**Easting** 457410  
**Northing** 220520  
**Parish** Bicester  
**Council** Cherwell District Council  
**Description** Samian ware found during non-archaeological trenching by D. Watts c.1972  
FINDSPOT (Roman - 43 AD to 409 AD)  
Evidence SUB SURFACE DEPOSIT  
No more details  
<1> Local Informant as main provider of information, D Watts to M Aston, 1972 (Verbal communication). SOX277.

**Site Number** 49  
**Site Name** ? Roman Cremation  
**Type of Site** Cremation  
**NMRS Number**  
**HER Number** 3067  
**Status** Non-designated  
**Easting** 457440  
**Northing** 220470  
**Parish** Bicester  
**Council** Cherwell District Council  
**Description** Cremation found in 1962 by D. Watts during non-archaeological trenching  
CREMATION (Roman - 43 AD? to 409 AD?)  
Evidence SUB SURFACE DEPOSIT  
No more details  
<1> Local Informant as main provider of information, D Watts to M Aston, 1972 (Verbal communication). SOX277.

## Site Gazetteer



communication). SOX277.

**Site Number** 50  
**Site Name** Roman Finds (junction of Akeman Street and N-S Roman road)  
**Type of Site** Finds  
**NMRS Number**  
**HER Number** 4462  
**Status** Non-designated  
**Easting** 457270  
**Northing** 220780  
**Parish** Bicester  
**Council** Cherwell District Council  
**Description** Pottery, iron, bronze strips and bone found beneath and among the roots of a blown down tree in 1976.  
FINDSPOT (Roman - 43 AD to 409 AD)  
Evidence SUB SURFACE DEPOSIT  
(1) Found beneath and among the roots of a blown down tree in 1976  
(2) Identified as R/B greywares, Samian and red and white fabricated Oxford fabrics, some colour coated including a beaker base and small fine mortaria. Some late I/A or Roman period IA style fabrics  
(3) Excavation by R T Rowley in 1983 to trace possible line of Akeman Street and evidence of occupation. Pits and ditches of the late C1st to late C2nd indicated extensive drainage works, abandoned early C3rd. No trace of Akeman Street  
(4) c.400m north of Alchester, limited excavation on north side of presumed Akeman Street revealed pits and E-W ditches. One ditch had pit with oak plank and nails in it. Gravel bank found and C1st/2nd artefacts.  
(7) Letter explaining source and location of finds. List of finds at Ashmolean provided.  
<1> Local Informant as main provider of information, Mr Forrest, Horton-cum-Studley (1976) (Verbal communication). SOX277.  
<2> Field Notes/Field Visit, R A Chambers, OAU (1976). See inventory of finds in DRF (Unpublished document). SOX261.  
<3> Oxford Architectural & Historical Society, Oxoniensia, Vol XLIX (1984) pp.24-46.  
Excavations at Faccenda Chicken Farm near Alchester (Serial). SOX284.  
<4> Britannia, Vol XV (1984) p.302. See CAS Lib: Vale 42 (Serial). SOX282.  
<5> Slide Cabinet, 3 of 1983 excavations (Photograph). SOX303.  
<6> OAU Newsletter, Vol X No 2 June 1983 p.6; Vol X No 3 September 1983 pp.5-6 (Article in serial). SOX270.  
<7> 2002, Personal Comment, Correspondence about finds (Unpublished note). SOX621.

**Site Number** 51  
**Site Name** ? Roman Linear Earthwork (almost parallel to N-S Roman road)  
**Type of Site** Earthwork  
**NMRS Number**  
**HER Number** 4464  
**Status** Non-designated

## Site Gazetteer



<b>Easting</b>	457350
<b>Northing</b>	221000
<b>Parish</b>	Bicester
<b>Council</b>	Cherwell District Council
<b>Description</b>	Shows as a ridge almost a foot high in a pasture field LINEAR FEATURE (Unknown to Roman) Evidence EARTHWORK ROAD? (Roman - 43 AD? to 409 AD?) Evidence EARTHWORK (2) Possibly represents the line of the Alchester-Towcester Roman road at this point, the modern road having been diverted slightly to the west. Much stone exposed immediately east of modern bridge, probably representing original road crossing over brook (3) Excavation at Facenda Chicken Farm in 1983 failed to show the road in this area. It was occupied exclusively with the ramifications of Roman ditches and streams (4) Transferred to Oxon History Centre. <1> Local Informant as main provider of information, Mr Forrest, Horton-cum-Studley (1976) (Verbal communication). SOX277. <2> Field Notes/Field Visit, C J Bond (1976) (Unpublished document). SOX261. <3> CBA South Midlands Group, South Midlands Archaeology, CBA9, NL 14 (1983) pp.33-35. S Rahtz and R T Rowley (Serial). SOX5. <4> Slide Cabinet, 1 of ditch taken in August 1983 (Photograph). SOX303.

<b>Site Number</b>	52
<b>Site Name</b>	Roman Samian Pottery (immediately N of Roman road)
<b>Type of Site</b>	Pottery
<b>NMRS Number</b>	
<b>HER Number</b>	4935
<b>Status</b>	Non-designated
<b>Easting</b>	456990
<b>Northing</b>	220990
<b>Parish</b>	Bicester
<b>Council</b>	Cherwell District Council
<b>Description</b>	A large sherd of hemispherical bowl decorated with rosettes and figures (Drag. 37) and dating to the 2nd century AD, located beneath the roots of an upturned elm tree on the side of a ditch parallel to the Roman road PRN 8921. FINDSPOT (Roman - 43 AD to 409 AD) Evidence SUB SURFACE DEPOSIT No more details <1> Local Informant as main provider of information, Mr Nicholas Forrest, 1, Priory Close, Horton-cum-Studley (1976) (Verbal communication). SOX277. <2> Untitled Source, Pottery examined by J Rhodes, OCM (Artefact Identification). SOX1068.

<b>Site Number</b>	53
<b>Site Name</b>	Roman Scale Armour (in field N of North Wall of Alchester)

## Site Gazetteer



<b>Type of Site</b>	Armour
<b>NMRS Number</b>	
<b>HER Number</b>	10799
<b>Status</b>	Non-designated
<b>Easting</b>	457230
<b>Northing</b>	220500
<b>Parish</b>	Bicester
<b>Council</b>	Cherwell District Council
<b>Description</b>	Piece of scale armour (lorica squamata) consisting of 4 linked bronze plates. FINDSPOT (Roman - 43 AD to 409 AD) Evidence FIND No more details <1> Local Informant as main provider of information, M Farley, Bucks County Museum (1977) (Verbal communication). SOX277.

<b>Site Number</b>	54
<b>Site Name</b>	Roman Trackway and Farmstead
<b>Type of Site</b>	Farmstead
<b>NMRS Number</b>	
<b>HER Number</b>	11214
<b>Status</b>	Non-designated
<b>Easting</b>	457700
<b>Northing</b>	222100
<b>Parish</b>	Bicester
<b>Council</b>	Cherwell District Council
<b>Description</b>	Geophysical survey found complex of linear and discrete cut features which may form settlement enclosures. Evaluation confirmed presence of C1-2 RB low status farmstead BOUNDARY DITCH (Roman - 43 AD to 409 AD) Evidence FIND Evidence SUB SURFACE DEPOSIT FARMSTEAD? (Roman - 43 AD to 409 AD) Evidence CROPMARK Evidence SUB SURFACE DEPOSIT FENCE (Roman - 43 AD to 409 AD) Evidence SUB SURFACE DEPOSIT TRACKWAY (Roman - 43 AD to 409 AD) Evidence CROPMARK (1) Cropmarks interpreted as undiagnostic ?trackway that may be related to modern agricultural practice (2) Magnetic susceptibility survey and magnetometer survey found complex of linear and discrete cut features which may form enclosures comprising a small settlement site with outer ditch on NE side (3) Evaluation of 18 trenches revealed concentration interpreted as RB low status farmstead of C1st-C2nd; few sherds of LIA and AS material found. Outbuildings interpreted as stock management features. (4) AP plotted onto 1:10000 OS Map. Text makes no further comment. See report for AP plots. (5) 1961 AP series was examined during the Cherwell District cropland survey. Trackway is visible.

6) Faint indications of the trackway were observed in SP5721/6 - NMR 15332/15 during Cherwell District cropmark survey.  
 7) Number of possible structures dating to Roman period were identified, including one with substantial square shaped postholes. Few sherds of MIA and AS pottery were found indicating that the area had some evidence of use in these periods.  
 <1> 2002, Personal Comment, H Coddington, 25.7.97 (Unpublished note). SOX621.  
 <2> Stratascan, 1997, A Report for University Of Birmingham Field Archaeology Unit on a Geophysical Survey Carried out at Whitelands Farm, Bicester Leisure Park (Unpublished document). SOX841.  
 <3> Oxford Archaeology, 2002, Evaluation of proposed Community Hospital, Bicester (Unpublished document). SOX839.  
 <4> Air Photo Services Ltd, 2005, Land southwest of Bicester, Oxfordshire: Interpretation of Aerial Photographs for Archaeology (Unpublished document). SOX1735.  
 <5> Oxfordshire County Council, 1961, Fairey Aerial Surveys, 12.015 (Photograph). SOX264.  
 <6> English Heritage, NMR Aerial Photographs (Photograph). SOX294.  
 <7> CBA South Midlands Group, South Midlands Archaeology, vol 33 (2003), p 74 (Serial). SOX5.

<b>Site Number</b>	55
<b>Site Name</b>	Roman Cremation (land NE of Alchester)
<b>Type of Site</b>	Cremation
<b>NMRS Number</b>	
<b>HER Number</b>	14001
<b>Status</b>	Non-designated
<b>Easting</b>	457600
<b>Northing</b>	220450
<b>Parish</b>	Bicester
<b>Council</b>	Cherwell District Council
<b>Description</b>	Inspection of an excavation for a new drainage ditch on behalf of English Heritage revealed traces of cremation and animal bone found in area which was probably marshy and used mainly as a dumping ground in the Roman period. CREMATION (Roman - 43 AD to 409 AD) Evidence SUB SURFACE DEPOSIT No more details <1> CBA South Midlands Group, South Midlands Archaeology, CBA9 NL 17 (1987) p.100 (Serial). SOX5. <2> Additional Information in Detailed Record File, Rough notes from R A Chambers (1986), correspondence from English Heritage and plans (Index). SOX258.

<b>Site Number</b>	56
<b>Site Name</b>	Romano-British Cemetery (Site C) at A421
<b>Type of Site</b>	Cemetery
<b>NMRS Number</b>	
<b>HER Number</b>	14292
<b>Status</b>	Non-designated
<b>Easting</b>	457080

<b>Northing</b>	221020
<b>Parish</b>	Bicester
<b>Council</b>	Cherwell District Council
<b>Description</b>	Late RB cemetery CEMETERY (Roman - 43 AD to 409 AD) Evidence SUB SURFACE DEPOSIT 2) Consisted of 30 inhumations, and is thought to be complete or almost complete. C4 date. See article for additional information and discussion. <1> Local Informant as main provider of information, Recorded on SMR by S Lisk (no date) (Verbal communication). SOX277. <2> Oxford Architectural & Historical Society, Oxoniensia, Vol 66, pp 13-42: Late Roman Cemeteries in Oxon: A Review (Serial). SOX284.

<b>Site Number</b>	57
<b>Site Name</b>	Roman to Post Medieval Pottery and Coins
<b>Type of Site</b>	Pottery
<b>NMRS Number</b>	
<b>HER Number</b>	15846
<b>Status</b>	Non-designated
<b>Easting</b>	457720
<b>Northing</b>	221990
<b>Parish</b>	Bicester
<b>Council</b>	Cherwell District Council
<b>Description</b>	Number of finds recovered including 21 sherds of pottery, 18 pieces of brick and tile and 43 metal items at Limited R/B finds suggests that a settlement was located nearby. FINDSPOT (Roman to Post Medieval - 43 AD to 1900 AD) Evidence FIND (1) Stripping of area did not reveal any features, and only 1 R/B sherd. Informal examination by a member of Oxford Metal Detector Society yielded 21 sherds of pottery (6 R/B, 2 medieval, 13 post medieval), 18 post medieval pieces of brick and tile and 43 metal items (1 R/B coin, 1 medieval coin, miscellaneous tokens and objects of medieval date). Very limited R/B finds confirm the nearby presence of a settlement (2) During construction of southern bypass in 1989 a fragment of sword from a B/A hoard was found immediately south of SP 579 219 <1> Oxford Archaeological Unit, 1994, Watching brief at 'Happy Eater' Forte development, Bicester (Unpublished document). SOX842. <2> CBA South Midlands Group, South Midlands Archaeology, Vol 21 (1991) pp.100-101. R A Chambers (Serial). SOX5. <3> CBA South Midlands Group, South Midlands Archaeology, Vol 25 (1995) p.49 (Serial). SOX5.

<b>Site Number</b>	58
<b>Site Name</b>	Roman Settlement on Oxford Road
<b>Type of Site</b>	Settlement
<b>NMRS Number</b>	

## Site Gazetteer



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<b>HER Number</b>	15867
<b>Status</b>	Non-designated
<b>Easting</b>	458400
<b>Northing</b>	221710
<b>Parish</b>	Bicester
<b>Council</b>	Cherwell District Council
<b>Description</b>	Remains of a low status rural R-B settlement located. Possibility of water management on site. SETTLEMENT (Roman - 43 AD to 409 AD) Evidence SUB SURFACE DEPOSIT Trial trenching revealed presence of previously unknown RB settlement over easter 1/3 of site. Geophysical surveys not done. (1) Extensive survival of LIA and RB settlement within the floodplain of Langford Brook. Features all preserved under post Roman alluvium, and interpreted as 2 phases based on stratigraphy and pottery. Phase 1 is dated to AD 20/30 to 60/70, and Phase 2 to AD 60/70 to 100/120. Interpreted as low status rural site typical of Upper Thames region in LIA and early RB period when increasing agricultural intensification required use of previously unused land (2) <1> Birmingham University Field Archaeology Unit, 1993, An Archaeological Evaluation at Oxford Road, Bicester, Oxfordshire (Unpublished document). SOX636. <2> Birmingham University Field Archaeology Unit, 1995, An Archaeological Excavation at Oxford Road, Bicester, Oxfordshire (Unpublished document). SOX637.

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<b>Site Number</b>	59
<b>Site Name</b>	Iron Age Pottery (Junction of Akeman Street and N/S Roman Road)
<b>Type of Site</b>	Pottery
<b>NMRS Number</b>	
<b>HER Number</b>	4469
<b>Status</b>	Non-designated
<b>Easting</b>	457270
<b>Northing</b>	220810
<b>Parish</b>	Bicester
<b>Council</b>	Cherwell District Council
<b>Description</b>	Late Iron age pottery was found beneath the roots of a tree along with a quantity of R-B pottery (PRN 4462). FINDSPOT (Late Iron Age to Roman - 100 BC to 409 AD) Evidence FIND No more details <1> Local Informant as main provider of information, Mr Nicholas Forrest, 1, Priory Close, Horton-cum-Studley (Verbal communication). SOX277. <2> Local Informant as main provider of information, Pottery identified by R A Chambers (OAU) (Verbal communication). SOX277.

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<b>Site Number</b>	61
<b>Site Name</b>	Neolithic Axehead

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## Site Gazetteer



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<b>Type of Site</b>	Findspot
<b>NMRS Number</b>	
<b>HER Number</b>	7505
<b>Status</b>	Non-designated
<b>Easting</b>	458360
<b>Northing</b>	221370
<b>Parish</b>	Bicester
<b>Council</b>	Cherwell District Council
<b>Description</b>	The butt-end of polished stone axe-head, found in 1989 in connection with the Thames Water Authority FINDSPOT (Neolithic - 4000 BC to 2351 BC) Evidence FIND 1) Length - 98mm, width - 65mm 2) Form discarded as all inforamtion added to this record. After request by D Dawson, the Standlake curator, the axe was donated to the museum. <1> Local Informant as main provider of information, Mr Greenaway (finder), Ashampton Common, Pangbourne (1990) (Verbal communication). SOX277. <2> Local Informant as main provider of information, Examined by D Dawson, OCM (1990) (Verbal communication). SOX277.

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<b>Site Number</b>	62
<b>Site Name</b>	Anglo Saxon Pottery (Field E of Manor Farm)
<b>Type of Site</b>	Pottery
<b>NMRS Number</b>	
<b>HER Number</b>	11878
<b>Status</b>	Non-designated
<b>Easting</b>	458200
<b>Northing</b>	222510
<b>Parish</b>	Bicester
<b>Council</b>	Cherwell District Council
<b>Description</b>	North of Bicester House, two sherds of Anglo-Saxon pottery of a fabric normally associated with the mid-Saxon period were found. FINDSPOT (Early Medieval/Dark Age - 410 AD to 1065 AD) Evidence FIND 1) Housing development in Close north of Bicester House revealed no evidence of Anglo Saxon occupation. No clear archaeological view was obtained <1> CBA South Midlands Group, South Midlands Archaeology, CBA9, NL 10 (1980) p.169; NL 16 (1986) p.95 (Serial). SOX5.

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<b>Site Number</b>	63
<b>Site Name</b>	Roman and Anglo Saxon Settlement Evidence from the Causeway
<b>Type of Site</b>	Settlement

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## Site Gazetteer



<b>NMRS Number</b>	
<b>HER Number</b>	16268
<b>Status</b>	Non-designated
<b>Easting</b>	458430
<b>Northing</b>	222310
<b>Parish</b>	Bicester
<b>Council</b>	Cherwell District Council
<b>Description</b>	<p>Evaluation revealed Roman pottery indicative of high status settlement, and confirmed marshy nature of town in C10th-11th. First attempt at land reclamation occurred in C14th-15th with further raising of land in C17th.</p> <p>FINDSPOT (Roman to Early Medieval/Dark Age - 43 AD to 1065 AD)</p> <p>Evidence FIND</p> <p>PIT (Early Medieval/Dark Age - 410 AD to 1065 AD)</p> <p>Evidence SUB SURFACE DEPOSIT</p> <p>Evaluation of site proposed for residential development added important information on the development of the area over the last millennium. The finding of further sherds of Roman pottery in late deposits added to earlier finds of same in town centre, as well as presence of relatively high status Roman settlement in vicinity of Chapel St and Market Square. Confirmed earlier findings that this area was marshy in C10-11, when rubbish dumped in marsh. 1st attempt at land reclamation in C14-15, with further raising of land in C17 (1).</p> <p>&lt;1&gt; John Moore Heritage Services, 2000, An Archaeological Evaluation on land to the rear of Nos 3,5, and 9-13 Causeway, Bicester, Oxfordshire (Unpublished document). SOX736.</p>

<b>Site Number</b>	64
<b>Site Name</b>	Land Between Causeway and Bryon House
<b>Type of Site</b>	Land
<b>NMRS Number</b>	
<b>HER Number</b>	16136
<b>Status</b>	Non-designated
<b>Easting</b>	458430
<b>Northing</b>	222250
<b>Parish</b>	Bicester
<b>Council</b>	Cherwell District Council
<b>Description</b>	<p>Evaluation of area between 2 Saxon/Medieval settlements revealed low-lying marshy land prone to flooding. Causeway designed to span marshy area and link two settlement areas. Only Post Medieval material found.</p> <p>CAUSEWAY (Post Medieval - 1540 AD to 1900 AD)</p> <p>Evidence MODIFIED SURFACE</p> <p>Evaluation proved that area evaluated behind the garden of 17 Causeway was not in use prior to the Post Med period and no remains of any importance are present. Due to inability to be able to excavate a trench adjacent to 17 Causeway, the date and construction methodology of the Causeway and reclamation of the land immediately to the S remains unknown. Recommended that WB maintained during subsequent development works (1).</p> <p>&lt;1&gt; John Moore Heritage Services, 1999, An Archaeological Evaluation at Land between the Causeway and Bryon House, known as Vine Cottages, Bicester, Oxfordshire (Unpublished document). SOX735.</p>

## Site Gazetteer



<b>Site Number</b>	65
<b>Site Name</b>	Possible Anglo Saxon Inhumation Cemetery at Church of the Immaculate Conception
<b>Type of Site</b>	Inhumation
<b>NMRS Number</b>	
<b>HER Number</b>	16254
<b>Status</b>	Non-designated
<b>Easting</b>	458330
<b>Northing</b>	222360
<b>Parish</b>	Bicester
<b>Council</b>	Cherwell District Council
<b>Description</b>	<p>During stripping for church car park, human remains were uncovered just below the topsoil (approx 30 cms below ground surface). Graves were encountered in the subsequent phase of watching brief/excavation; two were dated to Middle Saxon period</p> <p>LINEAR FEATURE (Unknown date)</p> <p>Evidence SUB SURFACE DEPOSIT</p> <p>INHUMATION CEMETERY (Early Medieval/Dark Age - 410 AD? to 1065 AD?) + Sci.Date</p> <p>Sci. Date:</p> <p>Evidence FIND</p> <p>Evidence SUB SURFACE DEPOSIT</p> <p>665 +/- 23 RadioCarbon Date Determined: 2011</p> <p>685 +/- 25 RadioCarbon Date Determined: 2011</p> <p>SETTLEMENT (Early Medieval/Dark Age to Medieval - 410 AD to 1539 AD)</p> <p>Evidence SUB SURFACE DEPOSIT</p> <p>1) Site visit revealed E-W grave cut alignments, possibly from 2 phases. Several skulls and 1 inhumation visible. Cemetery probably extends in all directions. No grave goods. Faced limestone wall, in NW corner and circular stone-lined feature in SW corner (?well) were only other features. Dated by single sherd (mid-late Saxon) found in association with wall. May relate to</p> <p>priory (C12th) or minster (C10th) usage. 28 graves identified definitely more. See DRF</p> <p>2) See J Blair discussion of early minster and town development</p> <p>4) Three shallow features were investigated, one of natural, the other two of uncertain origin. A single sherd of Early to Middle Saxon pottery and some animal bone was recorded but no human burial deposits were observed. Site clearly has archaeological potential with its proximity to the cemetery, and the presence of animal bone and the single Saxon sherd</p> <p>5) Watching brief in 2011 revealed a number of archaeological features, the most significant of which was an eastwards extension of a known Anglo Saxon inhumation cemetery. 15 bodies were found, 9 articulated and 6 disarticulated; most were definitely or probably older women. It is unclear how long the cemetery was in use, but it is clear that the graves were not marked by headstones. At least 2 of the burials were subject to radiocarbon dating and were found to be of Middle Saxon date (C7) and possibly associated with the minster to the south, though any definite link remains unproven. Early medieval occupation features (a ditch probably to protect against flooding) were revealed indicating settlement from possibly as early as the C10 but no clear evidence of Saxon settlement was found</p> <p>&lt;1&gt; Field Notes/Field Visit, S Weaver, 11.5.00 and 12.5.00. See report in DRF (Unpublished document). SOX261.</p> <p>&lt;2&gt; Oxford Architectural &amp; Historical Society, Oxoniensia, Vol LXVII (2002), pp 133-40 (Serial). SOX284.</p> <p>&lt;3&gt; Slide Cabinet, view of excavated area (Photograph). SOX303.</p> <p>&lt;4&gt; Thames Valley Archaeological Services, 2010, New Parish Rooms, Church of the Immaculate Conception, The Causeway: Archaeological Evaluation (Unpublished document). SOX2538.</p> <p>&lt;5a&gt; CBA South Midlands Group, South Midlands Archaeology, SMA 41 (2011) 58 (Serial). SOX5.</p> <p>&lt;5&gt; Thames Valley Archaeological Services, 2011, New Parish Rooms, Church of the Immaculate Conception, The Causeway, Bicester, Oxfordshire: Archaeological Watching Brief (Unpublished document).</p>



# Site Gazetteer



SOX2716.

<b>Site Number</b>	66
<b>Site Name</b>	No 24, Sheep Street
<b>Type of Site</b>	Workshop
<b>NMRS Number</b>	1046473
<b>HER Number</b>	551
<b>Status</b>	Listed Building- Grade II
<b>Easting</b>	458500
<b>Northing</b>	222400
<b>Parish</b>	Bicester
<b>Council</b>	Cherwell District Council
<b>Description</b>	<p>House, now shop and dwelling. 1689 on datestone, remodelled and extended mid C19. BLACKSMITHS WORKSHOP (Post Medieval - 1540 AD to 1900 AD)            Evidence EXTANT BUILDING            SP5822N, SP5822S BICESTER SHEEP STREET            2/106, 3/106 (East side)            20/03/70 No 24            GV II</p> <p>House, now shop and dwelling. 1689 on datestone, remodelled and extended mid C19. Rendered walls with stucco dressings; brick and limestone rubble; plain-tile and Welsh-slate roofs. 2 parallel ranges plus long rear wing. 2 storeys plus attics and 2 storeys. Rendered 3-window front has a plain parapet, with ball finials, rising from a moulded band, and has firstfloor casements with eared architraves and triangular pediments above panelled friezes, probably all C19. The short right return wall to No.22 (not included) has a similar window. Ground floor is mostly a shop front, but to extreme left is a section of rusticated walling containing a large 6-panelled doorway, above which is a datestone inscribed "R/IM/1689". Steep-pitched roof with a shallower slated roof to rear. Rear is mostly C19 but rear range incorporates the gable of a former stair project ion. Rubble and brick rear wing is of several builds. Interior: chamfered beams in alleyway. (Buildings of England: Oxfordshire, p.456).            Listing NGR: SP5854622496            &lt;1&gt; Dept of Environment/DCMS, List of Buildings of Special Architectural or Historic Interest, Cherwell List 68: 2/106, p.51 (Index). SOX260.            &lt;2&gt; English Heritage (RCHME), 1987-1989, Historic Buildings Photographic Record Card (Photograph). SOX2063.</p>

<b>Site Number</b>	67
<b>Site Name</b>	Site of Bell Foundry
<b>Type of Site</b>	Foundry
<b>NMRS Number</b>	
<b>HER Number</b>	909
<b>Status</b>	Non-designated
<b>Easting</b>	458400
<b>Northing</b>	222600

# Site Gazetteer



<b>Parish</b>	Bicester
<b>Council</b>	Cherwell District Council
<b>Description</b>	<p>Edward Hemins foundry at Bicester 1728-43. He supplied bells to Oriel College etc. MARGINAL            No more details            &lt;1&gt; 1953, Oxford Record Society, Vol XXXIV (1953) (Monograph). SOX741.            &lt;2&gt; General reference, F Sharpe: 'The Church Bells of Oxon' Vol IV (Bibliographic reference). SOX373</p>

<b>Site Number</b>	68
<b>Site Name</b>	Ridge and Furrow Marks
<b>Type of Site</b>	Ridge and Furrow
<b>NMRS Number</b>	
<b>HER Number</b>	16310
<b>Status</b>	Non-designated
<b>Easting</b>	457760
<b>Northing</b>	220990
<b>Parish</b>	Bicester
<b>Council</b>	Cherwell District Council
<b>Description</b>	<p>Site situated close to Roman town of Alchester, but no evidence to suggest Roman-British activity in this area. Ridge and furrow marks suggest ?Medieval arable cultivation.            RIDGE AND FURROW (Medieval - 1066 AD to 1539 AD?)            Evidence EARTHWORK            &lt;1&gt; Foundations Archaeology, 1996, Bicester Sewage Treatment Works, Bicester, Oxfordshire (Unpublished document). SOX1239.</p>

<b>Site Number</b>	69
<b>Site Name</b>	Iron Age to Roman Farmstead at SW Bicester
<b>Type of Site</b>	Farmstead
<b>NMRS Number</b>	
<b>HER Number</b>	16541
<b>Status</b>	Non-designated
<b>Easting</b>	457710
<b>Northing</b>	222210
<b>Parish</b>	Bicester
<b>Council</b>	Cherwell District Council
<b>Description</b>	<p>Trenching revealed cobbled surface of Roman date awa Roman ditches, possibly associated with farmstead. All trenches in NE of site yield nothing and were presumed to be waterlogged since Roman times.            FARMSTEAD (Late Iron Age to Roman - 100 BC to 409 AD)            Evidence FIND            Evidence SUB SURFACE DEPOSIT            DITCH (Roman - 43 AD to 409 AD)            Evidence FIND</p>

## Site Gazetteer



Evidence SUB SURFACE DEPOSIT  
 FEATURE (Roman - 43 AD to 409 AD)  
 Evidence FIND  
 Evidence SUB SURFACE DEPOSIT  
 2) Aps plotted onto 1:10000 OS Map, text gives no further comment  
 3) Evaluation revealed a concentration of archaeological features in the central area of the site. A number of possible structures dating to the Roman period were identified including one with substantial square shaped postholes. Two other concentrated clusters of smaller postholes were recorded which might represent additional buildings or possibly stock management features or fence lines. Some spreads of occupation material, pits and numerous enclosure or or boundary ditches were seen. The site is interpreted as a low status farmstead occupied during the late C1st and C2nd. A few sherds of MIA and AS pottery were also recovered indicating that the area had seen activity in these periods  
 <1> Oxford Archaeology, 2002, Evaluation of land adjoining Middleton Stoney Rd and Oxford Rd, Bicester (Unpublished document). SOX840.  
 <2> Air Photo Services Ltd, 2005, Land southwest of Bicester, Oxfordshire: Interpretation of Aerial Photographs for Archaeology (Unpublished document). SOX1735.  
 <3> CBA South Midlands Group, South Midlands Archaeology, Vol 33 (2003) p.74 (Serial). SOX5.

<b>Site Number</b>	70
<b>Site Name</b>	Possible Roman Ditch
<b>Type of Site</b>	Ditch
<b>NMRS Number</b>	
<b>HER Number</b>	16701
<b>Status</b>	Non-designated
<b>Easting</b>	458020
<b>Northing</b>	222290
<b>Parish</b>	Bicester
<b>Council</b>	Cherwell District Council
<b>Description</b>	Possible Roman ditch found in evaluation. DITCH (Roman - 43 AD to 409 AD) Running E-W; dated by single abraded sherd of Roman greyware. Could be element of Roman field system and relate to known possible Roman farmstead located immediately to SW of site. <1> Thames Valley Archaeological Services, 2003, Bicester Cottage Hospital, Kings End, Bicester - Evaluation report (Unpublished document). SOX338.

<b>Site Number</b>	71
<b>Site Name</b>	Nos 29/29a Market Square, Bicester
<b>Type of Site</b>	Building
<b>NMRS Number</b>	
<b>HER Number</b>	16723
<b>Status</b>	Listed Building- Grade II
<b>Easting</b>	458490
<b>Northing</b>	222340
<b>Parish</b>	Bicester

## Site Gazetteer



<b>Council</b>	Cherwell District Council
<b>Description</b>	16th/17th century timber framed building with later 18th and 19th century additions. Grade II listed. BUILDING (16th/17th century with later additions, Medieval to Post Medieval - 1500 AD to 1900 AD) Evidence EXTANT BUILDING Grade II listed building, described in greenback as early 18th century shop and dwelling (1) but building survey undertaken in 1998 suggests timber framed core dating from 16th/17th century (2) <1> Dept of Environment/DCMS, List of Buildings of Special Architectural or Historic Interest (Index). SOX260. <2> Phoenix Consulting, 1998, Report on Programme of Building Recording and Investigation: 29/29a Market Square, Bicester, Oxfordshire (Unpublished document). SOX393.

<b>Site Number</b>	72
<b>Site Name</b>	Medieval features marking edge of King's End
<b>Type of Site</b>	Features
<b>NMRS Number</b>	
<b>HER Number</b>	16933
<b>Status</b>	Non-designated
<b>Easting</b>	458390
<b>Northing</b>	222297
<b>Parish</b>	Bicester
<b>Council</b>	Cherwell District Council
<b>Description</b>	C11-14 features (pit, ditch, wall) found which marked edge of King's End, one of two settlement foci in Bicester. DITCH (Medieval - 1066 AD to 1539 AD) PIT (Medieval - 1066 AD to 1539 AD) WALL (Medieval - 1066 AD to 1539 AD) 1) WB produced valuable information of the use and development of this part of Bicester and compliments previous work in the area. A late C11 pit was found under the S part of Vine Cottages, and probably indicates the E limit of the medieval settlement of King's End. This area was subsequently cultivated in the C12 to early/mid C13. A large ditch was subsequently dug in later C13 and continued in use no lter than mid C14. The E-W range of Vine Cottages respects this former boundary which can be traced further W. Slightly further north the limit of properties fronting Causeway on the W of the site was discvoered. This was marked by a change in cultivation type and then by a wall; this wall also marked the E side of a plot which was respected by the NW-SE range of Vine Cottages. Material raising the level of the land adjacent to the Causeway is thought to date to C17. The foundations for the recelty demolished cottage on this frontage were founded on this material . No earlier buildings were present <1> John Moore Heritage Services, 2005, An Archaeological Watching Brief at Vine Cottages, Causeway, Bicester, Oxfordshire (Unpublished document). SOX1446.

<b>Site Number</b>	73
<b>Site Name</b>	Later Prehistoric to Medieval Features from Priory
<b>Type of Site</b>	Features

## Site Gazetteer



<b>NMRS Number</b>	
<b>HER Number</b>	16990
<b>Status</b>	Non-designated
<b>Easting</b>	458468
<b>Northing</b>	221974
<b>Parish</b>	Bicester
<b>Council</b>	Cherwell District Council
<b>Description</b>	A number of Medieval ditches, and artefacts from Later Prehistoric to Roman periods were recorded. DITCH (Unknown date) BOUNDARY DITCH (Medieval - 1066 AD to 1539 AD) 1) Two medieval ditches recorded that appear to define burgrave plots. The rest of the site appears to be devoid of archaeology suggesting the site was too wet to be occupied. Roman pottery and a single struck flake were recovered. Good archaeological potential to the N. <1> Thames Valley Archaeological Services, 2006, Land of Priory Road, Bicester, Oxfordshire 2005 (phase 1): An Archaeological Evaluation (Unpublished document). SOX1673.

<b>Site Number</b>	74
<b>Site Name</b>	NO 16 (THE OLD MANOR HOUSE), KINGS END
<b>Type of Site</b>	Farmhouse
<b>NMRS Number</b>	1199967
<b>HER Number</b>	18960
<b>Status</b>	Listed Building- Grade II
<b>Easting</b>	458238
<b>Northing</b>	222409
<b>Parish</b>	Bicester
<b>Council</b>	Cherwell District Council
<b>Description</b>	Farmhouse, now house. Late C17/early C18 HOUSE (Now, Undated) SITE (Unknown date) Covering Building Material TILE Main Building Material LIMESTONE Main Building Material RUBBLE FARMHOUSE (Late C17, Post Medieval - 1667 AD to 1699 AD) FARMHOUSE (Early C18, Post Medieval - 1700 AD to 1732 AD) SP5822S BICESTER KINGS END (North side) 3/39 No.16 (The Old Manor House) 31/01/52 (Formerly listed as Manor Farmhouse) GV II Coursed squared limestone and coursed rubble, both with wooden lintels; plain-tile roof with brick end stacks. T-plan with subsidiary range. 2 storeys plus attic. Symmetrical 5-window front

## Site Gazetteer



of principal range has a deep plaster eaves cove and 4- pane C19 sashes, at ground floor with stop-chamfered lintels; the 4-panel central door has a rectangular overlight and a slated wooden porch with flanking settles. Roof has flanking stacks, to left rising from a large chimney projection, and has 2 gabled roof dormers. Rubble range extending to right is a separate built and has 3-light casements (2 at first floor and one at ground floor) all with stop-chamfered lintels and some lights with leaded glazing. 2-window rear wing has leaded 2-light casements, larger at first floor, and a plank door facing right. Rear of main range is all of rubble and has no vertical joint line. Interior not inspected. (V.C.H.: Oxfordshire, Vol.VI, p.20). Listing NGR: SP5820622453  
<1> Dept of Environment/DCMS, List of Buildings of Special Architectural or Historic Interest, Cherwell List 68: 3/39, p.18 (Index). SOX260.  
<2> English Heritage (RCHME), 1987-1989, Historic Buildings Photographic Record Card (Photograph). SOX2063.  
<3> Thames Valley Archaeological Services, 2005, Manor Farm, King's End: Building Survey (Unpublished document). SOX2780.

<b>Site Number</b>	75
<b>Site Name</b>	WALL TO GROUNDS OF BICESTER HOUSE
<b>Type of Site</b>	Wall
<b>NMRS Number</b>	1200026
<b>HER Number</b>	18961
<b>Status</b>	Listed Building- Grade II
<b>Easting</b>	458181
<b>Northing</b>	222411
<b>Parish</b>	Bicester
<b>Council</b>	Cherwell District Council
<b>Description</b>	Park wall and gateway. Probably partly C18, raised C18/C19; gateway C20# SITE (Unknown date) Main Building Material LIMESTONE Main Building Material MARLSTONE Main Building Material RUBBLE Main Building Material WROUGHT IRON PARK WALL (C18, Post Medieval - 1700 AD to 1799 AD) PARK WALL (C19, Post Medieval - 1800 AD to 1899 AD) GATE (C20, Post Medieval to Modern - 1900 AD to 1999 AD) SP5822S BICESTER KINGS END (North side) 3/41 Wall to grounds of Bicester House from junction with Queens Avenue to approx. 150m. E GV II Limestone rubble with flat marlstone coping. Wall is approximately 2.5 metres high, and extends from an angled section at the junction with Queens Avenue to a point approximately 130 metres to east where it curves round and runs for

approximately 40 metres beside the track to left of The Old Manor House (q.v.). The gateway, opposite Coker Close, is flanked by lower curving sections of wall, rebuilt C20, and has wrought-iron gates. Included for group value.

Listing NGR: SP5818122411

<1> Dept of Environment/DCMS, List of Buildings of Special Architectural or Historic Interest, Cherwell List 68: 3/41, p.20 (Index). SOX260.

<2> English Heritage (RCHME), 1987-1989, Historic Buildings Photographic Record Card (Photograph). SOX2063.

<b>Site Number</b>	76
<b>Site Name</b>	NO 3 KINGS END
<b>Type of Site</b>	House
<b>NMRS Number</b>	1200057
<b>HER Number</b>	18966
<b>Status</b>	Listed Building- Grade II
<b>Easting</b>	458189
<b>Northing</b>	222376
<b>Parish</b>	Bicester
<b>Council</b>	Cherwell District Council
<b>Description</b>	House, now shop and dwelling. C17, possibly partly earlier HOUSE (Now, Undated) SHOP (Now, Undated) SITE (Unknown date) Covering Building Material THATCH Main Building Material LIMESTONE Main Building Material RUBBLE HOUSE (C17, Post Medieval - 1600 AD to 1699 AD) SP5822S BICESTER KINGS END 3/46 (South side) 20/03/70 No.3 GV II Part-coursed limestone rubble with wooden lintels; thatch roof with rubble and brick stacks. 3-unit plan. 2 storeys plus attics.3-window front has a doorway to left of centre, enlarged windows either side, and to right and at first floor has renewed 2-light casements. Left bay has vertical joints plus built-in wallplates above and below the ends of heavy joists; it probably had a jetty. Roof has stacks to left of centre and on the right gable, and has small inset dormers to rear. Interior: open fireplace with cambered chamfered bressumer; chamfered beams. Probably originally a through-passage plan. Listing NGR: SP5818922376 <1> Dept of Environment/DCMS, List of Buildings of Special Architectural or Historic Interest, Cherwell List 68: 3/46, p.22 (Index). SOX260. <2> English Heritage (RCHME), 1987-1989, Historic Buildings Photographic Record Card (Photograph). SOX2063.

<b>Site Number</b>	77
<b>Site Name</b>	PAIR OF K6 TELEPHONE KIOSKS
<b>Type of Site</b>	Telephone Kiosks
<b>NMRS Number</b>	1046435
<b>HER Number</b>	26010
<b>Status</b>	Listed Building- Grade II
<b>Easting</b>	458510
<b>Northing</b>	222388
<b>Parish</b>	Bicester
<b>Council</b>	Cherwell District Council
<b>Description</b>	Pair of telephone kiosks designed by GG Scott TELEPHONE BOX (1935, Modern - 1901 AD to 2050 AD) Evidence STRUCTURE SP 5822 BICESTER MARKET SQUARE 3/115 (North west side) Pair of K6 Telephone Kiosks GV II Made by various contractors. Cast iron. Square kiosk with domed roof. Unperforated crowns to top panels and margin glazing to windows and doors. Listing NGR: SP5851022388 Dept of Environment/DCMS, List of Buildings of Special Architectural or Historic Interest, Cherwell List 68: 3/115, p.44(a) (Index). SOX260. 33 Market Square, Bicester, Oxfordshire, OX6 7AG PAIR OF K6 TELEPHONE KIOSKS

<b>Site Number</b>	78
<b>Site Name</b>	NOS 46, 48 & 51 MARKET SQUARE
<b>Type of Site</b>	House
<b>NMRS Number</b>	1046457
<b>HER Number</b>	18983
<b>Status</b>	Listed Building- Grade II
<b>Easting</b>	458556
<b>Northing</b>	222377
<b>Parish</b>	Bicester
<b>Council</b>	Cherwell District Council
<b>Description</b>	Shown as Nos.46, 47 and 51 on Ordnance Survey map. Substantial town house, now shop. Early/mid C17 (possibly partly earlier) and late C17 JETTIED HOUSE (Undated) SHOP (Now, Undated) SITE (Unknown date) Covering Building Material TILE Main Building Material

RENDER  
Main Building  
Material  
TIMBER  
TIMBER FRAMED HOUSE (Early/mid C17, Post Medieval - 1600 AD to 1666 AD)  
TOWN HOUSE (Early/mid C17, Post Medieval - 1600 AD to 1666 AD)  
TOWN HOUSE (Late C17, Post Medieval - 1667 AD to 1699 AD)  
SHOP (C20, Post Medieval to Modern - 1900 AD to 1999 AD)  
SP5822S BICESTER MARKET SQUARE  
3/64 Nos.46, 48 and 51  
31/01/52  
GV II  
Part-rendered timber framing; old plain-tile roofs with brick stacks. Double-depth plan, extended to front and rear. 2 storeys plus attics and 3 storeys. Double-gabled 3-storey east front, in exposed light framing, is late C17 and has 3 renewed cross windows to both upper floors, all with C20 lattice glazing; a simple wooden pallisade running between the gables rises above a moulded wooden cornice. A deep contemporary jetty, at first floor only, spans the alleyway to right and rests on long braces. To left, the one-bay return to the earlier range also has renewed cross windows plus a similar C20 shop front.  
Double-gabled central section of south front rises above a late-C19/early-C20 shop front and a very wide 5-light early-C18 window with thick glazing bars; the upper fenestration is irregular and includes a large window which is probably late C18/early C19; the westernmost gable has a scalloped bargeboard. The west front is extended by a 2-storey flat-roofed addition which projects below the 2 original gables; it is of c.1700 and has a heavy moulded wooden cornice and old horizontal-sliding sashes at first floor; ground floor has a C18 canted bay window on shaped brackets, 2 more old windows and a panelled door. The alleyway to north is also bridged at first floor at the western end by a link containing a wooden 3- light mullioned-and-transomed window with old leaded glazing, now partly penetrating into No.52 (q.v.). The gabled jettied bay facing north between the 2 links retains mid-C17 oriel windows to first and second floors, the lower being larger with decorated angle mullions and formerly with transoms, the upper with moulded mullions. At ground floor, one bracketed post is still exposed, and there are 2 panelled doors plus a window built out below the jetty; the gable retains part of a scalloped bargeboard. Interior: stop-chamfered beams, including dragon beams, in the earlier section; internal bracketed posts; 2-panel doors; dog-leg stair of c.1700 with winders, moulded closed string and handrail, and a few barleytwist-on-vase balusters. In the cellar, built into a wall, is a medieval octagonal wooden post with broach stops top and bottom. The building occupies a prominent island site. (V.C.H.: Oxfordshire, Vol.VI, p.18; Buildings of England: Oxfordshire, p.455). Listing NGR: SP5855622377  
<1> Dept of Environment/DCMS, List of Buildings of Special Architectural or Historic Interest, Cherwell List 68: 3/64, p.30 (Index). SOX260.  
<2> English Heritage (RCHME), 1987-1989, Historic Buildings Photographic Record Card (Photograph). SOX2063.  
46 Market Square, Bicester, Oxfordshire, OX6 7AJ  
51 Market Square, Bicester, Oxfordshire, OX6 7AJ  
51 Market Square, Bicester, Oxfordshire, OX6 7AJ

Site Number	79
Site Name	NO 47 MARKET SQUARE
Type of Site	House
NMRS Number	1046458
HER Number	18984
Status	Listed Building- Grade II
Easting	458548

Northing 222378  
Parish Bicester  
Council Cherwell District Council  
Description Shown as No.48 on Ordnance Survey map. Substantial town house, now offices, 1698 on datestone, altered C19 and C20  
OFFICE (Now, Undated)  
SITE (Unknown date)  
Covering Building  
Material  
CONCRETE  
Covering Building  
Material  
LEAD  
Covering Building  
Material  
TILE  
Main Building  
Material  
LIMESTONE  
Main Building  
Material  
RENDER  
Main Building  
Material  
STUCCO  
Main Building  
Material  
TIMBER  
WEATHER VANE (Undated)  
DATE STONE (1698, Post Medieval - 1698 AD)  
TIMBER FRAMED HOUSE (1698, Post Medieval - 1698 AD)  
TOWN HOUSE (1698, Post Medieval - 1698 AD)  
TOWN HOUSE (C19, Post Medieval - 1800 AD to 1899 AD)  
TOWN HOUSE (C20, Post Medieval to Modern - 1900 AD to 1999 AD)  
SP5822S BICESTER MARKET SQUARE  
3/65 No.47  
30/03/70  
GV II  
Rendered timber framing with stucco dressings; concrete plain-tile and lead roofs with brick stacks. Double-depth plan. 3 storeys plus attics. Symmetrical 5-window front, with storeybands and rusticated stucco quoins, has 12-pane sashes to the upper windows, and has a central projecting 4-storey tower with similar windows at first and second floors, but with 3 keyed oval windows to the top stage formed in moulded limestone-rectangular frames, the front oval blind and inscribed "B/IM/1698". The turret has a moulded wooden cornice and an ogee tiled roof topped by a ball finial and wrought-iron weathervane. The hipped roof of the main range has a central lead flat and a wooden modillion cornice which returns on both sides. Ground floor has a central doorway with a moulded segmental-arched eared stucco architrave, flanked by small-pane shop windows built out below a deep moulded cornice (probably all C20). Left side has 2 sashes per floor above a C19 ground-floor extension with a large small-pane window. Right side has some narrower sashes and some altered windows. Rear has 3 truncated stacks, each of 3 linked shafts. Interior: upper floors of tower retain a dog-leg stair with heavy moulded handrail and closed string, barleytwist-on-vase balusters, and some turned pendants. With Nos.49 and 50 (q.v.), forms a prominent group on an island site.  
(V.C.H.: Oxfordshire, Vol.VI, p.18; Buildings of England: Oxfordshire, p.455). Listing NGR: SP 58548 22377  
<1> Dept of Environment/DCMS, List of Buildings of Special Architectural or Historic Interest, Cherwell List 68: 3/65, p.31 (Index). SOX260.  
<2> English Heritage (RCHME), 1987-1989, Historic Buildings Photographic Record Card



## Site Gazetteer



(Photograph). SOX2063.  
47 Market Square, Bicester, Oxfordshire, OX6 7AJ

<b>Site Number</b>	80
<b>Site Name</b>	NOS 13 & 14 (THAMES HOUSE), MARKET
<b>Type of Site</b>	House
<b>NMRS Number</b>	1046460
<b>HER Number</b>	18987
<b>Status</b>	Listed Building- Grade II
<b>Easting</b>	458520
<b>Northing</b>	222400
<b>Parish</b>	Bicester
<b>Council</b>	Cherwell District Council
<b>Description</b>	Shop and dwelling, now shops and offices. Probably early C18 OFFICE (Now, Undated) SHOP (Now, Undated) SITE (Unknown date) Covering Building Material TILE Main Building Material ASHLAR Main Building Material LIMESTONE Main Building Material ROUGHCAST Main Building Material RUBBLE Main Building Material TIMBER SHOP (Early C18, Post Medieval - 1700 AD to 1732 AD) TIMBER FRAMED HOUSE (Early C18, Post Medieval - 1700 AD to 1732 AD) SHOP (C20, Post Medieval to Modern - 1900 AD to 1999 AD) SP5822S BICESTER MARKET SQUARE (North side) 3/68 Nos.13 and 14 (Thames House) 20/03/70 (Formerly listed as Nos.13 and 14) GV II Limestone ashlar and rubble; roughcast timber framing; plain-tile roofs with brick gable stacks. Double-depth plan with short rear wing. 2 storeys plus attic. Roughcast front, with richly-moulded wooden cornice, has 4 irregularly-spaced tall windows at first floor, and has 3 flat-headed roof dormers with moulded cornices; C20 shop fronts. Left gable wall is ashlar with a pair of narrow windows at first floor. Steep-pitched 2-span roof. Rear is rubble and has a short wing returning from right end. Interior: large stair hall at first floor has an early-C19 stair with ramped handrail and turned newels. Listing NGR: SP5852022400 <1> Dept of Environment/DCMS, List of Buildings of Special Architectural or Historic Interest, Cherwell List 68: 3/68, p.32

## Site Gazetteer



(Index). SOX260.  
<2> English Heritage (RCHME), 1987-1989, Historic Buildings Photographic Record Card (Photograph). SOX2063.

<b>Site Number</b>	81
<b>Site Name</b>	NO 17 MARKET SQUARE
<b>Type of Site</b>	House
<b>NMRS Number</b>	1046461
<b>HER Number</b>	18989
<b>Status</b>	Listed Building- Grade II
<b>Easting</b>	458498
<b>Northing</b>	222399
<b>Parish</b>	Bicester
<b>Council</b>	Cherwell District Council
<b>Description</b>	Shop and dwelling. C17 SITE (Unknown date) Covering Building Material TILE Main Building Material BRICK Main Building Material TIMBER SHOP (C17, Post Medieval - 1600 AD to 1699 AD) TIMBER FRAMED HOUSE (C17, Post Medieval - 1600 AD to 1699 AD) SP5822S BICESTER MARKET SQUARE 3/70 (North side) 20/03/70 No.17 GV II Timber framed with brick infill; old plain-tile roof. Gable-fronted plan. 2 storeys plus attic. Front has a 3-light casement at first floor and a 2-light window in the gable (both renewed) and at ground floor has a built-out shop front with a C20 bow window; to left, the entrance to an alleyway with has turned wooden column set into the wall of No.18 (q.v.) to left. A slightly higher roof to rear runs parallel with the front. Interior not inspected. Listing NGR: SP5849822399 <1> Dept of Environment/DCMS, List of Buildings of Special Architectural or Historic Interest, Cherwell List 68: 3/70, p.33 (Index). SOX260. <2> English Heritage (RCHME), 1987-1989, Historic Buildings Photographic Record Card (Photograph). SOX2063.

<b>Site Number</b>	82
<b>Site Name</b>	NO 18 MARKET SQUARE
<b>Type of Site</b>	House
<b>NMRS Number</b>	1046462
<b>HER Number</b>	18990



## Site Gazetteer



<b>Status</b>	Listed Building- Grade II
<b>Easting</b>	458495
<b>Northing</b>	222392
<b>Parish</b>	Bicester
<b>Council</b>	Cherwell District Council
<b>Description</b>	<p>Shop and dwelling. C18            SITE (Unknown date)            Covering Building            Material            TILE            Main Building            Material            RENDER            Main Building            Material            TIMBER            SHOP (C18, Post Medieval - 1700 AD to 1799 AD)            TIMBER FRAMED HOUSE (C18, Post Medieval - 1700 AD to 1799 AD)            SHOP (C19, Post Medieval - 1800 AD to 1899 AD)            SP5822S BICESTER MARKET SQUARE            3/71 (North side)            20/03/70 No.18            GV II            Rendered walls, probably timber framed; old plain-tile roof. Gable-fronted plan. 3 storeys.            Narrow front has 9-pane flush sashes at first and second floors; C19 shop front has arched lights and circular mullions to a canted bay window, a matching door, flanking fluted pilasters, carved brackets and a narrow canopy forming a small balcony. Low parapet returns around hipped roof. Interior not inspected.            Listing NGR: SP5849522392            &lt;1&gt; Dept of Environment/DCMS, List of Buildings of Special Architectural or Historic Interest, Cherwell List 68: 3/71, p.33 (Index). SOX260.            &lt;2&gt; English Heritage (RCHME), 1987-1989, Historic Buildings Photographic Record Card (Photograph). SOX2063.</p>

<b>Site Number</b>	83
<b>Site Name</b>	NOS 22 & 23 MARKET SQUARE
<b>Type of Site</b>	Shop and House
<b>NMRS Number</b>	1046463
<b>HER Number</b>	18993
<b>Status</b>	Listed Building- Grade II
<b>Easting</b>	458477
<b>Northing</b>	222379
<b>Parish</b>	Bicester
<b>Council</b>	Cherwell District Council
<b>Description</b>	<p>2 shops and dwellings. Early C19, possibly partly earlier            SITE (Unknown date)            Covering Building            Material            WELSH SLATE            Main Building</p>

## Site Gazetteer



<b>Material</b>	LIMESTONE
<b>Main Building</b>	Material
<b>Material</b>	RENDER
<b>Main Building</b>	Material
<b>Material</b>	RUBBLE
<b>Main Building</b>	Material
<b>Material</b>	STUCCO
<b>HOUSE (Early C19 or earlier, Post Medieval - 1750 AD to 1832 AD)</b>	
<b>SHOP (Early C19 or earlier, Post Medieval - 1750 AD to 1832 AD)</b>	
<b>SP5822S BICESTER MARKET SQUARE</b>	
<b>3/74 (North side)</b>	
<b>20/03/70 Nos.22 and 23</b>	
<b>GV II</b>	
<b>Rendered walls with stucco dressings; limestone rubble; Welsh-slate roofs with brick stacks. Linked ranges with rear wings. 2-storey stuccoed 2-window front of No.22, with rusticated quoins and a deep moulded cornice, has tall first-floor windows with C20 frames, and a shop front retaining flanking carved consoles and a cornice to the fascia, plus wide arched spandrelled heads to the windows. Narrow 3-storey stuccoed front of No.23, to left, also has a cornice which breaks around full-height pilaster strips, and a low parapet linking with that of No.22; first floor has a canted bay window, and at second floor is a segmental-arched 16-pane sash. Ground-floor shop front has a C19 bay window with spandrelled arched heads, plus a projecting fascia on carved consoles with a moulded cornice. Shallow-pitched roof is hipped to left. Rear wings are both of rubble. Interiors not inspected.</b>	
<b>Listing NGR: SP5847722379</b>	
<b>&lt;1&gt; Dept of Environment/DCMS, List of Buildings of Special Architectural or Historic Interest, Cherwell List 68: 3/74, p.35 (Index). SOX260.</b>	
<b>&lt;2&gt; English Heritage (RCHME), 1987-1989, Historic Buildings Photographic Record Card (Photograph). SOX2063.</b>	

<b>Site Number</b>	84
<b>Site Name</b>	NOS 5 & 6 MARKET SQUARE
<b>Type of Site</b>	House
<b>NMRS Number</b>	1046464
<b>HER Number</b>	18997
<b>Status</b>	Listed Building- Grade II
<b>Easting</b>	458588
<b>Northing</b>	222385
<b>Parish</b>	Bicester
<b>Council</b>	Cherwell District Council
<b>Description</b>	<p>House, now shops and offices. C17            OFFICE (Now, Undated)            SHOP (Now, Undated)            SITE (Unknown date)            Covering Building            Material            TILE            Covering Building            Material</p>

WELSH SLATE  
Main Building  
Material  
LIMESTONE  
Main Building  
Material  
RENDER  
Main Building  
Material  
RUBBLE  
HOUSE (C17, Post Medieval - 1600 AD to 1699 AD)  
SHOP (C20, Post Medieval to Modern - 1900 AD to 1999 AD)  
SP5822S BICESTER MARKET SQUARE  
3/78 (East side)  
20/03/70 Nos.5 and 6  
GV II  
Part-rendered limestone rubble; plain-tile and Welsh-slate roof with brick stacks. L-plan. 2 storeys plus attics. Rendered 3- window front has a wide wing projecting from the middle and right bays, below 2 steep gables with partly-renewed moulded and scalloped bargeboards with the remains of finials. First floor has casements of 2, 2 and 3 lights, plus a 2-light window in the left return wall of the wing, and has tall narrow offset windows in the gables. A large stack rises from the central ridge, and both front gables have smaller stacks. C20 shop fronts at ground floor. Rear is rubble with a slate roof. Interior not inspected. Listing NGR: SP5858822385  
<1> Dept of Environment/DCMS, List of Buildings of Special Architectural or Historic Interest, Cherwell List 68: 3/78, p.37 (Index). SOX260.  
<2> English Heritage (RCHME), 1987-1989, Historic Buildings Photographic Record Card (Photograph). SOX2063

<b>Site Number</b>	85
<b>Site Name</b>	NOS 65 & 67 SHEEP STREET
<b>Type of Site</b>	House
<b>NMRS Number</b>	1046475
<b>HER Number</b>	19027
<b>Status</b>	Listed Building- Grade II
<b>Easting</b>	458403
<b>Northing</b>	222635
<b>Parish</b>	Bicester
<b>Council</b>	Cherwell District Council
<b>Description</b>	House, now 2 shops and dwellings. Probably early C18, remodelled late C18 HOUSE (Now, Undated) SHOP (Now, Undated) SITE (Unknown date) Covering Building Material WELSH SLATE Main Building Material LIMESTONE Main Building Material RENDER Main Building

Material  
RUBBLE  
Main Building  
Material  
TIMBER  
TIMBER FRAMED HOUSE (Early C18, Post Medieval - 1700 AD to 1732 AD)  
TIMBER FRAMED HOUSE (Late C18, Post Medieval - 1767 AD to 1799 AD)  
In the entry for:- SP5822N BICESTER SHEEP STREET  
2/111 (west side)  
22/07/76 Nos. 65 and 67  
GV II  
The description should be amended to read:- Rendered walls, probably partly timber framed; limestone rubble; Welsh-slate roof with brick stacks. Probable 2-unit lobbyentry plan, extended over adjoining vehicle entry and subdivided. 3 storeys. Rendered 3-window front has 2 shop windows, each with a narrow doorway to left, and has 12-pane sashes at first floor, including the added bat to right. Second floor has similar windows, aligned, except over No 65, to left, where there is a pair of sashes. There is evidence of a further first floor window above the door to No 67. Roof is slightly higher over right bay, and has stacks to right of each bay. Rear: gabled stair tower to right of centre. 2-light 1st floor window on left with timber lintel. Added lean-to on left has door and 2-light wooden casement with horizontal glazing bars. Interior: left bay on ground floor has fireplace with bressumer; upper floors not inspected. Central and right- hand bays on 1st and attic floors have C18 panelled doors and cupboards; fireplace with architrave and mantelpiece on 1st floor; winder stair up to attic. Listing NGR: SP5840322635  
<1> Dept of Environment/DCMS, List of Buildings of Special Architectural or Historic Interest, Cherwell List 68: 2/111, p.53 (Index). SOX260.  
<2> English Heritage (RCHME), 1987-1989, Historic Buildings Photographic Record Card (Photograph). SOX2063

<b>Site Number</b>	86
<b>Site Name</b>	NO 27 SHEEP STREET
<b>Type of Site</b>	Shop and House
<b>NMRS Number</b>	1046476
<b>HER Number</b>	19029
<b>Status</b>	Listed Building- Grade II
<b>Easting</b>	458472
<b>Northing</b>	222520
<b>Parish</b>	Bicester
<b>Council</b>	Cherwell District Council
<b>Description</b>	Shop and dwelling, now shop and offices. Late C18/early C19 and mid C19 OFFICE (Now, Undated) SHOP (Now, Undated) SITE (Unknown date) Covering Building Material WELSH SLATE Main Building Material BRICK Main Building Material LIMESTONE

Main Building  
 Material  
 RENDER  
 Main Building  
 Material  
 RUBBLE  
 Main Building  
 Material  
 STUCCO  
 HOUSE (Late C18, Post Medieval - 1767 AD to 1799 AD)  
 SHOP (Late C18, Post Medieval - 1767 AD to 1799 AD)  
 HOUSE (Early C19, Post Medieval - 1800 AD to 1832 AD)  
 SHOP (Early C19, Post Medieval - 1800 AD to 1832 AD)  
 HOUSE (Mid C19, Post Medieval - 1833 AD to 1866 AD)  
 SHOP (Mid C19, Post Medieval - 1833 AD to 1866 AD)  
 SP5822N BICESTER SHEEP STREET  
 2/113 (West side)  
 20/03/70 No. 27  
 GV II  
 Coursed limestone rubble; rendered rubble-and brick-with stucco dressings; Welsh-slate roofs with brick and rendered end stacks. 2 parallel ranges. 2 storeys and 3 storeys. 2-storey stuccoed front, with plinth, storeyband, moulded cornice and panelled flanking pilasters, has a panelled parapet breaking upwards with a shallow-gabled central panel; the symmetrical 3-window arrangement has 12-pane sashes at first floor, plus a central doorway with 4-panel door, ornamental overlight, and a stucco door case with pilasters, a dentil cornice and, in the frieze, a panel with egg-and-dart mouldings. The doorway is now flanked by C20 shop windows. Earlier 3-storey rubble rear range has sashes with rubble flat arches but is partly obscured at ground floor by later extensions. Interior: plaster modillion cornices; dog-leg staircase with winders, stick balustrade and wreathed mahogany handrail.  
 Listing NGR: SP5847222520  
 <1> Dept of Environment/DCMS, List of Buildings of Special Architectural or Historic Interest, Cherwell List 68: 2/113, p.54 (Index). SOX260.  
 <2> English Heritage (RCHME), 1987-1989, Historic Buildings Photographic Record Card (Photograph). SOX2063

<b>Site Number</b>	87
<b>Site Name</b>	NO 29 CAUSEWAY
<b>Type of Site</b>	House
<b>NMRS Number</b>	1046477
<b>HER Number</b>	18938
<b>Status</b>	Listed Building- Grade II
<b>Easting</b>	458354
<b>Northing</b>	222289
<b>Parish</b>	Bicester
<b>Council</b>	Cherwell District Council
<b>Description</b>	Shop and dwelling. Late C17/early C18 SITE (Unknown date) Covering Building Material CONCRETE Covering Building Material

TILE  
 Covering Building  
 Material  
 WELSH SLATE  
 Main Building  
 Material  
 LIMESTONE  
 Main Building  
 Material  
 RENDER  
 Main Building  
 Material  
 RUBBLE  
 HOUSE (Late C17, Post Medieval - 1667 AD to 1699 AD)  
 SHOP (Late C17, Post Medieval - 1667 AD to 1699 AD)  
 HOUSE (Early C18, Post Medieval - 1700 AD to 1732 AD)  
 SHOP (Early C18, Post Medieval - 1700 AD to 1732 AD)  
 SP5822S BICESTER CAUSEWAY  
 3/12 (South side)  
 20/03/70 No.29  
 GV II  
 Coursed squared limestone rubble with wooden lintels; Welsh-slate and concrete plain-tile roof with brick gable stacks. Lplan; 2 storeys plus attic and 2 storeys. 2-window front has 12-pane sashes at first floor and enlarged C20 shop windows below; right gable wall, facing Church Lane, has an inserted doorway, renewed casements at first and second floors, plus 2 narrow stair windows. Lower rear wing, returning from gable wall, has a renewed 2-light casement, reduced from 3 lights, plus a sash window at first floor. Rendered rear of main range has a gable bearing a stack. Steep-pitched roofs. Interior not inspected. Listing NGR: SP5835422289  
 <1> Dept of Environment/DCMS, List of Buildings of Special Architectural or Historic Interest, Cherwell List 68: 3/12, p.5 (Index). SOX260.  
 <2> English Heritage (RCHME), 1987-1989, Historic Buildings Photographic Record Card (Photograph). SOX2063.

<b>Site Number</b>	88
<b>Site Name</b>	NOS 1 TO 5 (CONSEC) CHURCH LANE
<b>Type of Site</b>	Terrace
<b>NMRS Number</b>	1046480
<b>HER Number</b>	18940
<b>Status</b>	Listed Building- Grade II
<b>Easting</b>	458355
<b>Northing</b>	222274
<b>Parish</b>	Bicester
<b>Council</b>	Cherwell District Council
<b>Description</b>	Terrace of 5 small houses. c.1840 SITE (Unknown date) Covering Building Material WELSH SLATE Main Building Material ASHLAR

## Site Gazeteer



Main Building  
Material  
BRICK  
Main Building  
Material  
LIMESTONE  
Main Building  
Material  
RENDER  
TERRACE (c1840, Post Medieval - 1820 AD to 1860 AD)  
TERRACED HOUSE (c1840, Post Medieval - 1820 AD to 1860 AD)  
SP58225 BICESTER CHURCH LANE  
(East side)  
3/15 Nos.1 to 5 (consec)  
GV II  
Chequer brick with yellow headers on limestone-ashlar plinth; Welsh-slate roof with brick stacks. Double-depth plans. 3 storeys. Fronts each have a 12-pane unhorned sash, at ground and first floors, plus 9-pane sash at second floor; doors are arranged alternately to right and left. All openings have red-brick segmental arches. Rear is rendered with C20 windows. Interiors not inspected. Included for group value. Listing NGR: SP5835522274  
<1> Dept of Environment/DCMS, List of Buildings of Special Architectural or Historic Interest, Cherwell List 68: 3/15, p.7 (Index). SOX260.  
<2> English Heritage (RCHME), 1987-1989, Historic Buildings Photographic Record Card (Photograph). SOX2063.

**Site Number** 89  
**Site Name** NO 6 (REYNARD COTTAGE), CHURCH STREET  
**Type of Site** House  
**NMRS Number** 1046481  
**HER Number** 18942  
**Status** Listed Building- Grade II  
**Easting** 458328  
**Northing** 222325  
**Parish** Bicester  
**Council** Cherwell District Council  
**Description** Small house. Possibly C18  
SITE (Unknown date)  
Covering Building  
Material  
WELSH SLATE  
Main Building  
Material  
LIMESTONE  
Main Building  
Material  
RENDER  
Main Building  
Material  
RUBBLE  
HOUSE (C18, Post Medieval - 1700 AD to 1799 AD)  
SP58225 BICESTER CHURCH STREET  
3/17 (North side)

## Site Gazeteer



22/07/76 No.6 (Reynard Cottage)  
GV II  
Part-rendered limestone rubble; Welsh-slate roof with brick end stack. Single-unit plan with rear wing. 2 storeys. Rendered 2- window front breaks forward in the right bay with 2-light smallpane casements, larger at ground floor; left bay, which contains the doorway below a narrow window, may be later. Included for group value. Listing NGR: SP5832822325  
<1> Dept of Environment/DCMS, List of Buildings of Special Architectural or Historic Interest, Cherwell List 68: 3/17, p.7 (Index). SOX260.  
<2> English Heritage (RCHME), 1987-1989, Historic Buildings Photographic Record Card (Photograph). SOX2063.

**Site Number** 90  
**Site Name** KIRBY MEMORIAL APPROXIMATELY 14 METRES  
**Type of Site** Tomb  
**NMRS Number** 1046486  
**HER Number** 18952  
**Status** Listed Building- Grade II  
**Easting** 458281  
**Northing** 222264  
**Parish** Bicester  
**Council** Cherwell District Council  
**Description** Chest tomb. c.1818  
SITE (Unknown date)  
Main Building  
Material  
MARLSTONE  
CHEST TOMB (c1818, Post Medieval - 1798 AD to 1838 AD)  
SP58225 BICESTER CHURCH STREET  
(South side)  
3/30 Kirby memorial approx. 14m. S of tower of Church of St. Edburg  
GV II  
Marlstone. Rectangular chest, with moulded base and cover, has moulded angle strips, inscription panels, and carries a large gadrooned urn. Inscriptions commemorate members of the Kirby family and retain some black colouring with gilt lettering. Listing NGR: SP5828122264  
<1> Dept of Environment/DCMS, List of Buildings of Special Architectural or Historic Interest, Cherwell List 68: 3/30, p.13 (Index). SOX260.  
<2> English Heritage (RCHME), 1987-1989, Historic Buildings Photographic Record Card (Photograph). SOX2063.

**Site Number** 91  
**Site Name** NO 7 (SIX BELLS INN), CHURCH STREET  
**Type of Site** Public House  
**NMRS Number** 1046487  
**HER Number** 18955  
**Status** Listed Building- Grade II

## Site Gazetteer



<b>Easting</b>	458216
<b>Northing</b>	222328
<b>Parish</b>	Bicester
<b>Council</b>	Cherwell District Council
<b>Description</b>	Public house. 1682 on datestone, altered C20 SITE (Unknown date) Covering Building Material CONCRETE Covering Building Material TILE Main Building Material LIMESTONE Main Building Material RUBBLE DATE STONE (1682, Post Medieval - 1682 AD) PUBLIC HOUSE (1682, Post Medieval - 1682 AD) PUBLIC HOUSE (C20, Post Medieval to Modern - 1900 AD to 1999 AD) SP5822S BICESTER CHURCH STREET 3/34 (South side) 20/03/70 No.7 (Six Bells Inn) GV II Colourwashed limestone rubble with wooden lintels; concrete plain-tile roof with brick end stacks. 2-unit plan extended to rear. 2 storeys plus attic. 2-window front has a central doorway enclosed by large linked bay windows, possibly originally C19 but renewed; first floor has short sashes, 4 panes wide, and a central datestone inscribed "MI/1682". Steep-pitched roof has a central 2-light small-pane roof dormer. Wrought-iron sign bracket. Interior not inspected. (V.C.H.: Oxfordshire, Vol.VI, p.17). Listing NGR: SP5821622328 <1> Dept of Environment/DCMS, List of Buildings of Special Architectural or Historic Interest, Cherwell List 68: 3/34, p.16 (Index). SOX260. <2> English Heritage (RCHME), 1987-1989, Historic Buildings Photographic Record Card (Photograph). SOX2063.

<b>Site Number</b>	92
<b>Site Name</b>	NO 6 KINGS END
<b>Type of Site</b>	House
<b>NMRS Number</b>	1046488
<b>HER Number</b>	18959
<b>Status</b>	Listed Building- Grade II
<b>Easting</b>	458211
<b>Northing</b>	222373
<b>Parish</b>	Bicester
<b>Council</b>	Cherwell District Council
<b>Description</b>	Small house, now part of convent. C18, altered early C19/C20 NUNNERY (Now, Undated) SITE (Unknown date) Covering Building

## Site Gazetteer



<b>Material</b>	CONCRETE
<b>Covering Building</b>	Material TILE
<b>Main Building</b>	Material BRICK
<b>Main Building</b>	Material LIMESTONE
<b>Main Building</b>	Material RUBBLE
<b>HOUSE (C18, Post Medieval - 1700 AD to 1799 AD)</b>	
<b>DATE STONE (1750, Post Medieval - 1750 AD)</b>	
<b>DATE STONE (1789, Post Medieval - 1789 AD)</b>	
<b>HOUSE (Early C19, Post Medieval - 1800 AD to 1832 AD)</b>	
<b>HOUSE (C20, Post Medieval to Modern - 1900 AD to 1999 AD)</b>	
<b>SP5822S BICESTER KINGS END</b>	
<b>3/38 (North side)</b>	
<b>20/03/70 No.6</b>	
<b>GV II</b>	
<b>Description</b>	Limestone rubble with some brick dressings; concrete plain-tile roof with rebuilt brick gable stacks. 2-unit plan with rear wing. 2 storeys raised to 2 storeys plus attic. 2-window front has a 4-panel door, to right of centre, and has two 2-light casements at each floor. Original openings have brick flat arches; attic windows are in half dormers. Datestone built into door jamb is inscribed "1750". Lower rear wing has a datestone inscribed "1798", Interior: C18 fireplace with moulded mantleshelf; contemporary cupboards and joinery. Included for group value. Listing NGR: SP5821122373 <1> Dept of Environment/DCMS, List of Buildings of Special Architectural or Historic Interest, Cherwell List 68: 3/38, p.17 (Index). SOX260. <2> English Heritage (RCHME), 1987-1989, Historic Buildings Photographic Record Card (Photograph). SOX2063.

<b>Site Number</b>	93
<b>Site Name</b>	NOS 22 & 24 KINGS END
<b>Type of Site</b>	House
<b>NMRS Number</b>	1046490
<b>HER Number</b>	18964
<b>Status</b>	Listed Building- Grade II
<b>Easting</b>	458016
<b>Northing</b>	222456
<b>Parish</b>	Bicester
<b>Council</b>	Cherwell District Council
<b>Description</b>	Pair of houses. Mid/late C18, altered early C20 SITE (Unknown date) Covering Building Material CONCRETE Covering Building Material

## Site Gazetteer



TILE  
Main Building  
Material  
ASHLAR  
Main Building  
Material  
LIMESTONE  
Main Building  
Material  
RUBBLE  
HOUSE (Mid/late C18, Post Medieval - 1733 AD to 1799 AD)  
HOUSE (Early C20, Post Medieval to Modern - 1900 AD to 1932 AD)  
SP5822S BICESTER KINGS END  
(North side)  
3/44 Nos.22 and 24  
27/08/76  
GV II  
Coursed limestone rubble with some ashlar dressings; concrete plain-tile roofs with brick end stacks. Double-depth plans. 2 storeys, raised to 2 storeys plus attic. Symmetrical 2-window fronts each have a central panelled door with a flat canopy, and have 2 renewed two-light casements at each floor, the original openings with ashlar flat arches, the attic windows in half dormers. Interiors not inspected. Included for group value. Listing NGR: SP5801622456  
Dept of Environment/DCMS, List of Buildings of Special Architectural or Historic Interest, Cherwell List 68: 3/44, p.21  
(Index). SOX260.

**Site Number** 94  
**Site Name** LAMSDALE COTTAGE, LAUNTON ROAD  
**Type of Site** Cottage  
**NMRS Number** 1046493  
**HER Number** 18973  
**Status** Listed Building- Grade II  
**Easting** 458657  
**Northing** 222282  
**Parish** Bicester  
**Council** Cherwell District Council  
**Description** Small house. C18 (or possibly earlier) and early C19  
SITE (Unknown date)  
Covering Building  
Material  
TILE  
Covering Building  
Material  
WELSH SLATE  
Main Building  
Material  
LIMESTONE  
Main Building  
Material  
RENDER  
Main Building  
Material  
RUBBLE

## Site Gazetteer



HOUSE (C18, Post Medieval - 1700 AD to 1799 AD)  
HOUSE (Early C19, Post Medieval - 1800 AD to 1832 AD)  
SP5822S BICESTER LAUNTON ROAD  
(South side)  
3/53 Lamsdale Cottage  
GV II  
Part-rendered limestone rubble; Welsh-slate and old plain-tile roof with brick stacks. 2-unit plan in 2 builds. 2 storeys and one storey plus attics. Left half of rendered front is earlier, with a steep-pitched roof, and has a 12-pane sash. 2-storey bay to right, with a shallower roof, has a 16-pane sash, the entrance to extreme right, and has a low sash at first floor, 6 panes wide. Slated roof has stacks to left of each section. Rear of earlier section is rubble with a tiled roof and has 2 gabled dormers. Interior: earlier bay has a butt-purlin roof with the tiebeams cut through. Included for group value. Listing NGR: SP5865722282  
<1> Dept of Environment/DCMS, List of Buildings of Special Architectural or Historic Interest, Cherwell List 68: 3/53, p.24  
(Index). SOX260.  
<2> English Heritage (RCHME), 1987-1989, Historic Buildings Photographic Record Card (Photograph). SOX2063.

**Site Number** 95  
**Site Name** STATION HOUSE APPROXIMATELY 15 METRES  
**Type of Site** House  
**NMRS Number** 1046495  
**HER Number** 18980  
**Status** Listed Building- Grade II  
**Easting** 458722  
**Northing** 222042  
**Parish** Bicester  
**Council** Cherwell District Council  
**Description** Former station-master's house. c.1850  
SITE (Unknown date)  
Covering Building  
Material  
TILE  
Main Building  
Material  
ASHLAR  
Main Building  
Material  
LIMESTONE  
STATION MASTERS HOUSE (c1850, Post Medieval - 1830 AD to 1880 AD)  
SP5822S BICESTER LONDON ROAD  
(West side)  
3/61 Station House approx. 15m. NW  
of level crossing  
II  
Coursed squared limestone with ashlar dressings; plain-tile roofs with rubble and brick stacks. Z-shaped plan. One storey plus attics. Tudor style. Front breaks forward to right in a gabled cross wing, which contains a Tudor-arched doorway with a 4-panel door plus, at each floor, a 2-light small-pane casement with chamfered stone surround, wood mullion and 4-centred relieving arch. Lateral stack, rising from right return wall, has a rubble base and 2 tall brick diagonal shafts. Gabled return wall of blind section to left has aligned windows of 3 and 2 lights, and a further double-shafted lateral stack rises to rear. Central rear wing is in similar style. Gables



have plain bargeboards with moulded apex pendants. Interior not inspected. Part of the London and North Western Railway which opened 1850. Listing NGR: SP587222042  
 <1> Dept of Environment/DCMS, List of Buildings of Special Architectural or Historic Interest, Cherwell List 68: 3/61, p.28 (Index). SOX260.  
 <2> English Heritage (RCHME), 1987-1989, Historic Buildings Photographic Record Card (Photograph). SOX2063.

<b>Site Number</b>	96
<b>Site Name</b>	NO 3 CAUSEWAY
<b>Type of Site</b>	Shope and House
<b>NMRS Number</b>	1046513
<b>HER Number</b>	18930
<b>Status</b>	Listed Building- Grade II
<b>Easting</b>	458438
<b>Northing</b>	222332
<b>Parish</b>	Bicester
<b>Council</b>	Cherwell District Council
<b>Description</b>	Shop and dwelling. Late C17, remodelled and extended early C19 SITE (Unknown date) Covering Building Material TILE Main Building Material BRICK Main Building Material LIMESTONE Main Building Material RENDER Main Building Material RUBBLE HOUSE (Late C17, Post Medieval - 1667 AD to 1699 AD) SHOP (Late C17, Post Medieval - 1667 AD to 1699 AD) HOUSE (Early C19, Post Medieval - 1800 AD to 1832 AD) SHOP (Early C19, Post Medieval - 1800 AD to 1832 AD) SP5822S BICESTER CAUSEWAY 3/4 (South side) 20/03/70 No.3 GV II Partly-rendered limestone rubble and brick; plain-tile roof with brick gable stack. 2-unit plan with added rear wing. 2 storeys plus attic. Rendered 2-window front, with plinth and storey band, retains one horizontal-sliding sash at first floor and, at ground floor, has a C19 shop front with inset doorway below a contemporary fascia plus, to right, a 16-pane sash. Roof has a semi-inset roof dormer and a stack to right. Rear has 2 small gabled projections plus the brick rear wing. Interior; wide late- C17 open-well stair rising to attic with turned balusters, moulded handrail, ball finials and turned pendants (the lowest flight altered); early-C18 fielded panelling at first floor with matching doors, architraves and integral cupboards, a moulded cornice, and a fireplace with a moulded mantel shelf and a panelled overmantel with flanking pilasters. Listing NGR: SP5843822332

<1> Dept of Environment/DCMS, List of Buildings of Special Architectural or Historic Interest, Cherwell List 68: 3/4, p.2 (Index). SOX260.  
 <2> English Heritage (RCHME), 1987-1989, Historic Buildings Photographic Record Card (Photograph). SOX2063.

<b>Site Number</b>	97
<b>Site Name</b>	NO 7 CAUSEWAY
<b>Type of Site</b>	House
<b>NMRS Number</b>	1046514
<b>HER Number</b>	18932
<b>Status</b>	Listed Building- Grade II
<b>Easting</b>	458428
<b>Northing</b>	222323
<b>Parish</b>	Bicester
<b>Council</b>	Cherwell District Council
<b>Description</b>	Shop and dwelling. Possibly C17, altered and extended C19 SITE (Unknown date) Covering Building Material TILE Main Building Material RENDER Main Building Material RUBBLE HOUSE (C17, Post Medieval - 1600 AD to 1699 AD) SHOP (C17, Post Medieval - 1600 AD to 1699 AD) HOUSE (C19, Post Medieval - 1800 AD to 1899 AD) SHOP (C19, Post Medieval - 1800 AD to 1899 AD) SP5822S BICESTER CAUSEWAY 3/6 (South side) 20/03/70 No.7 GV II Rendered rubble; plain-tile roof with brick end stack. 2-unit plan with added rear wing. 2 storeys. 2-window front has flush 12- pane sashes, a window of similar width at ground floor plus a small shop window and adjoining entrance. Long rear range of several builds. Interior not inspected. Listing NGR: SP5842822323 <1> Dept of Environment/DCMS, List of Buildings of Special Architectural or Historic Interest, Cherwell List 68: 3/6, p.3 (Index). SOX260. <2> English Heritage (RCHME), 1987-1989, Historic Buildings Photographic Record Card (Photograph). SOX2063.

<b>Site Number</b>	98
<b>Site Name</b>	NO 13 CAUSEWAY
<b>Type of Site</b>	House

## Site Gazetteer



<b>NMRS Number</b>	1046515
<b>HER Number</b>	18934
<b>Status</b>	Listed Building- Grade II
<b>Easting</b>	458411
<b>Northing</b>	222316
<b>Parish</b>	Bicester
<b>Council</b>	Cherwell District Council
<b>Description</b>	House. Late C18/early C19 SITE (Unknown date) Covering Building Material TILE Main Building Material BRICK Main Building Material LIMESTONE Main Building Material RUBBLE HOUSE (Late C18, Post Medieval - 1767 AD to 1799 AD) HOUSE (Early C19, Post Medieval - 1800 AD to 1832 AD) SP5822S BICESTER CAUSEWAY 3/8 (South side) 20/03/70 No.13 GV II Part-colourwashed limestone rubble with wooden lintels; plain-tile roof with brick end stacks. 2-unit plan with rear wing. 2 storeys. Symmetrical 3-window front has a central doorway below a blind window and has 16-pane sashes in the outer bays; lintels have stop chamfers. Rubble and brick rear wing returns on right. Interior not inspected. Listing NGR: SP5841122316 <1> Dept of Environment/DCMS, List of Buildings of Special Architectural or Historic Interest, Cherwell List 68: 3/8, p.4 (Index). SOX260. <3> English Heritage (RCHME), 1987-1989, Historic Buildings Photographic Record Card (Photograph). SOX2063.

<b>Site Number</b>	99
<b>Site Name</b>	OXFORD HOUSE, KINGS END
<b>Type of Site</b>	House
<b>NMRS Number</b>	1200078
<b>HER Number</b>	18970
<b>Status</b>	Listed Building- Grade II
<b>Easting</b>	458040
<b>Northing</b>	222450
<b>Parish</b>	Bicester
<b>Council</b>	Cherwell District Council
<b>Description</b>	Substantial house. Probably early C18, altered and extended early C19 SITE (Unknown date) Covering Building

## Site Gazetteer



<b>Material</b>	TILE
<b>Covering Building</b>	Material WELSH SLATE
<b>Main Building</b>	Material RENDER
<b>HOUSE</b>	(Early C18, Post Medieval - 1700 AD to 1732 AD)
<b>HOUSE</b>	(Early C19, Post Medieval - 1800 AD to 1832 AD)
<b>SP5822S BICESTER KINGS END</b>	3/50 (South side) 20/03/70 Oxford House (Formerly listed as Corner House (Y.W.C.A.)) GV II Rendered walls; Welsh-slate and old plain-tile roofs. L-plan, extended. 2 storeys. Earlier block, at angle of ranges, has a symmetrical 3-window front, facing north, with plinth, storeyband and deep plaster eaves cove; the early-C19 pilastered stucco doorcase contains a glazed 2-leaf door, and the windows have 16-pane early-C19 sashes. 3-window range to left has similar plinth and storeyband but a lower-pitched roof; the 6-panel door has a plain stucco doorcase with projecting keyblock, and the windows have 16-pane sashes at ground floor and 12-pane sashes above. Roof of earlier section is hipped to right and returns over the 3-window west front (probably originally 4 windows) which has a 6-panel door in a pilastered doorcase and similar 16-pane sashes. A 2-window extension to the range (again without the eaves cove but with a steep roof) has 16-pane sashes and a plain doorway. Interior not inspected. Listing NGR: SP5804022450 <1> Dept of Environment/DCMS, List of Buildings of Special Architectural or Historic Interest, Cherwell List 68: 3/50, p.23 (Index). SOX260. <2> English Heritage (RCHME), 1987-1989, Historic Buildings Photographic Record Card (Photograph). SOX2063

<b>Site Number</b>	100
<b>Site Name</b>	NO 2 LAUNTON ROAD
<b>Type of Site</b>	House
<b>NMRS Number</b>	1200097
<b>HER Number</b>	18972
<b>Status</b>	Listed Building- Grade II
<b>Easting</b>	458651
<b>Northing</b>	222276
<b>Parish</b>	Bicester
<b>Council</b>	Cherwell District Council
<b>Description</b>	Shop, now house. Late C18/early C19 HOUSE (Now, Undated) SITE (Unknown date) Covering Building Material WELSH SLATE Main Building Material RENDER SHOP (Late C18, Post Medieval - 1767 AD to 1799 AD) SHOP (Early C19, Post Medieval - 1800 AD to 1832 AD)

## Site Gazetteer



SP5822S BICESTER LAUNTON ROAD  
 (South side)  
 3/52 No.2  
 GV II  
 Rendered walls; Welsh-slate roof with brick stack. Single-unit trapezoidal plan on a corner site, 2 storeys. 2-window front has a large 6-pane window with an arched head, and has the entrance to extreme right; first floor has two 12-pane sashes. Wall returning on the right at an oblique angle, facing London Road, has a large 9-pane window and, at first floor, has a roundheaded sash with Gothick glazing bars. Roof is hipped to right and has a lateral stack to rear. Interior not inspected. Listing NGR: SP5865122276  
 <1> Dept of Environment/DCMS, List of Buildings of Special Architectural or Historic Interest, Cherwell List 68: 3/52, p.24 (Index). SOX260.  
 <2> English Heritage (RCHME), 1987-1989, Historic Buildings Photographic Record Card (Photograph). SOX2063

<b>Site Number</b>	101
<b>Site Name</b>	6 LONDON ROAD
<b>Type of Site</b>	Public House
<b>NMRS Number</b>	1200144
<b>HER Number</b>	18979
<b>Status</b>	Listed Building- Grade II
<b>Easting</b>	458611
<b>Northing</b>	222290
<b>Parish</b>	Bicester
<b>Council</b>	Cherwell District Council
<b>Description</b>	Public house, now part of hotel. Probably C18 HOTEL (Now, Undated) SITE (Unknown date) Covering Building Material TILE Covering Building Material WELSH SLATE Main Building Material BRICK Main Building Material LIMESTONE Main Building Material RENDER Main Building Material RUBBLE PUBLIC HOUSE (C18, Post Medieval - 1700 AD to 1799 AD) SP5822S BICESTER LONDON ROAD 3/60 (West side) 20/03/70 No.6 GV II

## Site Gazetteer



Part-rendered limestone rubble with some brick dressings; plain-tile and Welsh-slate roofs with brick end stacks. L-plan. 2 storeys. Rendered 2-window front of main range, at right angles to road, has 12-pane sashes and a pedimented C20 doorcase which cuts the storeyband. 2-window rear wing, returning from the left at an oblique angle along the road, has 12-pane sashes at first floor and C20 casements below. Rear and end wall of wing are rubble with brick dressings. Interior not inspected. Listing NGR: SP5861122290  
 <1> Dept of Environment/DCMS, List of Buildings of Special Architectural or Historic Interest, Cherwell List 68: 3/60, p.28 (Index). SOX260.  
 <2> English Heritage (RCHME), 1987-1989, Historic Buildings Photographic Record Card (Photograph). SOX2063.

<b>Site Number</b>	102
<b>Site Name</b>	NO 20 MARKET SQUARE
<b>Type of Site</b>	Shop and House
<b>NMRS Number</b>	1200208
<b>HER Number</b>	18992
<b>Status</b>	Listed Building- Grade II
<b>Easting</b>	458490
<b>Northing</b>	222385
<b>Parish</b>	Bicester
<b>Council</b>	Cherwell District Council
<b>Description</b>	Shop and dwelling. Early C18 SITE (Unknown date) Covering Building Material TILE Main Building Material BRICK Main Building Material LIMESTONE Main Building Material RUBBLE HOUSE (Early C18, Post Medieval - 1700 AD to 1732 AD) SHOP (Early C18, Post Medieval - 1700 AD to 1732 AD) SHOP (C20, Post Medieval to Modern - 1900 AD to 1999 AD) SP5822S BICESTER MARKET SQUARE 3/73 (North side) 20/03/70 No.20 GV II Colourwashed limestone rubble and brick; plain-tile roof. Main range plus short rear wing. 2 storeys plus attics. Front is brick at first floor and has a large central C20 window and a deep moulded plaster eaves cove. To extreme left of C20 shop front is a narrow section of rubble walling with a shaped oak bracket fixed to a bressumer. Steep-pitched roof has 2 flat-headed roof dormers with moulded cornices. Rubble left end wall returns to a short contemporary rear wing. Interior not inspected. C20 rear extension is not of special architectural interest. Listing NGR: SP5849022385 <1> Dept of Environment/DCMS, List of Buildings of Special Architectural or Historic Interest, Cherwell List 68: 3/73, p.34

(Index). SOX260.  
 <2> English Heritage (RCHME), 1987-1989, Historic Buildings Photographic Record Card (Photograph). SOX2063.

<b>Site Number</b>	103
<b>Site Name</b>	NO 24 MARKET SQUARE
<b>Type of Site</b>	Offices
<b>NMRS Number</b>	1200211
<b>HER Number</b>	18994
<b>Status</b>	Listed Building- Grade II
<b>Easting</b>	458462
<b>Northing</b>	222374
<b>Parish</b>	Bicester
<b>Council</b>	Cherwell District Council
<b>Description</b>	<p>Shop and dwelling, now offices. Mid C18 BANK (FINANCIAL) (Undated)                  OFFICE (Now, Undated)                  SITE (Unknown date)                  Covering Building                  Material                  WELSH SLATE                  Main Building                  Material                  BRICK                  Main Building                  Material                  LIMESTONE                  Main Building                  Material                  RUBBLE                  HOUSE (Mid C18, Post Medieval - 1733 AD to 1766 AD)                  SHOP (Mid C18, Post Medieval - 1733 AD to 1766 AD)                  SP5822S BICESTER MARKET SQUARE                  3/75 (North side)                  20/03/70 No.24                  (Formerly listed as National Provincial Bank)                  GV II                  Chequer brick with some red-brick dressings; limestone rubble; Welsh-slate roof with rebuilt brick gable stacks. Main range plus long rear wing. 3 storeys. Symmetrical 3-window front, flanked by projecting full-height brick strips rising above the eaves, has a first-floor storeyband and a brick dentil eaves course; upper windows have red-brick segmental arches and contain 4-pane sashes (shorter at second floor) except the middle windows which are blind, the top window containing a sundial. Shop front retains narrow panelled pilasters to the flanking doorways, which have carved consoles carrying a fascia with a modillion cornice. Rear of main range is rubble. Interior not inspected.                  Listing NGR: SP5846222374                  &lt;1&gt; Dept of Environment/DCMS, List of Buildings of Special Architectural or Historic Interest, Cherwell List 68: 3/75, p.35                  (Index). SOX260.                  &lt;2&gt; English Heritage (RCHME), 1987-1989, Historic Buildings Photographic Record Card (Photograph). SOX2063.</p>

<b>Site Number</b>	104
<b>Site Name</b>	NOS 7 & 8 MARKET SQUARE
<b>Type of Site</b>	Shop and House
<b>NMRS Number</b>	1200227
<b>HER Number</b>	18996
<b>Status</b>	Listed Building- Grade II
<b>Easting</b>	458581
<b>Northing</b>	222403
<b>Parish</b>	Bicester
<b>Council</b>	Cherwell District Council
<b>Description</b>	<p>Shop and dwelling. Late C18/early C19                  SITE (Unknown date)                  Covering Building                  Material                  TILE                  Covering Building                  Material                  WELSH SLATE                  Main Building                  Material                  LIMESTONE                  Main Building                  Material                  RENDER                  Main Building                  Material                  ROUGHCAST                  Main Building                  Material                  RUBBLE                  HOUSE (Late C18, Post Medieval - 1767 AD to 1799 AD)                  SHOP (Late C18, Post Medieval - 1767 AD to 1799 AD)                  HOUSE (Early C19, Post Medieval - 1800 AD to 1832 AD)                  SHOP (Early C19, Post Medieval - 1800 AD to 1832 AD)                  SHOP (C19, Post Medieval - 1800 AD to 1899 AD)                  SP5822S BICESTER MARKET SQUARE                  3/77 (East side)                  20/03/70 Nos.7 and 8                  GV II                  Rendered and limestone-rubble walls; Welsh-slate roof with brick end stacks. Main range plus rear wing with adjoining carriage entry. 3 storeys. Rendered 4-window front is rusticated at ground floor and roughcast above, and has storeybands and flanking vertical strips. First-floor and second-floor windows have 12- and 9-pane sashes with stone sills on moulded brackets; right half of ground-floor has a tripartite sash and a 4-panel door with overlight; left half has a C19 shop front with 2 large canted bay windows linked by a fascia and moulded cornice. Right corner of front is rounded and returns to a rubble rear wing. A small rendered extension projects over the double-doored vehicular entry to right, and has a 12-pane sash and an old plain-tile roof. Interiors not inspected. Listing NGR: SP 58581 22403                  &lt;1&gt; Dept of Environment/DCMS, List of Buildings of Special Architectural or Historic Interest, Cherwell List 68: 3/77, p.36                  (Index). SOX260.                  &lt;2&gt; English Heritage (RCHME), 1987-1989, Historic Buildings Photographic Record Card (Photograph). SOX2063.</p>

## Site Gazetteer



<b>Site Number</b>	105
<b>Site Name</b>	NO 40 (KINGS ARMS HOTEL), MARKET SQUARE
<b>Type of Site</b>	Hotel
<b>NMRS Number</b>	1200421
<b>HER Number</b>	19001
<b>Status</b>	Listed Building- Grade II
<b>Easting</b>	458579
<b>Northing</b>	222333
<b>Parish</b>	Bicester
<b>Council</b>	Cherwell District Council
<b>Description</b>	<p>Hotel. C18, possibly partly earlier            SITE (Unknown date)            Covering Building            Material            TILE            Covering Building            Material            WELSH SLATE            Main Building            Material            RENDER            Main Building            Material            STUCCO            HOTEL (C18 and earlier, Post Medieval - 1650 AD to 1799 AD)            HOTEL (C20, Post Medieval to Modern - 1900 AD to 1999 AD)            SP5822S BICESTER MARKET SQUARE            3/82 (South side)            20/03/70 No.40 (Kings Arms Hotel)            GV II            Rendered walls with some stucco dressings; Welsh-slate and plain-tile roofs with brick stacks. L-plan. 3 storeys, and 2 storeys plus attics. 6-window front has the entrance in bay 3 with a 6-panel door, ornamental overlight, and a doorcase with fluted pilasters and entablature carrying the royal arms; secondary entrance in bay 5 is now a window; all other windows, including those of 3-bay range returning on left, have 12-pane sashes. Roofs are concealed by plain parapets. 2-window range, extending rear wing and incorporating the carriage entry, has a steep-pitched tiled roof with paired brick stacks, and is probably early C18; it has flat-headed roof dormers, and each side wall has a Venetian window with pilastered mullions and jambs. A further steep-roofed range, to right of the main range, extends to rear of No.39 (q.v.) and probably shares the C17 stack with it. Rear of main range has C20 extensions. Interior not inspected. (V.C.H.: Oxfordshire, Vol.VI, p.18; Buildings of England: Oxfordshire, p.456). Listing NGR: SP5857922333            &lt;1&gt; Dept of Environment/DCMS, List of Buildings of Special Architectural or Historic Interest, Cherwell List 68: 3/82, p.39 (Index). SOX260.            &lt;2&gt; English Heritage (RCHME), 1987-1989, Historic Buildings Photographic Record Card (Photograph). SOX2063.</p>

<b>Site Number</b>	106
<b>Site Name</b>	NO 36 (BARCLAYS BANK), MARKET SQUARE

## Site Gazetteer



<b>Type of Site</b>	Bank
<b>NMRS Number</b>	1200442
<b>HER Number</b>	19005
<b>Status</b>	Listed Building- Grade II
<b>Easting</b>	458543
<b>Northing</b>	222344
<b>Parish</b>	Bicester
<b>Council</b>	Cherwell District Council
<b>Description</b>	<p>Bank. Early/mid C19 incorporating earlier elements, altered C20            SITE (Unknown date)            Covering Building            Material            TILE            Covering Building            Material            WELSH SLATE            Main Building            Material            ASHLAR            Main Building            Material            LIMESTONE            Main Building            Material            RENDER            Main Building            Material            RUBBLE            Main Building            Material            STUCCO            BANK (FINANCIAL) (Early/mid C19 and earlier, Post Medieval - 1750 AD to 1866 AD)            BANK (FINANCIAL) (C20, Post Medieval to Modern - 1900 AD to 1999 AD)            SP5822S BICESTER MARKET SQUARE            3/86 (South side)            20/03/70 No.36 (Barclays Bank)            GV II            Painted ashlar; rendered walls with stucco dressings; coursed limestone rubble: Welsh-slate and old plain-tile roofs. Main range of 2 builds, much extended to rear. 2 storeys and 3 storeys. 3 ashlar bays to right of front are taller, with storeybands, moulded cornice and 12- and 6-pane sashes to the first and second floors; rusticated ground floor has an arcade of 2 blind round-headed recesses flanking a wide segmental archway containing an elaborately-framed depressed-arched sash with flanking panels and a vertical-sliding external shutter. The carved keyblocks, together with the rustication, band and cornice, are repeated in stucco on the 2-storey 3-window range, to left, which is a later build and contains plain 16-pane sashes plus the main entrance. Shallow-pitched hipped slated roofs are concealed by plain parapets. To rear of the taller section, an earlier rubble building, with a steep-pitched tiled roof, rises out of later single-storey extensions; it is of 2 storeys plus attic and retains casement windows. Interior not inspected. (Buildings of England; Oxfordshire, p.455). Listing NGR: SP5854322344            &lt;1&gt; Dept of Environment/DCMS, List of Buildings of Special Architectural or Historic Interest, Cherwell List 68: 3/86, p.41 (Index). SOX260.            &lt;2&gt; English Heritage (RCHME), 1987-1989, Historic Buildings Photographic Record Card (Photograph). SOX2063.</p>



## Site Gazetteer



<b>Site Number</b>	107
<b>Site Name</b>	NO 26 SHEEP STREET
<b>Type of Site</b>	House
<b>NMRS Number</b>	1200538
<b>HER Number</b>	19022
<b>Status</b>	Listed Building- Grade II
<b>Easting</b>	458535
<b>Northing</b>	222505
<b>Parish</b>	Bicester
<b>Council</b>	Cherwell District Council
<b>Description</b>	<p>Shown on Ordnance Survey map as Nos.26 and 28. 2 shops and dwelling. Probably early/mid C18, altered early C19</p> <p>SITE (Unknown date)</p> <p>Covering Building</p> <p>Material</p> <p>WELSH SLATE</p> <p>Main Building</p> <p>Material</p> <p>RENDER</p> <p>HOUSE (Early/mid C18, Post Medieval - 1700 AD to 1766 AD)</p> <p>SHOP (Early/mid C18, Post Medieval - 1700 AD to 1766 AD)</p> <p>HOUSE (Early C19, Post Medieval - 1800 AD to 1832 AD)</p> <p>SHOP (Early C19, Post Medieval - 1800 AD to 1832 AD)</p> <p>SHOP (C20, Post Medieval to Modern - 1900 AD to 1999 AD)</p> <p>SP5822N, SP5822S BICESTER SHEEP STREET</p> <p>2/105, 3/105 (East side)</p> <p>20/03/70 No.26</p> <p>GV II</p> <p>Rendered walls; Welsh-slate roof with brick end stacks. Main range plus rear wing. 2 storeys plus attics, raised to 3 storeys. 2-window front has 12-pane sashes at first floor and 9-pane sashes above; a high parapet conceals a steep-pitched roof. C20 shop fronts. Interior not inspected. Listing NGR: SP5853522505</p> <p>&lt;1&gt; Dept of Environment/DCMS, List of Buildings of Special Architectural or Historic Interest, Cherwell List 68: 2/105, 3/105, p.50 (Index). SOX260.</p> <p>&lt;2&gt; English Heritage (RCHME), 1987-1989, Historic Buildings Photographic Record Card (Photograph). SOX2063.</p>

<b>Site Number</b>	108
<b>Site Name</b>	NOS 1 & 3 LONDON ROAD
<b>Type of Site</b>	Shop and House
<b>NMRS Number</b>	1300936
<b>HER Number</b>	18974
<b>Status</b>	Listed Building- Grade II
<b>Easting</b>	458608
<b>Northing</b>	222334
<b>Parish</b>	Bicester
<b>Council</b>	Cherwell District Council

## Site Gazetteer



<b>Description</b>	<p>Shop and dwelling. Probably mid C18 and C19</p> <p>SITE (Unknown date)</p> <p>Covering Building</p> <p>Material</p> <p>TILE</p> <p>Covering Building</p> <p>Material</p> <p>WELSH SLATE</p> <p>Main Building</p> <p>Material</p> <p>BRICK</p> <p>Main Building</p> <p>Material</p> <p>LIMESTONE</p> <p>Main Building</p> <p>Material</p> <p>PEBBLEDASH</p> <p>Main Building</p> <p>Material</p> <p>RENDER</p> <p>Main Building</p> <p>Material</p> <p>RUBBLE</p> <p>HOUSE (Mid C18, Post Medieval - 1733 AD to 1766 AD)</p> <p>SHOP (Mid C18, Post Medieval - 1733 AD to 1766 AD)</p> <p>HOUSE (C19, Post Medieval - 1800 AD to 1899 AD)</p> <p>SHOP (C19, Post Medieval - 1800 AD to 1899 AD)</p> <p>SHOP (C20, Post Medieval to Modern - 1900 AD to 1999 AD)</p> <p>SP5822S BICESTER LONDON ROAD</p> <p>3/54 (East side)</p> <p>20/03/70 Nos.1 and 3</p> <p>GV II</p> <p>Pebbledashed brick and limestone rubble; plain-tile and Welsh-slate roofs with brick stacks. Range of 2 builds with rear wing. 3 storeys and 2 storeys plus attic. 4-window front of No.1 has a second-floor storeyband, cornice and plain parapet, all rendered over, and has 4-light C19 sashes, shorter at second floor. Steep-pitched tiled roof has flanking stacks. Single-bay front of No.3, to right, also has a band and is rendered, but is probably C19; there is a canted bay window at first floor. Shallow-pitched roof is slated. Continuous C20 shop front. Rubble rear of No.1 has a contemporary lower rear wing, returning on left, which has some leaded casements, and there is a hipped-roofed stair projection in the angle of the ranges. Interior: dogleg stair, rising to attic, with turned column balusters, moulded handrails carried over rectangular newels, and closed strings, moulded to landings. Listing NGR: SP5860822334</p> <p>&lt;1&gt; Dept of Environment/DCMS, List of Buildings of Special Architectural or Historic Interest, Cherwell List 68: 3/54, p.25 (Index). SOX260.</p> <p>&lt;2&gt; English Heritage (RCHME), 1987-1989, Historic Buildings Photographic Record Card (Photograph). SOX2063.</p>
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<b>Site Number</b>	109
<b>Site Name</b>	NO 20 KINGS END
<b>Type of Site</b>	House
<b>NMRS Number</b>	1300945
<b>HER Number</b>	18963
<b>Status</b>	Listed Building- Grade II



## Site Gazetteer



<b>Easting</b>	458020
<b>Northing</b>	222469
<b>Parish</b>	Bicester
<b>Council</b>	Cherwell District Council
<b>Description</b>	<p>House. Late C18/early C19 SITE (Unknown date) Covering Building Material WELSH SLATE Main Building Material RENDER HOUSE (Late C18, Post Medieval - 1767 AD to 1799 AD) HOUSE (Early C19, Post Medieval - 1800 AD to 1832 AD) SP5822S BICESTER KINGS END 3/43 (North side) 22/07/76 No.20 GV II Rendered walls; Welsh-slate roof with rebuilt end stack. Double-depth plan with carriage entry. 2 storeys. 3-window front has a 2-panel door with overlight, to left of centre, a renewed canted bay window to left, and a wide depressed archway to right; first floor has 12-pane sashes. Interior not inspected. Listing NGR: SP5802022469 &lt;1&gt; Dept of Environment/DCMS, List of Buildings of Special Architectural or Historic Interest, Cherwell List 68: 3/43, p.20 (Index). SOX260. &lt;2&gt; English Heritage (RCHME), 1987-1989, Historic Buildings Photographic Record Card (Photograph). SOX2063.</p>

<b>Site Number</b>	110
<b>Site Name</b>	NO 5 (CRICK HOUSE), CHURCH STREET
<b>Type of Site</b>	House
<b>NMRS Number</b>	1283129
<b>HER Number</b>	18954
<b>Status</b>	Listed Building- Grade II
<b>Easting</b>	458228
<b>Northing</b>	222328
<b>Parish</b>	Bicester
<b>Council</b>	Cherwell District Council
<b>Description</b>	<p>House. Late C17/early C18, remodelled early C19 SITE (Unknown date) Covering Building Material WELSH SLATE Main Building Material RENDER HOUSE (Late C17, Post Medieval - 1667 AD to 1699 AD) HOUSE (Early C18, Post Medieval - 1700 AD to 1732 AD) HOUSE (Early C19, Post Medieval - 1800 AD to 1832 AD) SP5822S BICESTER CHURCH STREET 3/33 (South side)</p>

## Site Gazetteer



<b>Easting</b>	458020
<b>Northing</b>	222469
<b>Parish</b>	Bicester
<b>Council</b>	Cherwell District Council
<b>Description</b>	<p>20/03/70 No.5 (Crick House) GV II Rendered walls; Welsh-slate roof with brick stacks. 2-unit plan with rear additions. 2 storeys. 2-window front has a 4-panel door, to left of centre, with a pilastered stucco doorcase; to left is a 16-pane sash with moulded stuccoed architrave, and to right is a canted bay window. First floor has stucco-architraved 12-pane sashes. Long colourwashed rear wing has a large sash window. Interior: open fireplace; dog-leg stair of c.1700 with moulded closed string, square handrail with moulded capping, and turned balusters. Listing NGR: SP5822822328 &lt;1&gt; Dept of Environment/DCMS, List of Buildings of Special Architectural or Historic Interest, Cherwell List 68: 3/33, p.15 (Index). SOX260. &lt;2&gt; English Heritage (RCHME), 1987-1989, Historic Buildings Photographic Record Card (Photograph). SOX2063.</p>

<b>Site Number</b>	111
<b>Site Name</b>	NOS 9 AND 11 CHURCH STREET
<b>Type of Site</b>	House
<b>NMRS Number</b>	1283135
<b>HER Number</b>	18956
<b>Status</b>	Listed Building- Grade II
<b>Easting</b>	458219
<b>Northing</b>	222337
<b>Parish</b>	Bicester
<b>Council</b>	Cherwell District Council
<b>Description</b>	<p>House, now 2 dwellings, 1676 on datestone, altered C19 SITE (Unknown date) Covering Building Material WELSH SLATE Main Building Material LIMESTONE Main Building Material RUBBLE DATE STONE (1676, Post Medieval - 1676 AD) HOUSE (1676, Post Medieval - 1676 AD) HOUSE (C19, Post Medieval - 1800 AD to 1899 AD) SP5822S BICESTER CHURCH STREET 3/35 (South side) 20/03/70 Nos.9 and 11 GV II Coursed limestone rubble with wooden lintels; Welsh-slate roof with brick end stacks. 3-unit plan, subdivided. 2 storeys. 3- window front has, to left, an early-C19 canted bay window, to right, a 16-pane sash in a larger opening, and in the centre has a large 4-pane window flanked by half-glazed doors; first floor has 12-pane sashes plus a datestone inscribed "N/TI/1676". Interior not inspected. (V.C.H.; Oxfordshire, VOL.VI, p.17). Listing NGR: SP5821922337 &lt;1&gt; Dept of Environment/DCMS, List of Buildings of Special Architectural or Historic Interest, Cherwell List 68: 3/35, p.16 (Index). SOX260. &lt;2&gt; English Heritage (RCHME), 1987-1989, Historic Buildings Photographic Record Card (Photograph). SOX2063.</p>

## Site Gazetteer



<b>Site Number</b>	112
<b>Site Name</b>	CHEST TOMB APPROXIMATELY 10 METRES NORTH OF CHANCEL OF CHURCH OF ST
<b>Type of Site</b>	Tomb
<b>NMRS Number</b>	1283147
<b>HER Number</b>	18950
<b>Status</b>	Listed Building- Grade II
<b>Easting</b>	458322
<b>Northing</b>	222293
<b>Parish</b>	Bicester
<b>Council</b>	Cherwell District Council
<b>Description</b>	<p>Chest tomb. Late C17 SITE (Unknown date) Main Building Material MARBLE Main Building Material MARLSTONE CHEST TOMB (Late C17, Post Medieval - 1667 AD to 1699 AD) SP5822S BICESTER CHURCH STREET (South side) 3/28 Chest tomb approx. 10m. N of chancel of Church of St. Edburg GV II Marlstone and probably marble. Rectangular chest has shallow-panelled ends, but the sides each have 3 moulded panels. Cover, which may be marble, has a moulded edge and a largely-illegible inscription on the top. Listing NGR: SP583222293 &lt;1&gt; Dept of Environment/DCMS, List of Buildings of Special Architectural or Historic Interest, Cherwell List 68: 3/28, p.12 (Index). SOX260. &lt;2&gt; English Heritage (RCHME), 1987-1989, Historic Buildings Photographic Record Card (Photograph). SOX2063.</p>

<b>Site Number</b>	113
<b>Site Name</b>	NO 27 CAUSEWAY
<b>Type of Site</b>	Shop and House
<b>NMRS Number</b>	1283250
<b>HER Number</b>	18937
<b>Status</b>	Listed Building- Grade II
<b>Easting</b>	458364
<b>Northing</b>	222298
<b>Parish</b>	Bicester
<b>Council</b>	Cherwell District Council
<b>Description</b>	<p>Shop and dwelling. Possibly early C18; re-fronted mid/late C19 SITE (Unknown date) Covering Building Material LIMESTONE</p>

## Site Gazetteer



<b>Material</b>	WELSH SLATE
<b>Main Building</b>	Material
<b>Material</b>	ASHLAR
<b>Main Building</b>	Material
<b>Material</b>	BRICK
<b>Main Building</b>	Material
<b>Material</b>	LIMESTONE
<b>Main Building</b>	Material
<b>Material</b>	RUBBLE
<b>HOUSE (Early C18, Post Medieval - 1700 AD to 1732 AD)</b>	
<b>SHOP (Early C18, Post Medieval - 1700 AD to 1732 AD)</b>	
<b>HOUSE (Mid/late C19, Post Medieval - 1833 AD to 1899 AD)</b>	
<b>SHOP (Mid/late C19, Post Medieval - 1833 AD to 1899 AD)</b>	
<b>SP5822S BICESTER CAUSEWAY</b>	
<b>3/11 (South side)</b>	
<b>22/07/76 No.27</b>	
<b>GV II</b>	
<b>Coursed squared limestone rubble with ashlar dressings and some brick dressings; Welsh-slate roof with rendered stacks. Double-depth plan. 3 storeys. 2-window front, with parapet, large moulded cornice and second-floor storey band, has ashlar dressings and flat arches with projecting keyblocks; upper windows have 4-pane sashes. C20 shop front returns on left to recessed 4-panel entrance. Rear has renewed cross windows, with wooden lintels and brick jambs, and has a hipped roof. Interior not inspected. Included for group value. Listing NGR: SP5836422298</b>	
<b>&lt;1&gt; Dept of Environment/DCMS, List of Buildings of Special Architectural or Historic Interest, Cherwell List 68: 3/11, p.5 (Index). SOX260.</b>	
<b>&lt;2&gt; English Heritage (RCHME), 1987-1989, Historic Buildings Photographic Record Card (Photograph). SOX2063</b>	

<b>Site Number</b>	114
<b>Site Name</b>	NO 10 CAUSEWAY
<b>Type of Site</b>	Shop and House
<b>NMRS Number</b>	1369736
<b>HER Number</b>	18928
<b>Status</b>	Listed Building- Grade II
<b>Easting</b>	458386
<b>Northing</b>	222327
<b>Parish</b>	Bicester
<b>Council</b>	Cherwell District Council
<b>Description</b>	<p>Shop and dwelling. Early C18 SITE (Unknown date) Covering Building Material TILE Main Building Material LIMESTONE</p>

Main Building  
Material  
RENDER  
Main Building  
Material  
RUBBLE  
HOUSE (Early C18, Post Medieval - 1700 AD to 1732 AD)  
SHOP (Early C18, Post Medieval - 1700 AD to 1732 AD)  
SP5822S BICESTER CAUSEWAY  
3/2 (North side)  
20/03/70 No.10  
(Formerly listed as Nos.10 and 12)  
GV II  
Limestone rubble, partly rendered; old plain-tile roof with brick ridge stack. 3-unit plan with adjoining cart entrance and rear wing. 2 storeys. Rendered 3-window front has renewed cross windows at first floor, and has similar but shorter windows below, except bay 5 which has an inserted shop front; adjoining cart-entry bay, to right, has large double doors, and the roof of the main range continues over its loft. Rubble rear wing has casements and a loft door. Interior not inspected. Listing NGR: SP5838622327  
<1> Dept of Environment/DCMS, List of Buildings of Special Architectural or Historic Interest, Cherwell List 68: 3/2, p.1 (Index). SOX260.  
<2> English Heritage (RCHME), 1987-1989, Historic Buildings Photographic Record Card (Photograph). SOX2063.

<b>Site Number</b>	115
<b>Site Name</b>	NOS 9 AND 11 CAUSEWAY
<b>Type of Site</b>	House and Shop
<b>NMRS Number</b>	1369738
<b>HER Number</b>	18933
<b>Status</b>	Listed Building- Grade II
<b>Easting</b>	458422
<b>Northing</b>	222323
<b>Parish</b>	Bicester
<b>Council</b>	Cherwell District Council
<b>Description</b>	Shop and dwelling. Possibly C17/C18, altered C19 SITE (Unknown date) Covering Building Material TILE Main Building Material RENDER HOUSE (C17, Post Medieval - 1600 AD to 1699 AD) SHOP (C17, Post Medieval - 1600 AD to 1699 AD) HOUSE (C18, Post Medieval - 1700 AD to 1799 AD) SHOP (C18, Post Medieval - 1700 AD to 1799 AD) HOUSE (C19, Post Medieval - 1800 AD to 1899 AD) SHOP (C19, Post Medieval - 1800 AD to 1899 AD) SHOP (Early C20, Post Medieval to Modern - 1900 AD to 1932 AD) SP5822S BICESTER CAUSEWAY 3/7 (South side) 22/07/76 Nos.9 and 11

GV II  
Rendered walls; plain-tile roof with brick stacks. 3-unit plan. 2 storeys. 3-window front has canted bay windows: the right bay full height; the other bays above a projecting shop front. 6-panel door to extreme right. Early-C20 shop front includes a marble panel inscribed "BUCKLE". Steep-pitched roof has stacks at left end and to right of centre, Interior not inspected. Included for group value. Listing NGR: SP5842222323  
<1> Dept of Environment/DCMS, List of Buildings of Special Architectural or Historic Interest, Cherwell List 68: 3/7, p.3 (Index). SOX260.  
<2> English Heritage (RCHME), 1987-1989, Historic Buildings Photographic Record Card (Photograph). SOX2063.

<b>Site Number</b>	116
<b>Site Name</b>	Langford Park Farmhouse, A41
<b>Type of Site</b>	Farmhouse
<b>NMRS Number</b>	1369739
<b>HER Number</b>	18093
<b>Status</b>	Listed Building- Grade II
<b>Easting</b>	458380
<b>Northing</b>	221258
<b>Parish</b>	Bicester
<b>Council</b>	Cherwell District Council
<b>Description</b>	Farmhouse. C18 and early C19. Evaluation revealed Early Roman and Late Saxon features, including some opus signinum indicative of a Roman building. BUILDING (Unknown date) Covering Building Material CONCRETE Covering Building Material TILE Main Building Material LIMESTONE Main Building Material RENDER Main Building Material RUBBLE POST HOLE (Unknown date) Evidence SUB SURFACE DEPOSIT DITCH (Roman - 43 AD to 409 AD) Evidence SUB SURFACE DEPOSIT PIT (Roman - 43 AD to 409 AD) Evidence SUB SURFACE DEPOSIT GULLY (Early Medieval/Dark Age - 410 AD to 1065 AD) Evidence SUB SURFACE DEPOSIT FARMHOUSE (C18, Post Medieval - 1700 AD to 1799 AD) FARMHOUSE (EARLY C19, Post Medieval - 1800 AD to 1832 AD) SP52SE AMBROSDEN A41 (South side) 6/4 Langford Park Farmhouse

II  
Limestone rubble with wooden lintels; some rendered walls; old plain-tile and concrete plain-tile roofs with brick stacks. 2 parallel ranges. 2 storeys and one storey plus attics. 4-window front of rendered C19 range, with rendered storey band, has the doorway in bay 3, with panelled door, rectangular overlight and a rendered pilastered surround, and in the extreme right bay has a large tripartite sash above a canted bay window; other windows have 12-pane sashes. Roof has stacks to left of centre and to right of gable. Lower C18 rubble range, with a steeper roof, extends beyond main range to right and has casements, except the central gabled section which has a 16-pane sash, and a raised section to rear of the left part of the front range which has a pair of large 12-pane sashes at first floor. Interior: some chamfered beams in earlier range; large stair hall containing early-C19 stair with turned balusters. Listing NGR: SP5838021258  
3-4) Evaluation revealed two distinct periods of activity in 5 of 7 trenches, most of the dated deposits being of early Roman date, but Late Iron Age material also found. Presence of opus signinum suggests durable building within vicinity of site, unusual for a rural settlement. Also identified were features containing late Saxon material suggesting that an occupation site of this period may be present nearby. A single prehistoric flint flake was recovered.  
<1> Dept of Environment/DCMS, List of Buildings of Special Architectural or Historic Interest, Cherwell List 64: 6/4, p.2 (Index). SOX260.  
<2> English Heritage (RCHME), 1987-1989, Historic Buildings Photographic Record Card (Photograph). SOX2063.  
<3> Thames Valley Archaeological Services, 2010, Langford Park Farm, London Road: Archaeological Evaluation (Unpublished document). SOX2613.  
<4> CBA South Midlands Group, South Midlands Archaeology, SMA 41 (2011) 58 (Serial). SOX5

<b>Site Number</b>	117
<b>Site Name</b>	NO 37 MARKET SQUARE
<b>Type of Site</b>	Shop and House
<b>NMRS Number</b>	1369752
<b>HER Number</b>	19004
<b>Status</b>	Listed Building- Grade II
<b>Easting</b>	458552
<b>Northing</b>	222337
<b>Parish</b>	Bicester
<b>Council</b>	Cherwell District Council
<b>Description</b>	Shop and dwelling, now shop and offices. C18, possibly partly earlier, altered C20 OFFICE (Now, Undated) SHOP (Now, Undated) SITE (Unknown date) Covering Building Material TILE Covering Building Material WELSH SLATE Main Building Material LIMESTONE Main Building Material

RENDER  
Main Building  
Material  
RUBBLE  
Main Building  
Material  
STUCCO  
HOUSE (C18, Post Medieval - 1700 AD to 1799 AD)  
SHOP (C18, Post Medieval - 1700 AD to 1799 AD)  
OFFICE (C20, Post Medieval to Modern - 1900 AD to 1999 AD)  
SHOP (C20, Post Medieval to Modern - 1900 AD to 1999 AD)  
SP58225 BICESTER MARKET SQUARE  
3/85 (South side)  
20/03/70 No.37  
GV II  
Rendered walls with some stucco dressings; coursed limestone rubble with wooden lintels; Welsh-slate and old plain-tile roofs with rendered end stacks. Double-depth plan with rear wing and linked rear range. 3 storeys and 2 storeys plus attics. Symmetrical 3-window rendered front, with first-floor storeyband and mutilated cornice, has 12-pane sashes except for a central blind window on the top floor; ground floor rebuilt C20. 2-span shallow-pitched hipped roof is concealed by a plain parapet. Rubble rear wing, returning from right, has a steep-pitched tiled roof but is largely concealed by a C20 infill section. A single-storey range links to a rubble range of 2 storeys, plus attics which may be C17 and has a steep-pitched tiled roof. Interior: both floors of rear range have chamfered spine beams. (V.C.H.: Oxfordshire, Vol.VI, p.18). Listing NGR: SP5855222337  
<1> Dept of Environment/DCMS, List of Buildings of Special Architectural or Historic Interest, Cherwell List 68: 3/85, p.40 (Index). SOX260.  
<2> English Heritage (RCHME), 1987-1989, Historic Buildings Photographic Record Card (Photograph). SOX2063

<b>Site Number</b>	118
<b>Site Name</b>	OLD PLACE YARD HOUSE, OLD PLACE YARD
<b>Type of Site</b>	House
<b>NMRS Number</b>	1369754
<b>HER Number</b>	19013
<b>Status</b>	Listed Building- Grade II
<b>Easting</b>	458353
<b>Northing</b>	222245
<b>Parish</b>	Bicester
<b>Council</b>	Cherwell District Council
<b>Description</b>	House. Probably mid/late C16 incorporating medieval elements, and early C20 SITE (Unknown date) Covering Building Material OOLITIC LIMESTONE Covering Building Material SLATE Covering Building Material TILE Main Building

Material  
LIMESTONE  
Main Building  
Material  
RENDER  
Main Building  
Material  
RUBBLE  
AUGUSTINIAN MONASTERY (Medieval, Medieval to Post Medieval - 1066 AD to 1540 AD)  
GATEHOUSE (Medieval, Medieval to Post Medieval - 1066 AD to 1540 AD)  
HOUSE (Medieval, Medieval to Post Medieval - 1066 AD to 1540 AD)  
PRIORY (Medieval, Medieval to Post Medieval - 1066 AD to 1540 AD)  
HOUSE (Mid/late C16, Medieval to Post Medieval - 1533 AD to 1599 AD)  
HOUSE (Early C20, Post Medieval to Modern - 1900 AD to 1932 AD)  
P5822S BICESTER OLD PLACE YARD  
3/94 Old Place Yard House  
31/01/52 (Formerly listed as "Old Palace Yards and  
dovecote in the grounds, Palace Yard)  
GV II  
Part-rendered limestone rubble with wooden lintels; Stonesfield-slate and plain-tile roofs with brick stacks. 3-unit plan with rear outshut, added bay and linked rear range. 2 storeys plus attics. Rendered 3-window front of main range has canted bay windows incorporating doors, in bays 2 and 3, and has renewed 2-light casements elsewhere. Steep-pitched roof has a gable stack to left and a clustered stack to right of centre. Added 3-window section to right is set back with a lower roof. Left gable wall is medieval with a later gable, and was probably part of the gatehouse to Bicester Priory; it returns to the outshut. Rear wall of main range includes a single-light stair window and a small 2-light leaded window, both with heavy chamfered frames and massive lintels. Rubble single-storey rear range, parallel with and linked to the main range, has a steep-pitched tiled roof and casement windows. Interior: massive internal stack has a splayed ashlar fireplace with a chamfered segmental head, and another large fireplace behind it, now altered but retaining a large chamfered bressumer. Heavy chamfered intersecting beams; remains of timber-framed partitions; butt-purlin roof with large raking struts to the trusses. The medieval wall is approximately 1.4 metres thick at the base.  
(D.J. Watts, A Short History of Bicester Priory, p.14). Listing NGR: SP5835322245  
<1> Dept of Environment/DCMS, List of Buildings of Special Architectural or Historic Interest, Cherwell List 68: 3/94, p.44  
(Index). SOX260.  
<2> English Heritage (RCHME), 1987-1989, Historic Buildings Photographic Record Card (Photograph). SOX2063.

<b>Site Number</b>	119
<b>Site Name</b>	GARDEN WALLS OF THE OLD PRIORY AND BASSETT LODGE (NOT INCLUDED), PRIORY LANE
<b>Type of Site</b>	Wall
<b>NMRS Number</b>	1369755
<b>HER Number</b>	19015
<b>Status</b>	Listed Building- Grade II
<b>Easting</b>	458393
<b>Northing</b>	222155
<b>Parish</b>	Bicester
<b>Council</b>	Cherwell District Council
<b>Description</b>	Garden walls, part of a walled garden. Possibly partly C15/early C16 AUGUSTINIAN MONASTERY (Undated)

GUEST HOUSE (Undated)  
PRIORY (Undated)  
SITE (Unknown date)  
Covering Building  
Material  
TILE  
Main Building  
Material  
ASHLAR  
Main Building  
Material  
LIMESTONE  
Main Building  
Material  
RUBBLE  
GARDEN WALL (C15, Medieval - 1400 AD to 1499 AD)  
GARDEN WALL (Early C16, Medieval - 1500 AD to 1532 AD)  
SP5822S BICESTER PRIORY LANE  
(West side)  
3/98 Garden walls of The Old Priory  
20/03/70 and Bassett Lodge  
(not included)  
(Formerly listed as Walls of  
rectangular grounds at The Old Priory)  
GV II  
Limestone rubble, partly coursed, with some ashlar dressings and a plain-tile coping. Wall is now approximately 2.5 metres high but may have been higher, and it extends around the south, west, north and part of the east sides of a rectangular enclosure approximately 80 metres by 45 metres, formerly the walled garden of The Old Priory and now incorporating the gardens of Bassett Lodge and The Mill. The south wall includes a blacked doorway. The wall is continuous with the front wall The Mill (not included) and the rear wall of the stables (q.v.), and the enclosure is completed by The Old Priory with its flanking walls (q.v.) which may have been the hospice of Bicester Priory.  
Listing NGR: SP5839322155  
<1> Dept of Environment/DCMS, List of Buildings of Special Architectural or Historic Interest, Cherwell List 68: 3/98, p.47  
(Index). SOX260.  
<2> English Heritage (RCHME), 1987-1989, Historic Buildings Photographic Record Card (Photograph). SOX2063.

<b>Site Number</b>	120
<b>Site Name</b>	NO 28 (EMLYN HOUSE), SHEEP STREET
<b>Type of Site</b>	Shops and Office
<b>NMRS Number</b>	1369756
<b>HER Number</b>	19021
<b>Status</b>	Listed Building- Grade II
<b>Easting</b>	458528
<b>Northing</b>	222516
<b>Parish</b>	Bicester
<b>Council</b>	Cherwell District Council
<b>Description</b>	Shown on Ordnance Survey map as No.30. House, now 3 shops and offices. Early/mid C18 and late C18, altered and extended C20 SITE (Unknown date)



Covering Building  
Material  
WELSH SLATE  
Main Building  
Material  
LIMESTONE  
Main Building  
Material  
RENDER  
Main Building  
Material  
RUBBLE  
Main Building  
Material  
STUCCO  
HOUSE (Early/mid C18, Post Medieval - 1700 AD to 1766 AD)  
HOUSE (Late C18, Post Medieval - 1767 AD to 1799 AD)  
OFFICE (C20, Post Medieval to Modern - 1900 AD to 1999 AD)  
SHOP (C20, Post Medieval to Modern - 1900 AD to 1999 AD)  
SP5822N BICESTER SHEEP STREET  
2/104 (East side)  
22/07/76 No.28 (Emlyn House)  
GV II  
Part-rendered limestone rubble with some stucco dressings; Welsh-slate roofs with brick end stacks. 2 parallel ranges, extended to rear. 2 storeys. Rendered 3-window front has flanking pilasters with moulded capitals, and has 12-pane sashes above C20 shop fronts. Steep-pitched roof. Rear range is shorter with a shallower late-C18 roof, but also has a 3-window arrangement of sashes, now obscured at ground floor. Interior not inspected. Listing NGR: SP5852822516  
<1> Dept of Environment/DCMS, List of Buildings of Special Architectural or Historic Interest, Cherwell List 68: 2/104, p.50 (Index). SOX260.  
<2> English Heritage (RCHME), 1987-1989, Historic Buildings Photographic Record Card (Photograph). SOX2063

**Site Number** 121  
**Site Name** NO 20 SHEEP STREET  
**Type of Site** Shop and House  
**NMRS Number** 1369757  
**HER Number** 19023  
**Status** Listed Building- Grade II  
**Easting** 458549  
**Northing** 222483  
**Parish** Bicester  
**Council** Cherwell District Council  
**Description** Shop and dwelling. C18, possibly partly earlier, extended C20 SITE (Unknown date)  
Covering Building  
Material  
WELSH SLATE  
Main Building  
Material  
RENDER

Main Building  
Material  
TIMBER  
SHOP (C18, Post Medieval - 1700 AD to 1799 AD)  
TIMBER FRAMED HOUSE (C18, Post Medieval - 1700 AD to 1799 AD)  
SHOP (C20, Post Medieval to Modern - 1900 AD to 1999 AD)  
SP5822S BICESTER SHEEP STREET  
3/107 (East side)  
20/03/70 No.20  
GV II  
Rendered walls, possibly timber framed; Welsh-slate roofs with rendered gable stack. Main range plus rear wings. 3 storeys. 2-window front has 12- and 9-pane wood-architraved sashes at first and second floors, and has a small moulded eaves cove; ground floor has a C20 shop front with bay windows, and a secondary entrance to extreme right. Rear obscured by extensions. Interior not inspected. The ridge aligns with that of the steep-pitched roof of No.22 (not included), and the buildings may originally have been one house.  
Listing NGR: SP5854922483  
<1> Dept of Environment/DCMS, List of Buildings of Special Architectural or Historic Interest, Cherwell List 68: 3/107, p.51 (Index). SOX260.  
<2> English Heritage (RCHME), 1987-1989, Historic Buildings Photographic Record Card (Photograph). SOX2063.

**Site Number** 122  
**Site Name** KING MEMORIAL APPROXIMATELY 12 METRES NORTH OF PORCH OF CHURCH OF ST EDBURG, C  
**Type of Site** Tomb  
**NMRS Number** 1369761  
**HER Number** 18949  
**Status** Listed Building- Grade II  
**Easting** 458300  
**Northing** 222303  
**Parish** Bicester  
**Council** Cherwell District Council  
**Description** Chest tomb. c.1778  
SITE (Unknown date)  
Main Building  
Material  
MARLSTONE  
CHEST TOMB (c1778, Post Medieval - 1758 AD to 1798 AD)  
SP5822S BICESTER CHURCH STREET  
(South side)  
3/27 King memorial approx. 12m. N of porch of Church of St. Edburg  
GV II  
Marlstone. Rectangular chest, with moulded base and cover, has square corner balusters and panelled sides, the ends with urns in relief. The inscription commemorates Edward King (died 1778) and his wife Elizabeth. Listing NGR: SP5830022303  
<1> Dept of Environment/DCMS, List of Buildings of Special Architectural or Historic Interest, Cherwell List 68: 3/27, p.12 (Index). SOX260.  
<2> English Heritage (RCHME), 1987-1989, Historic Buildings Photographic Record Card (Photograph). SOX2063.



## Site Gazetteer



<b>Site Number</b>	123
<b>Site Name</b>	NO 1 (BLUECOATS) AND 3 (TYSUL HOUSE), CHURCH STREET
<b>Type of Site</b>	House
<b>NMRS Number</b>	1369762
<b>HER Number</b>	18953
<b>Status</b>	Listed Building- Grade II
<b>Easting</b>	458238
<b>Northing</b>	222320
<b>Parish</b>	Bicester
<b>Council</b>	Cherwell District Council
<b>Description</b>	<p>House, now 2 dwellings. Probably late C17, remodelled late C18 DOVECOTE (Undated) HOUSE (Now, Undated) SITE (Unknown date) Covering Building Material CONCRETE Covering Building Material TILE Covering Building Material WELSH SLATE Main Building Material LIMESTONE Main Building Material RENDER Main Building Material RUBBLE HOUSE (Late C17, Post Medieval - 1667 AD to 1699 AD) HOUSE (Late C18, Post Medieval - 1767 AD to 1799 AD) SP5822S BICESTER CHURCH STREET (South side) 3/32 Nos.1 (Bluecoats) and 3 20/03/70 (Tysul House) (Formerly listed as Nos.1 and 3 (Tysal House)) GV II Part-rendered limestone rubble with some wooden lintels; Welsh-slate and concrete plain-tile roofs with rendered stack. 3- unit lobby-entry plan with rear wing. 2 storeys plus attic, and 2 storeys. Rendered 3-window front of main range has a regular arrangement of architraved 12-pane sashes and has 4- and 6-panel doors between the bays; slated roof has one central roof dormer. Rubble left gable wall (to No.1) has a chimney projection with weathered offsets, and has small stair and attic windows; it returns to a lower rear wing which has casements and a single-row dove-cote. Rear of main range has a gabled stair projection. Interior: No.1 has a quarter-turn attic stair and a section of re-used mid-C17 panelling at first floor; No.3 has a broad dogleg stair of c.1700, rising to the attics with moulded closed string and handrail, ball finials and heavy turned balusters, and also has an early-C18 bolection-mould door. (V.C.H.: Oxfordshire, Vol.VI, p.17). Listing NGR: SP5823822320 &lt;1&gt; Dept of Environment/DCMS, List of Buildings of Special Architectural or Historic Interest, Cherwell List 68: 3/32, p.15 (Index). SOX260.</p>

## Site Gazetteer



<2> English Heritage (RCHME), 1987-1989, Historic Buildings Photographic Record Card (Photograph). SOX2063.

<b>Site Number</b>	124
<b>Site Name</b>	NO 13 (SWAN INN), CHURCH STREET
<b>Type of Site</b>	Public House
<b>NMRS Number</b>	1369763
<b>HER Number</b>	18957
<b>Status</b>	Listed Building- Grade II
<b>Easting</b>	458208
<b>Northing</b>	222338
<b>Parish</b>	Bicester
<b>Council</b>	Cherwell District Council
<b>Description</b>	<p>Public house. 1681 on datestone, altered and extended C20 SITE (Unknown date) Covering Building Material CONCRETE Covering Building Material TILE Main Building Material LIMESTONE Main Building Material RUBBLE DATE STONE (1681, Post Medieval - 1681 AD) PUBLIC HOUSE (1681, Post Medieval - 1681 AD) PUBLIC HOUSE (C20, Post Medieval to Modern - 1900 AD to 1999 AD) SP5822S BICESTER CHURCH STREET 3/36 (South side) 31/01/52 No. 13 (Swan Inn) GV II Coursed limestone rubble with wooden lintels; concrete plain-tile roof with rebuilt brick stacks. 2-unit plan, extended to rear. 2 storeys plus attics. 2-window front has a doorway, to left of centre, between C20 canted bay windows, but retains 12-pane sashes with chamfered lintels at first floor, plus a datestone inscribed "M/EE/1681". Roof has been slightly raised and has a C20 dormer. Large early-C20 wing to rear is not of special architectural interest. Interior not inspected. Included for group value. Listing NGR: SP5820822338 &lt;1&gt; Dept of Environment/DCMS, List of Buildings of Special Architectural or Historic Interest, Cherwell List 68: 3/36, p.16 (Index). SOX260. &lt;2&gt; English Heritage (RCHME), 1987-1989, Historic Buildings Photographic Record Card (Photograph). SOX2063.</p>

<b>Site Number</b>	125
<b>Site Name</b>	THE FOX INN, KINGS END
<b>Type of Site</b>	Public House

## Site Gazetteer



<b>NMRS Number</b>	1369764
<b>HER Number</b>	18962
<b>Status</b>	Listed Building- Grade II
<b>Easting</b>	458025
<b>Northing</b>	222478
<b>Parish</b>	Bicester
<b>Council</b>	Cherwell District Council
<b>Description</b>	Public house. Probably early C18 (possibly partly earlier) altered late C18 SITE (Unknown date) Covering Building Material WELSH SLATE Main Building Material LIMESTONE Main Building Material RUBBLE PUBLIC HOUSE (Early C18, Post Medieval - 1700 AD to 1732 AD) PUBLIC HOUSE (Late C18, Post Medieval - 1767 AD to 1799 AD) SP5822S BICESTER KINGS END 3/42 (North side) 20/03/70 The Fox Inn GV II Colourwashed limestone rubble with wooden lintels; Welsh-slate roof with brick end stacks. Probable central-stair plan. 2 storeys, raised to 3. 3-window front has a central doorway, canted bay windows in the outer bays, and has a narrow window to left of the door; first floor has 9-pane sashes, and there are leaded 2-light casements at second floor. Wall has 2 bolectionmoulded C18 panels between the first-floor windows, plus a wider panel between first and second floors. Interior not inspected. Listing NGR: SP5802522478 <1> Dept of Environment/DCMS, List of Buildings of Special Architectural or Historic Interest, Cherwell List 68: 3/42, p.20 (Index). SOX260. <2> English Heritage (RCHME), 1987-1989, Historic Buildings Photographic Record Card (Photograph). SOX2063.

<b>Site Number</b>	126
<b>Site Name</b>	NOS 41, 45 & 47 KINGS END
<b>Type of Site</b>	Cottages
<b>NMRS Number</b>	1369766
<b>HER Number</b>	18971
<b>Status</b>	Listed Building- Grade II
<b>Easting</b>	458015
<b>Northing</b>	222407
<b>Parish</b>	Bicester
<b>Council</b>	Cherwell District Council
<b>Description</b>	Row of 4 cottages, now 2 houses. Early C18 ROW (Now, Undated) SITE (Unknown date)

## Site Gazetteer



<b>Covering Building Material</b>	CONCRETE
<b>Covering Building Material</b>	TILE
<b>Main Building Material</b>	LIMESTONE
<b>Main Building Material</b>	RUBBLE
<b>ROW (Early C18, Post Medieval - 1700 AD to 1732 AD)</b>	ROW HOUSE (Early C18, Post Medieval - 1700 AD to 1732 AD) SP5822S BICESTER KINGS END 3/51 (South side) 22/07/76 Nos.41, 45 and 47 (Formerly listed as Nos.41 -47 odd) II Limestone rubble with wooden lintels; concrete interlocking-tile roof with brick stacks. Single-unit plans combined. 2 storeys. Cottages had a single window at each floor, irregularly arranged, and the doors were grouped in pairs; all casements now renewed and the door to No.43 built-up. Interiors not inspected. (V.C.H.: Oxfordshire, Vol.VI, p.20). Listing NGR: SP5801522407 <1> Dept of Environment/DCMS, List of Buildings of Special Architectural or Historic Interest, Cherwell List 68: 3/51, p.24 (Index). SOX260. <2> English Heritage (RCHME), 1987-1989, Historic Buildings Photographic Record Card (Photograph). SOX2063.

<b>Site Number</b>	127
<b>Site Name</b>	NO 5 (BICESTER HALL), LONDON ROAD
<b>Type of Site</b>	Houses
<b>NMRS Number</b>	1369767
<b>HER Number</b>	18975
<b>Status</b>	Listed Building- Grade II
<b>Easting</b>	458612
<b>Northing</b>	222323
<b>Parish</b>	Bicester
<b>Council</b>	Cherwell District Council
<b>Description</b>	House, now offices. Late C18/early C19 OFFICE (Now, Undated) SITE (Unknown date) Covering Building Material WELSH SLATE Main Building Material BRICK HOUSE (Late C18, Post Medieval - 1767 AD to 1799 AD) HOUSE (Early C19, Post Medieval - 1800 AD to 1832 AD) SP5822S BICESTER LONDON ROAD

3/55 (East side)  
 20/03/70 No.5 (Bicester Hall)  
 (Formerly listed as No.5)  
 GV II  
 Red brick in Flemish bond with flared headers; Welsh-slate roof with brick stacks. Double-depth plan in 2 builds. 3 storeys. 3 bays to left of 5-window front are earlier and has the doorway to right, with a 4-panel door, fanlight, and a renewed wooden pilastered doorcase with a pedimented head. Windows to both sections have segmental arches and sashes: 4-pane at ground floor, and with margin lights above. Stacks flank each section. Rear has further sashes, and the later section has a Venetian window. Interior: panelled doors; quarter-turn stair with stick balusters. Listing NGR: SP5861222323  
 <1> Dept of Environment/DCMS, List of Buildings of Special Architectural or Historic Interest, Cherwell List 68: 3/55, p.25 (Index). SOX260.  
 <2> English Heritage (RCHME), 1987-1989, Historic Buildings Photographic Record Card (Photograph). SOX2063.

<b>Site Number</b>	128
<b>Site Name</b>	NO 4 LONDON ROAD
<b>Type of Site</b>	House
<b>NMRS Number</b>	1369768
<b>HER Number</b>	18978
<b>Status</b>	Listed Building- Grade II
<b>Easting</b>	458597
<b>Northing</b>	222291
<b>Parish</b>	Bicester
<b>Council</b>	Cherwell District Council
<b>Description</b>	House, now part of hotel. C17, altered C18 HOTEL (Now, Undated) SITE (Unknown date) Covering Building Material TILE Main Building Material BRICK Main Building Material LIMESTONE Main Building Material RENDER Main Building Material RUBBLE HOUSE (C17, Post Medieval - 1600 AD to 1699 AD) HOUSE (C18, Post Medieval - 1700 AD to 1799 AD) SP5822S BICESTER LONDON ROAD 3/59 (West side) 20/03/70 No.4 GV II Part-rendered limestone rubble with some brick dressings; old plain-tile roof with rubble-and-

brick ridge stack. 3-unit plan. 2 storeys plus attics, partly raised to 3 storeys. Rendered 2-window front has 12-pane sashes to the upper floors, but has 2 wider windows plus a doorway at ground floor. Right gable wall has similar windows. Front of the lower third bay, to left, is concealed by No.6 (q.v.) but its rubble left gable wall has 3-light casements to 3 floors. Small one-storey rubble wing attached to gable wall is probably C18. C17 rubble-based stack, to left of the higher roof, relates to the original roof and has 3 diagonal stacks. Rear has brick dressings to the raised section. Interior: winder stair rising to attics behind main stack. Listing NGR: SP5859722291  
 <1> Dept of Environment/DCMS, List of Buildings of Special Architectural or Historic Interest, Cherwell List 68: 3/59, p.27 (Index). SOX260.  
 <2> English Heritage (RCHME), 1987-1989, Historic Buildings Photographic Record Card (Photograph). SOX2063.

<b>Site Number</b>	129
<b>Site Name</b>	NOS 15 & 16 MARKET SQUARE
<b>Type of Site</b>	Shops and House
<b>NMRS Number</b>	1369788
<b>HER Number</b>	18988
<b>Status</b>	Listed Building- Grade II
<b>Easting</b>	458509
<b>Northing</b>	222402
<b>Parish</b>	Bicester
<b>Council</b>	Cherwell District Council
<b>Description</b>	Shops and dwelling, now shops and offices. Early C18, or possibly partly earlier, altered early C19 OFFICE (Now, Undated) SHOP (Now, Undated) SITE (Unknown date) Covering Building Material TILE Main Building Material LIMESTONE Main Building Material RENDER Main Building Material RUBBLE Main Building Material STUCCO HOUSE (Early C18, Post Medieval - 1700 AD to 1732 AD) SHOP (Early C18, Post Medieval - 1700 AD to 1732 AD) HOUSE (Early C19, Post Medieval - 1800 AD to 1832 AD) SHOP (Early C19, Post Medieval - 1800 AD to 1832 AD) SP5822S BICESTER MARKET SQUARE 3/69 (North side) 20/03/70 Nos.15 and 16 GV II Rendered and limestone-rubble walls; old plain-tile roof with brick stacks. L-plan. 2 storeys plus

attic. Rendered 3-window front has a first-floor storeyband, and a plain parapet rising from a deep band, probably originally moulded; central adjoining entrance doors are flanked by stucco pilasters and share an entablature; outer bays have 2-storey bay windows - to left rectangular, and to right canted and probably earlier; middle window at first floor is a tripartite sash, set to right-of centre. Steep-pitched roof has 3 hipped roof dormers. Further bay, from which rubble rear wing returns, is set behind Nos.13 and 14 (q.v.) and there is a 3-storey link in the angle between the properties. Interior not inspected. Listing NGR: SP5850922402  
 <1> Dept of Environment/DCMS, List of Buildings of Special Architectural or Historic Interest, Cherwell List 68: 3/69, p.33 (Index). SOX260.  
 <2> English Heritage (RCHME), 1987-1989, Historic Buildings Photographic Record Card (Photograph). SOX2063.

<b>Site Number</b>	130
<b>Site Name</b>	NO 19 MARKET SQUARE
<b>Type of Site</b>	Shop and House
<b>NMRS Number</b>	1369789
<b>HER Number</b>	18991
<b>Status</b>	Listed Building- Grade II
<b>Easting</b>	458490
<b>Northing</b>	222398
<b>Parish</b>	Bicester
<b>Council</b>	Cherwell District Council
<b>Description</b>	Shop and dwelling. Late C18, partly earlier SITE (Unknown date) Covering Building Material SLATE Main Building Material RENDER Main Building Material TIMBER SHOP (Late C18 and earlier, Post Medieval - 1717 AD to 1799 AD) TIMBER FRAMED HOUSE (Late C18 and earlier, Post Medieval - 1717 AD to 1799 AD) SHOP (C20, Post Medieval to Modern - 1900 AD to 1999 AD) SP5822S BICESTER MARKET SQUARE (North side) 3/72 No. 19 20/03/70 II Rendered walls, possibly partly timber framed: Welsh-slate roof with brick stack. Double-depth plan with rear wing. 3 storeys. Narrow front has an architraved tripartite sash at first floor with an enriched entablature, and has a 16-pane sash at second floor; C20 shop front, partly built out. Shallow-pitched roof. Interior not inspected. Listing NGR: SP5849022398 <1> Dept of Environment/DCMS, List of Buildings of Special Architectural or Historic Interest, Cherwell List 68: 3/72, p.34 (Index). SOX260. <2> English Heritage (RCHME), 1987-1989, Historic Buildings Photographic Record Card (Photograph). SOX2063

<b>Site Number</b>	131
<b>Site Name</b>	NO 1 (CLAREMONT HOUSE), MARKET SQUARE
<b>Type of Site</b>	House
<b>NMRS Number</b>	1369791
<b>HER Number</b>	19000
<b>Status</b>	Listed Building- Grade II
<b>Easting</b>	458607
<b>Northing</b>	222353
<b>Parish</b>	Bicester
<b>Council</b>	Cherwell District Council
<b>Description</b>	House, now shop and dwelling. Early C19 HOUSE (Now, Undated) SHOP (Now, Undated) SITE (Unknown date) Covering Building Material WELSH SLATE Main Building Material RENDER HOUSE (Early C19, Post Medieval - 1800 AD to 1832 AD) SHOP (C20, Post Medieval to Modern - 1900 AD to 1999 AD) SP5822S BICESTER MARKET SQUARE 3/81 (East side) 20/03/70 No.1 (Claremont House) GV II Rendered walls; Welsh-slate roof with rendered end stacks. Main range plus rear wing. 3 storeys plus attic. 3-window front has first-floor storeyband, cornice and plain parapet, which break around flanking projections; 4-pane sashes are taller at first floor than at second floor, but all have scalloped blind cases. Ground floor has a C20 shop front, an altered entry to an alleyway and, to extreme right, an arched doorway with a 6-panel door. Mansard roof has 3 dormers. Rear has further sashes to 4 floors. Interior: alleyway has a groined plaster vault; apsidal stair hall has a sweeping cantilevered stair, rising to the third floor, with a wreathed mahogany handrail and stick balusters. (V.C.H.: Oxfordshire, Vol.VI, p.18). Listing NGR: SP5860722353 <1> Dept of Environment/DCMS, List of Buildings of Special Architectural or Historic Interest, Cherwell List 68: 3/81, p.38 (Index). SOX260. <2> English Heritage (RCHME), 1987-1989, Historic Buildings Photographic Record Card (Photograph). SOX2063.

<b>Site Number</b>	132
<b>Site Name</b>	NO 2 MARKET SQUARE
<b>Type of Site</b>	Shop and House
<b>NMRS Number</b>	1046465
<b>HER Number</b>	18999
<b>Status</b>	Listed Building- Grade II
<b>Easting</b>	458602
<b>Northing</b>	222365

## Site Gazetteer



<b>Parish</b>	Bicester
<b>Council</b>	Cherwell District Council
<b>Description</b>	<p>Shop and dwelling. Early/mid C19            SITE (Unknown date)            Covering Building            Material            WELSH SLATE            Main Building            Material            BRICK            Main Building            Material            RENDER            Main Building            Material            STUCCO            HOUSE (Early/mid C19, Post Medieval - 1800 AD to 1866 AD)            SHOP (Early/mid C19, Post Medieval - 1800 AD to 1866 AD)            SHOP (C20, Post Medieval to Modern - 1900 AD to 1999 AD)            SP58225 BICESTER MARKET SQUARE            3/80 (East side)            30/03/70 No.2            GV II            Part-rendered brick with some stucco dressings; Welsh-slate roof with brick end stacks. Double-depth plan. 3 storeys. Rendered 3-window front has 4-pane stucco-architraved sashes to the upper floors, at first floor with cornices on consoles. C20 shop front with vehicular entrance to extreme right. 2-span roof. Rear is in brick with further sashes. Interior not inspected. Included for group value. Listing NGR: SP5860222365            &lt;1&gt; Dept of Environment/DCMS, List of Buildings of Special Architectural or Historic Interest, Cherwell List 68: 3/80, p.38 (Index). SOX260.            &lt;2&gt; English Heritage (RCHME), 1987-1989, Historic Buildings Photographic Record Card (Photograph). SOX2063.</p>

<b>Site Number</b>	133
<b>Site Name</b>	NO 39 MARKET SQUARE
<b>Type of Site</b>	Shop and House
<b>NMRS Number</b>	1046466
<b>HER Number</b>	19002
<b>Status</b>	Listed Building- Grade II
<b>Easting</b>	458570
<b>Northing</b>	222340
<b>Parish</b>	Bicester
<b>Council</b>	Cherwell District Council
<b>Description</b>	<p>Shop and dwelling, now offices. Late C16/early C17            OFFICE (Now, Undated)            SITE (Unknown date)            Covering Building            Material            TILE            Main Building            Material</p>

## Site Gazetteer



<b>Description</b>	<p>ROUGHCAST            Main Building            Material            TIMBER            SHOP (Late C16, Post Medieval - 1567 AD to 1599 AD)            TIMBER FRAMED HOUSE (Late C16, Post Medieval - 1567 AD to 1599 AD)            SHOP (Early C17, Post Medieval - 1600 AD to 1632 AD)            TIMBER FRAMED HOUSE (Early C17, Post Medieval - 1600 AD to 1632 AD)            SP58225 BICESTER MARKET SQUARE            3/83 (South side)            20/03/70 No.39            GV II            Roughcast timber framing; old plain-tile roof with rubble and brick end stack. 2-unit gable-fronted plan. 2 storeys plus attics. Front has renewed 2- and 3-light casements to the upper floors plus a C20 shop window and entrance. Left return wall retains a horizontal-sliding sash with old glazing, and has a 4-panel door and C20 shop window. To rear of steep-pitched roof is a massive rubble-based stack, probably shared with No.40, Kings Arms Hotel (q.v.), with 3 rebuilt diagonal shafts. Interior: massive stop-chamfered beams with heavy square joists; winder stair from cellar to attics; some 2-panel doors and a fragment of C17 panelling; butt-purlin roof with curved windbraces. Possibly originally part of Kings arms Hotel. (V.C.H.: Oxfordshire, p.455). Listing NGR: SP5857022340            &lt;1&gt; Dept of Environment/DCMS, List of Buildings of Special Architectural or Historic Interest, Cherwell List 68: 3/83, p.39 (Index). SOX260.            &lt;2&gt; English Heritage (RCHME), 1987-1989, Historic Buildings Photographic Record Card (Photograph). SOX2063</p>
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<b>Site Number</b>	134
<b>Site Name</b>	NO 33 MARKET SQUARE
<b>Type of Site</b>	Shop and House
<b>NMRS Number</b>	1046468
<b>HER Number</b>	19008
<b>Status</b>	Listed Building- Grade II
<b>Easting</b>	458511
<b>Northing</b>	222342
<b>Parish</b>	Bicester
<b>Council</b>	Cherwell District Council
<b>Description</b>	<p>Shop and dwelling. Late C17/early C18 and late C18/early C19            SITE (Unknown date)            Covering Building            Material            TILE            Covering Building            Material            WELSH SLATE            Main Building            Material            BRICK            Main Building            Material            LIMESTONE            Main Building            Material</p>

RENDER  
Main Building  
Material  
RUBBLE  
HOUSE (Late C17, Post Medieval - 1667 AD to 1699 AD)  
SHOP (Late C17, Post Medieval - 1667 AD to 1699 AD)  
HOUSE (Early C18, Post Medieval - 1700 AD to 1732 AD)  
SHOP (Early C18, Post Medieval - 1700 AD to 1732 AD)  
HOUSE (Late C18, Post Medieval - 1767 AD to 1799 AD)  
SHOP (Late C18, Post Medieval - 1767 AD to 1799 AD)  
HOUSE (Early C19, Post Medieval - 1800 AD to 1832 AD)  
SHOP (Early C19, Post Medieval - 1800 AD to 1832 AD)  
SP5822S BICESTER MARKET SQUARE  
3/89 (South side)  
20/03/70 No.33  
GV II  
Rendered brick, and limestone rubble with wooden lintels; Welsh-slate and old plain-tile roofs. Main range plus long rear wing. 3 storeys and 2 storeys. Rendered 2-window front, with stucco first-floor sill band, has 12-pane first-floor sashes, 6-pane second-floor sashes, and has a deeply-projecting C19 fascia on heavy carved brackets with a cast-iron cresting. Lower rubble rear wing is earlier with a steep-pitched tiled roof, and has irregular fenestration including a tripartite sash. Interior not inspected. Included for group value.  
Listing NGR: SP5851122342  
<1> Dept of Environment/DCMS, List of Buildings of Special Architectural or Historic Interest, Cherwell List 68: 3/89, p.42 (Index). SOX260.  
<2> English Heritage (RCHME), 1987-1989, Historic Buildings Photographic Record Card (Photograph). SOX2063

<b>Site Number</b>	135
<b>Site Name</b>	NO 4 (WHITE HART INN), SHEEP STREET
<b>Type of Site</b>	Inn
<b>NMRS Number</b>	1046474
<b>HER Number</b>	19025
<b>Status</b>	Listed Building- Grade II
<b>Easting</b>	458585
<b>Northing</b>	222431
<b>Parish</b>	Bicester
<b>Council</b>	Cherwell District Council
<b>Description</b>	Inn. Probably late C17/early C18SITE (Unknown date) Covering Building Material TILE Main Building Material LIMESTONE Main Building Material ROUGHCAST Main Building Material RUBBLE INN (Late C17, Post Medieval - 1667 AD to 1699 AD)

INN (Early C18, Post Medieval - 1700 AD to 1732 AD)  
INN (C20, Post Medieval to Modern - 1900 AD to 1999 AD)  
SP5822S BICESTER SHEEP STREET  
3/109 (East side)  
20/03/70 No.4 (White Hart Inn)  
GV II  
Part-roughcast limestone rubble with wooden lintels; old plain-tile roofs. Main range plus long rear wing. 2 storeys. Roughcast front has a flat-roofed rubble ground-floor extension, largely rebuilt C20, but retains a 12-pane sash at first floor plus a similar sash in a further bay, to left, extending over a vehicle entry. Rubble rear wing, returning on right has casements. Gabled stair projection rises in angle of ranges. Interior: heavy chamfered beams. Listing NGR: SP5858522431  
<1> Dept of Environment/DCMS, List of Buildings of Special Architectural or Historic Interest, Cherwell List 68: 3/109, p.52 (Index). SOX260.  
<2> English Heritage (RCHME), 1987-1989, Historic Buildings Photographic Record Card (Photograph). SOX2063.

<b>Site Number</b>	136
<b>Site Name</b>	NO 1 CHAPEL STREET
<b>Type of Site</b>	House
<b>NMRS Number</b>	1046479
<b>HER Number</b>	18939
<b>Status</b>	Listed Building- Grade II
<b>Easting</b>	458480
<b>Northing</b>	222265
<b>Parish</b>	Bicester
<b>Council</b>	Cherwell District Council
<b>Description</b>	House. Late C18/early C19 SITE (Unknown date) Covering Building Material WELSH SLATE Main Building Material LIMESTONE Main Building Material RUBBLE HOUSE (Late C18, Post Medieval - 1767 AD to 1799 AD) HOUSE (Early C19, Post Medieval - 1800 AD to 1832 AD) SP5822S BICESTER CHAPEL STREET 3/14 (East side) 20/03/70 No.1 GV II Coursed limestone rubble with wooden lintels; Welsh-slate roof with brick gable stacks. 2-unit plan. 2 storeys. Symmetrical 3- window front has a recessed central doorway with a 6-panel door, approached by a flight of steps; windows have 12-pane sashes except those above and to right of the door which are blind. Blocked doorway to extreme right may have served a basement. Interior not inspected. Listing NGR: SP5848022265 <1> Dept of Environment/DCMS, List of Buildings of Special Architectural or Historic Interest, Cherwell List 68: 3/14, p.6 (Index). SOX260.



## Site Gazetteer



<2> English Heritage (RCHME), 1987-1989, Historic Buildings Photographic Record Card (Photograph). SOX2063.

<b>Site Number</b>	137
<b>Site Name</b>	HOME FARMHOUSE, KINGS END
<b>Type of Site</b>	Farmhouse
<b>NMRS Number</b>	1046491
<b>HER Number</b>	18967
<b>Status</b>	Listed Building- Grade II
<b>Easting</b>	458119
<b>Northing</b>	222411
<b>Parish</b>	Bicester
<b>Council</b>	Cherwell District Council
<b>Description</b>	<p>Farmhouse, now house. C17            HOUSE (Now, Undated)            SITE (Unknown date)            Covering Building            Material            TILE            Main Building            Material            LIMESTONE            Main Building            Material            ROUGHCAST            Main Building            Material            RUBBLE            FARMHOUSE (C17, Post Medieval - 1600 AD to 1699 AD)            SP5822S BICESTER KINGS END            3/47 (South side)            20/03/70 Home Farmhouse            GV II            Roughcast limestone rubble with wooden lintels; plain-tile roof with rubble and brick ridge stacks. 4-unit plan with rear wing. 2 storeys and one storey plus attic. 4-window front has a 4-panel door, to right of centre, in a large wooden porch with flanking settles incorporating some C17 panelling; first-floor casements of 2, 3, 3 and 4 lights, and ground-floor casements of 2, 3, 2 and 4 lights; all have leaded glazing; small blocked first-floor window to extreme left. Roof has large rubble-based stacks to right gable and to left of the entrance (the latter with diagonal stacks and both with renewed brickwork) and has a rebuilt stack on the left gable. Lower rear wing returns from left end. Interior not inspected. (V.C.H.: Oxfordshire, Vol.VI, p.20).            Listing NGR: SP5811922411            &lt;1&gt; Dept of Environment/DCMS, List of Buildings of Special Architectural or Historic Interest, Cherwell List 68: 3/47, p.22 (Index). SOX260.            &lt;2&gt; English Heritage (RCHME), 1987-1989, Historic Buildings Photographic Record Card (Photograph). SOX2063.</p>

<b>Site Number</b>	138
<b>Site Name</b>	NO 11 (CLIFTON VILLA), KINGS END

## Site Gazetteer



<b>Type of Site</b>	House
<b>NMRS Number</b>	1046492
<b>HER Number</b>	18969
<b>Status</b>	Listed Building- Grade II
<b>Easting</b>	458084
<b>Northing</b>	222434
<b>Parish</b>	Bicester
<b>Council</b>	Cherwell District Council
<b>Description</b>	<p>House, c.1830            SITE (Unknown date)            Covering Building            Material            WELSH SLATE            Main Building            Material            LIMESTONE            Main Building            Material            RENDER            Main Building            Material            RUBBLE            HOUSE (c1830, Post Medieval - 1810 AD to 1850 AD)            SP5822S BICESTER KINGS END            3/49 (South side)            22/07/76 No.11 (Clifton Villa)            GV II            Part-rendered coursed limestone rubble; Welsh-slate roof with brick end stacks. L-plan. 2 storeys. Symmetrical 3-window rendered front with plinth and flanking pilasters, has a central doorway with 2-panel door overlight and pilastered stucco doorcase; windows have 12-pane sashes. Rubble rear and rear wing have further sashes. Interior not inspected. Listing NGR: SP5808422434            &lt;1&gt; Dept of Environment/DCMS, List of Buildings of Special Architectural or Historic Interest, Cherwell List 68: 3/49, p.23 (Index). SOX260.            &lt;2&gt; English Heritage (RCHME), 1987-1989, Historic Buildings Photographic Record Card (Photograph). SOX2063</p>

<b>Site Number</b>	139
<b>Site Name</b>	NO 25 CAUSEWAY
<b>Type of Site</b>	Shop and House
<b>NMRS Number</b>	1046517
<b>HER Number</b>	18936
<b>Status</b>	Listed Building- Grade II
<b>Easting</b>	458371
<b>Northing</b>	222297
<b>Parish</b>	Bicester
<b>Council</b>	Cherwell District Council
<b>Description</b>	Shop and dwelling. Late C18/early C19 with C17/early-C18 wing

SITE (Unknown date)  
 Covering Building  
 Material  
 TILE  
 Covering Building  
 Material  
 WELSH SLATE  
 Main Building  
 Material  
 LIMESTONE  
 Main Building  
 Material  
 RENDER  
 Main Building  
 Material  
 RUBBLE  
 HOUSE (Late C17, Post Medieval - 1667 AD to 1699 AD)  
 SHOP (Late C17, Post Medieval - 1667 AD to 1699 AD)  
 HOUSE (Early C18, Post Medieval - 1700 AD to 1732 AD)  
 SHOP (Early C18, Post Medieval - 1700 AD to 1732 AD)  
 HOUSE (Late C18, Post Medieval - 1767 AD to 1799 AD)  
 SHOP (Late C18, Post Medieval - 1767 AD to 1799 AD)  
 HOUSE (Early C19, Post Medieval - 1800 AD to 1832 AD)  
 SHOP (Early C19, Post Medieval - 1800 AD to 1832 AD)  
 SHOP (Late C19, Post Medieval - 1867 AD to 1899 AD)  
 SP5822S BICESTER CAUSEWAY  
 3/10 (South side)  
 20/03/70 No.25  
 GV II  
 Render and limestone rubble; Welsh-slate roof with brick stacks. 2-unit plan with rear wing. 3 storeys. 3-window rendered front, with plain parapet and first-floor storey band, is symmetrical above ground floor and has mid-C19 sashes, with margin lights, flanking blind windows. At ground floor, architraved window to right has a cornice and plain frieze; late-C19 shop window to left has a central glazing bar and shaped heads to the panes; the fascia, which extends over the central doorway, has a cornice and flanking consoles. Shallow-pitched roof has crested ridge tiles. Lower rubble rear wing. Interior not inspected. Listing NGR: SP5837122297  
 <1> Dept of Environment/DCMS, List of Buildings of Special Architectural or Historic Interest, Cherwell List 68: 3/10, p.4 (Index). SOX260.  
 <2> English Heritage (RCHME), 1987-1989, Historic Buildings Photographic Record Card (Photograph). SOX2063.

**Site Number** 140  
**Site Name** NO 4 MARKET SQUARE  
**Type of Site** Offices  
**NMRS Number** 1200301  
**HER Number** 18998  
**Status** Listed Building- Grade II  
**Easting** 458590  
**Northing** 222379  
**Parish** Bicester

**Council** Cherwell District Council  
**Description** House, now offices. Early C18, altered late C18 and C20  
 OFFICE (Now, Undated)  
 SITE (Unknown date)  
 Covering Building  
 Material  
 WELSH SLATE  
 Main Building  
 Material  
 BRICK  
 Main Building  
 Material  
 LIMESTONE  
 Main Building  
 Material  
 RUBBLE  
 Main Building  
 Material  
 STONE  
 HOUSE (Early C18, Post Medieval - 1700 AD to 1732 AD)  
 HOUSE (Late C18, Post Medieval - 1767 AD to 1799 AD)  
 HOUSE (C20, Post Medieval to Modern - 1900 AD to 1999 AD)  
 SP5822S BICESTER MARKET SQUARE  
 3/79 (East side)  
 31/01/52 No.4  
 GV II  
 Chequer brick with painted stone dressings, and limestone rubble; Welsh-slate roof with brick stack. Double-depth plan. 3 storeys. Symmetrical 5-window front, with storeybands and wooden dentil cornice, has painted rustication to the stone ground-floor wall, and is brick above. Central doorway has a wide plain architrave with double-stepped keyblock, and a flat canopy with dentil cornice on scroll brackets, and it is flanked by wide tripartite sashes, probably a late-C18 alteration. Upper windows have 4-pane C19 sashes, except those in the outer bays which are blind and have painted glazing bars; all have wedge lintels and projecting stone aprons. A large stack rises from the rubble return wall to left. Hipped roof has 2 gables to rear. Interior: open-well stair with closed string, moulded handrail, turned newels and balusters, and winders; panelled ground-floor room with moulded cornice and arched display niche beside the corner fireplace; panelled first-floor room with moulded cornice. Part of ground floor is now continuous with the sales area of No.3 (not included). (V.C.H.: Oxfordshire, Vol.VI, p.18).  
 Listing NGR: SP5859022379  
 <1> Dept of Environment/DCMS, List of Buildings of Special Architectural or Historic Interest, Cherwell List 68: 3/79, p.37 (Index). SOX260.  
 <2> English Heritage (RCHME), 1987-1989, Historic Buildings Photographic Record Card (Photograph). SOX2063.

**Site Number** 141  
**Site Name** NO 31 MARKET SQUARE  
**Type of Site** Shop and House  
**NMRS Number** 1200458  
**HER Number** 19009  
**Status** Listed Building- Grade II  
**Easting** 458497  
**Northing** 222336

## Site Gazetteer



<b>Parish</b>	Bicester
<b>Council</b>	Cherwell District Council
<b>Description</b>	<p>Shop and dwelling. Early C18            SITE (Unknown date)            Covering Building            Material            WELSH SLATE            Main Building            Material            RENDER            Main Building            Material            TIMBER            SHOP (Early C18, Post Medieval - 1700 AD to 1732 AD)            TIMBER FRAMED HOUSE (Early C18, Post Medieval - 1700 AD to 1732 AD)            SHOP (C20, Post Medieval to Modern - 1900 AD to 1999 AD)            SP58225 BICESTER MARKET SQUARE            3/90 (South side)            20/03/70 No.31            GV II            Rendered timber framing; Welsh-slate roof with brick end stack. Double-depth plan. 3 storeys plus attics, front has a tripartite sash at first floor and a double sash at second floor; mansard roof has deep boxed eaves, and the stack to left has a cluster of old shafts. C20 shop front. Interior: winder stairs on upper floors. Large C20 extension to rear is not of special architectural interest. Listing NGR: SP5849722336            &lt;1&gt; Dept of Environment/DCMS, List of Buildings of Special Architectural or Historic Interest, Cherwell List 68: 3/90, p.42 (Index). SOX260.            &lt;2&gt; English Heritage (RCHME), 1987-1989, Historic Buildings Photographic Record Card (Photograph). SOX2063.</p>

<b>Site Number</b>	142
<b>Site Name</b>	NO 10 SHEEP STREET
<b>Type of Site</b>	Bank
<b>NMRS Number</b>	1200545
<b>HER Number</b>	19024
<b>Status</b>	Listed Building- Grade II
<b>Easting</b>	458581
<b>Northing</b>	222458
<b>Parish</b>	Bicester
<b>Council</b>	Cherwell District Council
<b>Description</b>	<p>House, now bank. Late C18/early C19, altered mid C19 and C20            BANK (FINANCIAL) (Now, Undated)            SITE (Unknown date)            Main Building            Material            RENDER            Main Building            Material            STUCCO            HOUSE (Late C18, Post Medieval - 1767 AD to 1799 AD)            HOUSE (Early C19, Post Medieval - 1800 AD to 1832 AD)</p>

## Site Gazetteer



<b>Description</b>	<p>HOUSE (Mid C19, Post Medieval - 1833 AD to 1866 AD)            HOUSE (C20, Post Medieval to Modern - 1900 AD to 1999 AD)            SP58225 BICESTER SHEEP STREET            3/108 (East side)            22/07/76 No.10            GV II            Rendered walls with stucco dressings. Double-depth plan, now extended. 3 storeys. 6-window front, with plinth, storeybands and moulded cornice, has a rusticated ground floor, on the right breaking around a full-height pilaster, and on the left around an added 5-sided full-height projection with 3 windows at each floor. The main doorway, in bay 4, is centrally placed and has a mid-C19 stone porch; to right of it is a blind window, and to extreme right an arched secondary entrance. Canted section has 4-light sashes, but remaining windows have earlier 12-pane sashes, all first-floor windows with moulded architraves. High plain parapet conceals the roof. Interior not inspected. Probably originally a flat 5-window front. Listing NGR: SP5858122458            &lt;1&gt; Dept of Environment/DCMS, List of Buildings of Special Architectural or Historic Interest, Cherwell List 68: 3/108, p.52 (Index). SOX260.            &lt;2&gt; English Heritage (RCHME), 1987-1989, Historic Buildings Photographic Record Card (Photograph). SOX2063.</p>
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<b>Site Number</b>	143
<b>Site Name</b>	NO 30 MARKET SQUARE
<b>Type of Site</b>	Shop and House
<b>NMRS Number</b>	1369753
<b>HER Number</b>	19010
<b>Status</b>	Listed Building- Grade II
<b>Easting</b>	458490
<b>Northing</b>	222335
<b>Parish</b>	Bicester
<b>Council</b>	Cherwell District Council
<b>Description</b>	<p>Shop and dwelling. 1751 on datestone, probably partly earlier            SITE (Unknown date)            Covering Building            Material            TILE            Main Building            Material            BRICK            DATE STONE (1751, Post Medieval - 1751 AD)            HOUSE (1751, Post Medieval - 1751 AD)            SHOP (1751, Post Medieval - 1751 AD)            SHOP (C20, Post Medieval to Modern - 1900 AD to 1999 AD)            SP58225 BICESTER MARKET SQUARE            3/91 (South side)            20/03/70 No.30            GV II            Chequer brick with flared headers; concrete plain-tile roof with brick end stacks. 2-unit plan. 2 storeys plus attics. Symmetrical 2-window front has 4-pane sashes at first floor, with rubbed and gauged flat arches, and has a central datestone inscribed "H/RL/1751"; the moulded eaves cove is partly boxed over but continues from the plaster cove of No.29 (q.v.) to right. C20 shop front. Steep-pitched roof has 2 flat-headed roof dormers. Interior not inspected. (V.C.H.: Oxfordshire, Vol.VI, p.18; Buildings of England: Oxfordshire, p.456). Listing NGR: SP5849022335</p>

## Site Gazetteer



<1> Dept of Environment/DCMS, List of Buildings of Special Architectural or Historic Interest, Cherwell List 68: 3/91, p.43 (Index). SOX260.  
<2> English Heritage (RCHME), 1987-1989, Historic Buildings Photographic Record Card (Photograph). SOX2063.

<b>Site Number</b>	144
<b>Site Name</b>	NOS 2 AND 4 CHURCH STREET
<b>Type of Site</b>	Houses
<b>NMRS Number</b>	1369758
<b>HER Number</b>	18941
<b>Status</b>	Listed Building- Grade II
<b>Easting</b>	458340
<b>Northing</b>	222340
<b>Parish</b>	Bicester
<b>Council</b>	Cherwell District Council
<b>Description</b>	<p>Pair of semi-detached houses. c.1840 SITE (Unknown date) Covering Building Material WELSH SLATE Main Building Material LIMESTONE Main Building Material RENDER Main Building Material STUCCO DETACHED HOUSE (c1840, Post Medieval - 1820 AD to 1860 AD) SP5822S BICESTER CHURCH STREET 3/16 (North side) 22/07/76 Nos.2 and 4 GV II Coursed squared limestone with stucco dressings; Welsh-slate roofs with rendered ridge stack. Double-depth central block with recessed wings. 2 storeys. 2-window central section has stuccoed bay windows with cornices and tripartite sashes, and has segmental-arched first-floor sashes with moulded architraves and margin lights. Narrow wings each have a doorway with a stucco pilastered doorcase below a narrow round-headed architraved sash. Shallow-pitched hipped roofs have boxed eaves and there is a large central stack. Interiors not inspected. Listing NGR: SP5834022340 &lt;1&gt; Dept of Environment/DCMS, List of Buildings of Special Architectural or Historic Interest, Cherwell List 68: 3/16, p.7 (Index). SOX260. &lt;2&gt; English Heritage (RCHME), 1987-1989, Historic Buildings Photographic Record Card (Photograph). SOX2063.</p>

<b>Site Number</b>	145
<b>Site Name</b>	NO 1 (STOW HOUSE), KINGS END

## Site Gazetteer



<b>Type of Site</b>	House
<b>NMRS Number</b>	1369765
<b>HER Number</b>	18965
<b>Status</b>	Listed Building- Grade II
<b>Easting</b>	458198
<b>Northing</b>	222363
<b>Parish</b>	Bicester
<b>Council</b>	Cherwell District Council
<b>Description</b>	<p>House. Late C17, altered C19 SITE (Unknown date) Covering Building Material TILE Main Building Material LIMESTONE Main Building Material RUBBLE HOUSE (Late C17, Post Medieval - 1667 AD to 1699 AD) DATE STONE (168?, Post Medieval - 1680 AD to 1689 AD) HOUSE (C19, Post Medieval - 1800 AD to 1899 AD) SP5822S BICESTER KINGS END 3/45 (South side) 20/03/70 No.1 (Stow House) GV II Coursed limestone rubble with wooden lintels; fish-scale tile roof with brick end stacks. L-plan. 2 storeys plus attics. 2-window front has a 4-panel door to left of centre, a tripartite sash to right, and has 9-pane sashes at first floor. Steep-pitched roof has a 2-light roof dormer to right. Left gable wall steps around a chimney projection, carrying C18 paired stacks, and has two 9-pane sashes plus a datestone inscribed "168(?)", Rear has further sashes and a dormer, plus a gabled stair projection which adjoins the rear wing. Interior: 2-storey stair hall with early-C19 stair; upper flight of winder stair; butt-purlin roof. (V.C.H.: Oxfordshire, Vol.VI, p.20). Listing NGR: SP5819822363 &lt;1&gt; Dept of Environment/DCMS, List of Buildings of Special Architectural or Historic Interest, Cherwell List 68: 3/45, p.21 (Index). SOX260. &lt;2&gt; English Heritage (RCHME), 1987-1989, Historic Buildings Photographic Record Card (Photograph). SOX2063.</p>

<b>Site Number</b>	146
<b>Site Name</b>	NO 35 MARKET SQUARE
<b>Type of Site</b>	Public House
<b>NMRS Number</b>	1046467
<b>HER Number</b>	19006
<b>Status</b>	Listed Building- Grade II
<b>Easting</b>	458532
<b>Northing</b>	222343
<b>Parish</b>	Bicester

**Council** Cherwell District Council

**Description** Public house, now restaurant and dwelling. Late C18/early C19  
 HOUSE (Now, Undated)  
 RESTAURANT (Now, Undated)  
 SITE (Unknown date)  
 Covering Building  
 Material  
 WELSH SLATE  
 Main Building  
 Material  
 RENDER  
 Main Building  
 Material  
 STUCCO  
 PUBLIC HOUSE (Late C18, Post Medieval - 1767 AD to 1799 AD)  
 PUBLIC HOUSE (Early C19, Post Medieval - 1800 AD to 1832 AD)  
 SP5822S BICESTER MARKET SQUARE  
 3/87 (South side)  
 20/03/70 No.35  
 (Formerly listed as The Red Lion Inn)  
 GV II  
 Rendered walls with some stucco dressings; Welsh-slate roof. Main range plus rear wing. 5 storeys. Symmetrical 3-window rendered front, with plinth and first-floor sill band, has a central pilastered stucco doorcase with entablature, and has flanking tripartite sashes, 12-pane first-floor sashes, and 6-pane second-floor sashes. Interior not inspected. Listing NGR: SP5853222343  
 <1> Dept of Environment/DCMS, List of Buildings of Special Architectural or Historic Interest, Cherwell List 68: 3/87, p.41 (Index). SOX260.  
 <2> English Heritage (RCHME), 1987-1989, Historic Buildings Photographic Record Card (Photograph). SOX2063.

**Site Number** 147

**Site Name** NOS 29 & 29A MARKET SQUARE

**Type of Site** Shop and House

**NMRS Number** 1046469

**HER Number** 19011

**Status** Listed Building- Grade II

**Easting** 458480

**Northing** 222336

**Parish** Bicester

**Council** Cherwell District Council

**Description** Shop and dwelling. Early C18, possibly partly earlier, and early C19  
 SITE (Unknown date)  
 Covering Building  
 Material  
 TILE  
 Covering Building  
 Material  
 WELSH SLATE  
 Main Building  
 Material  
 BRICK

**Main Building**  
 Material  
 LIMESTONE  
**Main Building**  
 Material  
 RENDER  
**Main Building**  
 Material  
 RUBBLE  
 HOUSE (Early C18, Post Medieval - 1700 AD to 1732 AD)  
 SHOP (Early C18, Post Medieval - 1700 AD to 1732 AD)  
 OUTBUILDING (C18, Post Medieval - 1700 AD to 1799 AD)  
 HOUSE (Early C19, Post Medieval - 1800 AD to 1832 AD)  
 SHOP (Early C19, Post Medieval - 1800 AD to 1832 AD)  
 SHOP (C20, Post Medieval to Modern - 1900 AD to 1999 AD)  
 SP5822S BICESTER MARKET SQUARE  
 3/92 (South side)  
 20/03/70 Nos.29 and 29A  
 GV II  
 Part-rendered brick, limestone rubble, and chequer brick with yellow headers; plain-tile and Welsh-slate roofs with brick stacks. 4 ranges surrounding a courtyard. 2 storeys plus attics and 2 storeys. No.29, to left, has a rendered 2-window front with a moulded eaves cove and two 12-pane first-floor sashes; the sleep-pitched roof has 2 hipped roof dormers. The taller brick bay to right (No.29A) has a large elaborately-moulded stone-mullioned window at first floor (probably C19), and the moulded dentil cornice continues from that of No.28 (q.v.) to right. C20 shop front extends across both sections. The 2-storey 3-window range to rear of No.29A has a rubble ground floor, above which is early-C19 chequer brickwork with very large sashes. Rubble and brick outbuilding ranges to rear of No.29, probably mostly C18, form the other 2 sides of the courtyard. Interior: No.29 has closely-spaced heavy chamfered beams at ground floor which could be C16/early C17. No.29A originally formed part of Ambrosden House (q.v. No.28) to right. (V.C.H.: Oxfordshire, Vol.VI, p.18). Listing NGR: SP5848022336  
 <1> Dept of Environment/DCMS, List of Buildings of Special Architectural or Historic Interest, Cherwell List 68: 3/92, p.43 (Index). SOX260.  
 <2> English Heritage (RCHME), 1987-1989, Historic Buildings Photographic Record Card (Photograph). SOX2063.

**Site Number** 148

**Site Name** 40 SHEEP STREET

**Type of Site** Shop and House

**NMRS Number** 1046472

**HER Number** 19019

**Status** Listed Building- Grade II

**Easting** 458503

**Northing** 222547

**Parish** Bicester

**Council** Cherwell District Council

**Description** SITE (Unknown date)  
 Covering Building  
 Material  
 WELSH SLATE  
 Main Building  
 Material



RENDER  
 HOUSE (Late C18, Post Medieval - 1767 AD to 1799 AD)  
 SHOP (Late C18, Post Medieval - 1767 AD to 1799 AD)  
 HOUSE (Early C19, Post Medieval - 1800 AD to 1832 AD)  
 SHOP (Early C19, Post Medieval - 1800 AD to 1832 AD)  
 SHOP (C20, Post Medieval to Modern - 1900 AD to 1999 AD)  
 SP5822N BICESTER SHEEP STREET  
 2/102 (East side)  
 20/03/70 No.40  
 GV II  
 Rendered walls; Welsh-slate roof with rendered stack. Narrow double-depth plan. 3 storeys. Front has a 12-pane sash at first floor and a 9-pane sash above; C20 shop front. Shallow-pitched roof. Interior not inspected. Listing NGR: SP5850322547  
 <1> Dept of Environment/DCMS, List of Buildings of Special Architectural or Historic Interest, Cherwell List 68: 2/102, p.49 (Index). SOX260.  
 <2> English Heritage (RCHME), 1987-1989, Historic Buildings Photographic Record Card (Photograph). SOX2063.

<b>Site Number</b>	149
<b>Site Name</b>	WAR MEMORIAL APPROXIMATELY 15 METRES
<b>Type of Site</b>	War Memorial
<b>NMRS Number</b>	1046484
<b>HER Number</b>	18947
<b>Status</b>	Listed Building- Grade II
<b>Easting</b>	458281
<b>Northing</b>	222304
<b>Parish</b>	Bicester
<b>Council</b>	Cherwell District Council
<b>Description</b>	War memorial. c.1918, inscription altered c.1945. WWI and WWII names. WAR MEMORIAL (constructed 1945, Modern - 1901 AD to 2050 AD) Evidence STRUCTURE WAR MEMORIAL (constructed 1918, Modern - 1901 AD to 2050 AD) Evidence STRUCTURE SP5822S BICESTER CHURCH STREET (South side) 3/25 War memorial approx. 15m. NW of Church of St. Edburg GV II Limestone. Tapering octagonal shaft with broach stops rises from a square base, with a moulded top, resting on an octagonal 3-step plinth, the lowest step forming a seat and bearing a commemorative inscription; the elaborate carved head has representations of the Crucifixion and the Virgin and Child on the gabled sides, and of St. George and a bishop on the lesser sides. Included for group value. Listing NGR: SP5828122304 2) Transferred to Oxon History Centre. <1> Dept of Environment/DCMS, List of Buildings of Special Architectural or Historic Interest, Cherwell List 68: 3/25, p.11 (Index). SOX260. <2> English Heritage (RCHME), 1987-1989, Historic Buildings Photographic Record Card (Photograph). SOX2063.

<b>Site Number</b>	150
<b>Site Name</b>	SUNDIAL APPROXIMATELY 22 METRES SOUTH
<b>Type of Site</b>	Sundial
<b>NMRS Number</b>	1046485
<b>HER Number</b>	18951
<b>Status</b>	Listed Building- Grade II
<b>Easting</b>	458310
<b>Northing</b>	222244
<b>Parish</b>	Bicester
<b>Council</b>	Cherwell District Council
<b>Description</b>	Sundial. Late C17/early C18 SITE (Unknown date) Main Building Material LIMESTONE SUNDIAL (Late C17, Post Medieval - 1667 AD to 1699 AD) SUNDIAL (Early C18, Post Medieval - 1700 AD to 1732 AD) SP5822S BICESTER CHURCH STREET (South side) 3/29 Sundial approx. 22m. S of Church of St. Edburg GV II Limestone. Square shaft has a moulded cap and base, and stands on a square 2-step plinth. Gnomon and dial are missing. Listing NGR: SP5831022244 <1> Dept of Environment/DCMS, List of Buildings of Special Architectural or Historic Interest, Cherwell List 68: 3/29, p.13 (Index). SOX260. <2> English Heritage (RCHME), 1987-1989, Historic Buildings Photographic Record Card (Photograph). SOX2063

<b>Site Number</b>	151
<b>Site Name</b>	NO 23 CAUSEWAY
<b>Type of Site</b>	Shop and House
<b>NMRS Number</b>	1046516
<b>HER Number</b>	18935
<b>Status</b>	Listed Building- Grade II
<b>Easting</b>	458382
<b>Northing</b>	222302
<b>Parish</b>	Bicester
<b>Council</b>	Cherwell District Council
<b>Description</b>	Shop and dwelling. Late C18/early C19; mid/late-C19 shop front SITE (Unknown date) Covering Building Material WELSH SLATE Main Building Material RENDER



HOUSE (Late C18, Post Medieval - 1767 AD to 1799 AD)  
 SHOP (Late C18, Post Medieval - 1767 AD to 1799 AD)  
 HOUSE (Early C19, Post Medieval - 1800 AD to 1832 AD)  
 SHOP (Early C19, Post Medieval - 1800 AD to 1832 AD)  
 SHOP (Mid/late C19, Post Medieval - 1833 AD to 1899 AD)  
 SP5822S BICESTER CAUSEWAY  
 3/9 (South side)  
 22/07/76 No.23  
 GV II  
 Rendered walls; Welsh-slate roof. 2-unit plan. 3 storeys. 2-window front has 12-pane sashes at second floor and later horned 4-pane sashes at first floor; shop front has a moulded cornice and the right window has glazing bars; small segmental -arched entrance to extreme right. Shallow-pitched roof has a stack to right. Interior not inspected. Listing NGR: SP5838222302  
 <1> Dept of Environment/DCMS, List of Buildings of Special Architectural or Historic Interest, Cherwell List 68: 3/9, p.4 (Index). SOX260.  
 <2> English Heritage (RCHME), 1987-1989, Historic Buildings Photographic Record Card (Photograph). SOX2063.

**Site Number** 152  
**Site Name** NO 9 LONDON ROAD  
**Type of Site** House  
**NMRS Number** 1200116  
**HER Number** 18976  
**Status** Listed Building- Grade II  
**Easting** 458658  
**Northing** 222274  
**Parish** Bicester  
**Council** Cherwell District Council  
**Description** House. Early C13, altered C19  
 SITE (Unknown date)  
 Covering Building  
 Material  
 TILE  
 Main Building  
 Material  
 LIMESTONE  
 Main Building  
 Material  
 RENDER  
 Main Building  
 Material  
 RUBBLE  
 HOUSE (Early C18, Post Medieval - 1700 AD to 1732 AD)  
 HOUSE (C19, Post Medieval - 1800 AD to 1899 AD)  
 SP5822S BICESTER LONDON ROAD  
 (East side)  
 3/56 No.9  
 GV II  
 Part-rendered limestone rubble; plain-tile roof with brick gable stacks; 2-unit plan extended to 3 units, 2 storeys. 2 bays to left of rendered 3-window front are probably earlier, and have the doorway to right with a canopy on fluted C19 cast-iron columns with ornamental brackets; windows have small-pane casements. Bay to right has a C19/C20 bay window below a 2-light

casement. Stack to left of steep-pitched roof has 2 linked shafts of narrow brick. Sides and rear are rubble. Interior: walls are unusually thick (approximately 600mm) and there are 2 massive chimney breasts. Listing NGR: SP5865822274  
 <1> Dept of Environment/DCMS, List of Buildings of Special Architectural or Historic Interest, Cherwell List 68: 3/56, p.26 (Index). SOX260.  
 <2> English Heritage (RCHME), 1987-1989, Historic Buildings Photographic Record Card (Photograph). SOX2063.

**Site Number** 153  
**Site Name** NO 44 MARKET SQUARE  
**Type of Site** Shop and House  
**NMRS Number** 1200169  
**HER Number** 18981  
**Status** Listed Building- Grade II  
**Easting** 458545  
**Northing** 222387  
**Parish** Bicester  
**Council** Cherwell District Council  
**Description** Shown as Nos.44 and 53 on Ordnance Survey map. Shop and dwelling. Probably C17, remodelled early C18 and C19  
 SITE (Unknown date)  
 Covering Building  
 Material  
 LEAD  
 Main Building  
 Material  
 RENDER  
 Main Building  
 Material  
 STUCCO  
 Main Building  
 Material  
 TIMBER  
 HOUSE (C17, Post Medieval - 1600 AD to 1699 AD)  
 JETTIED HOUSE (C17, Post Medieval - 1600 AD to 1699 AD)  
 SHOP (C17, Post Medieval - 1600 AD to 1699 AD)  
 TIMBER FRAMED HOUSE (C17, Post Medieval - 1600 AD to 1699 AD)  
 TOWN HOUSE (C17, Post Medieval - 1600 AD to 1699 AD)  
 SHOP (Early C18, Post Medieval - 1700 AD to 1732 AD)  
 TIMBER FRAMED HOUSE (Early C18, Post Medieval - 1700 AD to 1732 AD)  
 SHOP (C19, Post Medieval - 1800 AD to 1899 AD)  
 TIMBER FRAMED HOUSE (C19, Post Medieval - 1800 AD to 1899 AD)  
 SP5822S BICESTER MARKET SQUARE  
 3/62 No.44  
 20/03/70  
 GV II  
 Rendered timber framing with stucco dressings; lead flat roof with rendered stacks. Single range. 3 storeys. 3 fronts of 2, 5 and 2 windows, all with a heavy moulded wooden cornice, rusticated vermiculated quoins and architraved C19 sashes with similar quoins and stucco wedge lintels. West front and part of north front retain a first-floor jetty and have a shaped bracket at the angle, a canted ground-floor bay window to north and, to west, a C20 doorway with stucco quoins. Interior: some fielded panelling at ground and first floors; upper floors

have 2-panelled doors and an early-C18 open-well stair with winders, moulded closed string and handrail, and turned balusters. Probably originally a substantial townhouse. With Nos.45 and 52 (q.v.), forms a prominent group on an island site. (V.C.H.: Oxfordshire, Vol.VI, p.18). Listing NGR: SP5854522387  
 <1> Dept of Environment/DCMS, List of Buildings of Special Architectural or Historic Interest, Cherwell List 68: 3/62, p.29 (Index). SOX260.  
 <2> English Heritage (RCHME), 1987-1989, Historic Buildings Photographic Record Card (Photograph). SOX2063.

<b>Site Number</b>	154
<b>Site Name</b>	NO 34 MARKET SQUARE
<b>Type of Site</b>	Shop and House
<b>NMRS Number</b>	1200451
<b>HER Number</b>	19007
<b>Status</b>	Listed Building- Grade II
<b>Easting</b>	458520
<b>Northing</b>	222341
<b>Parish</b>	Bicester
<b>Council</b>	Cherwell District Council
<b>Description</b>	Shop and dwelling. C17 SITE (Unknown date) Covering Building Material TILE Main Building Material BRICK Main Building Material LIMESTONE Main Building Material RENDER Main Building Material RUBBLE Main Building Material TIMBER TIMBER FRAMED HOUSE (C17, Post Medieval - 1600 AD to 1699 AD) SHOP (Late C19, Post Medieval - 1867 AD to 1899 AD) SP5822S BICESTER MARKET SQUARE 3/88 (South side) 20/03/70 No.34 GV II Part-rendered limestone rubble and timber framing with brick infill; old plain-tile roof with brick end stacks. L-plan. 2 storeys plus attics. Rendered front has 2 wide C20 casements above a projecting late-C19 shop front with canted bay windows flanking double doors; wide vehicular entry to right has a heavy chamfered lintel. Steep-pitched roof has 2 small flat-headed roof dormers. Walling above rear of archway is timber framed. Rear wing returns from left. Interior: heavy stop-chamfered beams in both ranges; early-C18 dog-leg stair with turned balusters and moulded handrail; 2 small C17 oak panelled doors.

Possibly originally part of the former Red Lion Inn, to left, (q.v. No.35). Listing NGR: SP5852022341  
 <1> Dept of Environment/DCMS, List of Buildings of Special Architectural or Historic Interest, Cherwell List 68: 3/88, p.42 (Index). SOX260.  
 <2> English Heritage (RCHME), 1987-1989, Historic Buildings Photographic Record Card (Photograph). SOX2063.

<b>Site Number</b>	155
<b>Site Name</b>	NOS 29 & 31 SHEEP STREET
<b>Type of Site</b>	Shop and House
<b>NMRS Number</b>	1200565
<b>HER Number</b>	19028
<b>Status</b>	Listed Building- Grade II
<b>Easting</b>	458474
<b>Northing</b>	222531
<b>Parish</b>	Bicester
<b>Council</b>	Cherwell District Council
<b>Description</b>	Shops and dwellings. Late C18 and C19 SITE (Unknown date) Covering Building Material WELSH SLATE Main Building Material BRICK Main Building Material LIMESTONE Main Building Material RENDER Main Building Material RUBBLE HOUSE (Late C18, Post Medieval - 1767 AD to 1799 AD) SHOP (Late C18, Post Medieval - 1767 AD to 1799 AD) HOUSE (C19, Post Medieval - 1800 AD to 1899 AD) SHOP (Late C19, Post Medieval - 1867 AD to 1899 AD) SHOP (C20, Post Medieval to Modern - 1900 AD to 1999 AD) SP5822N BICESTER SHEEP STREET 2/112 (West side) 20/03/70 Nos.29 and 31 GV II Part-rendered coursed limestone rubble; brick; Welsh-slate roof. Single range with central vehicular entry plus rear extensions. 2 storeys. No.29, to left, has a late-C19 shop front with arched window heads and a recessed central door, and has two 12-pane sashes at first floor set in rubble walling; a rendered bay over the central entry has a 9-pane sash. No.31 has C19 double sash over a C20 shop front. No.29 has a small rubble rear range with its ridge parallel to the main range; C19 rear wing of No.31 of brick in Flemish bond. Interiors not inspected. Listing NGR: SP5847422531 <1> Dept of Environment/DCMS, List of Buildings of Special Architectural or Historic Interest, Cherwell List 68: 2/112, p.53

## Site Gazetteer



(Index). SOX260.  
<2> English Heritage (RCHME), 1987-1989, Historic Buildings Photographic Record Card (Photograph). SOX2063.

<b>Site Number</b>	156
<b>Site Name</b>	NOS 36 & 38 SHEEP STREET
<b>Type of Site</b>	House
<b>NMRS Number</b>	1300717
<b>HER Number</b>	19020
<b>Status</b>	Listed Building- Grade II
<b>Easting</b>	458509
<b>Northing</b>	222538
<b>Parish</b>	Bicester
<b>Council</b>	Cherwell District Council
<b>Description</b>	Shown on Ordnance Survey map as No.38. House, now 2 shops and dwelling. Late C18/early C19, altered C20 SITE (Unknown date) Covering Building Material WELSH SLATE Main Building Material RENDER HOUSE (Late C18, Post Medieval - 1767 AD to 1799 AD) HOUSE (Early C19, Post Medieval - 1800 AD to 1832 AD) HOUSE (C20, Post Medieval to Modern - 1900 AD to 1999 AD) SHOP (C20, Post Medieval to Modern - 1900 AD to 1999 AD) SP5822N BICESTER SHEEP STREET (East side ) 2/103 Nos.36 and 38 20/03/70 (Formerly listed as Nos.34, 36 and 38) GV II Rendered walls; Welsh-slate roof. Single range, extended to rear. 3 storeys. 5-window front; with flanking projecting strips, has 12-pane sashes at first floor and 9-pane sashes above, except in bays one and 2 where there are C20 bay windows at first floor; C20 shop fronts. Shallow-pitched roof. Interior not inspected. Listing NGR: SP5850922538 <1> Dept of Environment/DCMS, List of Buildings of Special Architectural or Historic Interest, Cherwell List 68: 2/103, p.49 (Index). SOX260. <2> English Heritage (RCHME), 1987-1989, Historic Buildings Photographic Record Card (Photograph). SOX2063

<b>Site Number</b>	157
<b>Site Name</b>	NO 28 (AMBROSDEN HOUSE AND LAIRG HOUSE), MARKET SQUARE
<b>Type of Site</b>	Town House
<b>NMRS Number</b>	1300762
<b>HER Number</b>	19012
<b>Status</b>	Listed Building- Grade II

## Site Gazetteer



<b>Easting</b>	458465
<b>Northing</b>	222340
<b>Parish</b>	Bicester
<b>Council</b>	Cherwell District Council
<b>Description</b>	Substantial town house, now shop and dwelling. Early C18, altered HOUSE (Now, Undated) SHOP (Now, Undated) SITE (Unknown date) Covering Building Material TILE Main Building Material BRICK Main Building Material LIMESTONE Main Building Material RUBBLE DATE STONE (1688, Post Medieval - 1688 AD) TOWN HOUSE (Early C18, Post Medieval - 1700 AD to 1732 AD) TOWN HOUSE (C19, Post Medieval - 1800 AD to 1899 AD) SHOP (C20, Post Medieval to Modern - 1900 AD to 1999 AD) SP5822S BICESTER MARKET SQUARE 3/93 (South side) 31/01/52 No.28 (Ambrosden House and Lairg House) GV II Colourwashed brick and coursed squared limestone; old plain-tile roofs with brick stacks. Main range plus rear service wings. 2 storeys plus attic and 2 storeys. 6-window brick front, with moulded dentil course, has 12-pane sashes at first floor plus a C20 shop front. Roof has 3 flat-headed roof dormers and is hipped to right, the cornice returning over the angled rubble end wall which has a first-floor sash plus a blocked window below. Lower 3-window rubble rear wing, returning on right was probably remodelled C19 but retains a datestone inscribed "H/RG/1688"; it has 4-pane sashes, segmental-arched at ground floor, plus an inserted doorway. Further 2-storey ranges, parallel to the main range and the wing, are in C18 chequer brick with sash windows and a storey band. Interior not inspected. Ambrosden House formerly included No.29A (q.v.) to left. (V.C.H.: Oxfordshire, Vol.VI, p.18). Listing NGR: SP5846522340 <1> Dept of Environment/DCMS, List of Buildings of Special Architectural or Historic Interest, Cherwell List 68: 3/93, p.44 (Index). SOX260. <2> English Heritage (RCHME), 1987-1989, Historic Buildings Photographic Record Card (Photograph). SOX2063.

<b>Site Number</b>	158
<b>Site Name</b>	NOS 10 AND 12 CHURCH STREET
<b>Type of Site</b>	Houses
<b>NMRS Number</b>	1369759
<b>HER Number</b>	18943
<b>Status</b>	Listed Building- Grade II
<b>Easting</b>	458292

## Site Gazetteer



<b>Northing</b>	222332
<b>Parish</b>	Bicester
<b>Council</b>	Cherwell District Council
<b>Description</b>	House, now 2 dwellings. Early/mid C18 SITE (Unknown date) Covering Building Material TILE Main Building Material LIMESTONE Main Building Material RUBBLE HOUSE (Early/mid C18, Post Medieval - 1700 AD to 1766 AD) SP5822S BICESTER CHURCH STREET 3/19 (North side) 22/07/76 Nos.10 and 12 GV II Limestone rubble with wooden lintels; plain-tile roof with brick stacks. Single range of one build with rear wing. 2 storeys. 4- window front has tall C20 transomed casements, and has doorways in bays one and 3. No.10, to right, has an additional ground-floor window between bays 3 and 4. Lower wing to rear of No.10. Interiors not inspected. Listing NGR: SP5829222332 <1> Dept of Environment/DCMS, List of Buildings of Special Architectural or Historic Interest, Cherwell List 68: 3/19, p.8 (Index). SOX260. <2> English Heritage (RCHME), 1987-1989, Historic Buildings Photographic Record Card (Photograph). SOX2063.

<b>Site Number</b>	159
<b>Site Name</b>	NO 22 CHURCH STREET
<b>Type of Site</b>	House
<b>NMRS Number</b>	1369760
<b>HER Number</b>	18946
<b>Status</b>	Listed Building- Grade II
<b>Easting</b>	458244
<b>Northing</b>	222347
<b>Parish</b>	Bicester
<b>Council</b>	Cherwell District Council
<b>Description</b>	House. C17; possibly partly earlier SITE (Unknown date) Covering Building Material THATCH Main Building Material LIMESTONE Main Building Material RUBBLE HOUSE (C17, Post Medieval - 1600 AD to 1699 AD) SP5822S BICESTER CHURCH STREET

## Site Gazetteer



	3/23 (North side) 20/03/70 No.22 GV II Colourwashed limestone rubble with wooden lintels; thatch roof with brick ridge stack. 2-unit through-passage plan with rear outshut. 2 storeys. 3-window front breaks forward in the right bay, which has an ancient plank door below a 2-light casement; other bays include 3 old 3-light casements and a wide 4-light window, possibly altered from a shop window or cart entry. Rear includes one small 2-light dormer. Interior: inglenook fireplace backing onto passage. Listing NGR: SP5824422347 <1> Dept of Environment/DCMS, List of Buildings of Special Architectural or Historic Interest, Cherwell List 68: 3/23, p.9 (Index). SOX260. <2> English Heritage (RCHME), 1987-1989, Historic Buildings Photographic Record Card (Photograph). SOX2063.
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<b>Site Number</b>	160
<b>Site Name</b>	25 & 25A MARKET SQUARE
<b>Type of Site</b>	Shop and House
<b>NMRS Number</b>	1369790
<b>HER Number</b>	18995
<b>Status</b>	Listed Building- Grade II
<b>Easting</b>	458459
<b>Northing</b>	222368
<b>Parish</b>	Bicester
<b>Council</b>	Cherwell District Council
<b>Description</b>	Shop and dwelling. C18, possibly partly earlier, altered C19 SITE (Unknown date) Covering Building Material ARTIFICIAL SLATE Covering Building Material CONCRETE Covering Building Material STONE Covering Building Material TILE Main Building Material BRICK Main Building Material LIMESTONE Main Building Material RUBBLE HOUSE (C18, Post Medieval - 1700 AD to 1799 AD) SHOP (C18, Post Medieval - 1700 AD to 1799 AD) HOUSE (C19, Post Medieval - 1800 AD to 1899 AD) SHOP (C19, Post Medieval - 1800 AD to 1899 AD) SP5822S BICESTER MARKET SQUARE

3/76 (North side)  
 20/03/70 Nos.25 and 25A  
 (Formerly listed as No.25)  
 GV II  
 Coursed limestone rubble and colourwashed brick; concrete plain-tile and artificial stone-slate roofs with brick stacks. Main range plus long rear wing. 2 storeys, partly raised to 3 storeys. 2-window brick front has 12-pane sashes at first floor with gauged brick flat arches, and at ground floor has a large C20 bay window flanked by original doorways with 2-panel doors and ornamental overlights. C19 roof has projecting boxed eaves and left verge. Left gable wall is in rubble with brick quoins, and returns to a rubble rear wing: the first part has a canted bay window, 2 sashes at first floor, and further sashes in the C19 brick second floor; the second part has casements to both floors with stop-chamfered lintels, the lower opening formerly a wide doorway. Interior not inspected. Listing NGR: SP5845922368  
 <1> Dept of Environment/DCMS, List of Buildings of Special Architectural or Historic Interest, Cherwell List 68: 3/76, p.36 (Index). SOX260.  
 <2> English Heritage (RCHME), 1987-1989, Historic Buildings Photographic Record Card (Photograph). SOX2063.

<b>Site Number</b>	161
<b>Site Name</b>	NOS 45 & 52 MARKET SQUARE
<b>Type of Site</b>	Shops
<b>NMRS Number</b>	1046456
<b>HER Number</b>	18982
<b>Status</b>	Listed Building- Grade II
<b>Easting</b>	458553
<b>Northing</b>	222384
<b>Parish</b>	Bicester
<b>Council</b>	Cherwell District Council
<b>Description</b>	2 shops and dwellings. Late C17/early C18 and C18/early C19 SITE (Unknown date) Covering Building Material WELSH SLATE Main Building Material RENDER Main Building Material TIMBER SHOP (Late C17, Post Medieval - 1667 AD to 1699 AD) TIMBER FRAMED HOUSE (Late C17, Post Medieval - 1667 AD to 1699 AD) SHOP (Early C18, Post Medieval - 1700 AD to 1732 AD) TIMBER FRAMED HOUSE (Early C18, Post Medieval - 1700 AD to 1732 AD) SHOP (C18, Post Medieval - 1700 AD to 1799 AD) TIMBER FRAMED HOUSE (C18, Post Medieval - 1700 AD to 1799 AD) SHOP (Early C19, Post Medieval - 1800 AD to 1832 AD) TIMBER FRAMED HOUSE (Early C19, Post Medieval - 1800 AD to 1832 AD) SP5822S BICESTER MARKET SQUARE 3/63 Nos.45 and 52 20/03/70 GV II Rendered light timber framing; Welsh-slate roofs with brick stacks. Gable-fronted plans, back

to back. Narrow 3-storey front of No.45, facing east, has a tripartite sash at first floor, a 4-pane sash above, and has narrow sashes in the cant to left (all C19); C20 shop front; roof is hipped to front; 4-storey gabled front of No.52, facing west, is probably earlier at ground and first floors, and has a moulded wooden cornice above the renewed 4-light first-floor casement, above which the front wall is set back with further renewed casements; early-C20 shop front, Buildings both back onto a C17 stack with diagonal shafts, rising from a lower roofline. Interior: No.52 has a winder stair, and at first floor has intersecting chamfered beams and some elaborate bolection-mould panelling on the window wall. With No.44 (q.v.), forms a prominent group on an island site. Listing NGR: SP5855322384  
 <1> Dept of Environment/DCMS, List of Buildings of Special Architectural or Historic Interest, Cherwell List 68: 3/63, p.29 (Index). SOX260.  
 <2> English Heritage (RCHME), 1987-1989, Historic Buildings Photographic Record Card (Photograph). SOX2063.

<b>Site Number</b>	162
<b>Site Name</b>	NOS 49 & 50 MARKET SQUARE
<b>Type of Site</b>	Shops
<b>NMRS Number</b>	1046459
<b>HER Number</b>	18985
<b>Status</b>	Listed Building- Grade II
<b>Easting</b>	458552
<b>Northing</b>	222361
<b>Parish</b>	Bicester
<b>Council</b>	Cherwell District Council
<b>Description</b>	2 shops and dwellings. Late C18, possibly partly earlier SITE (Unknown date) Covering Building Material CONCRETE Covering Building Material TILE Covering Building Material WELSH SLATE Main Building Material RENDER Main Building Material TIMBER HOUSE (Late C18, Post Medieval - 1767 AD to 1799 AD) SHOP (Late C18, Post Medieval - 1767 AD to 1799 AD) TIMBER FRAMED HOUSE (Late C18, Post Medieval - 1767 AD to 1799 AD) HOUSE (C20, Post Medieval to Modern - 1900 AD to 1999 AD) SP5822S BICESTER MARKET SQUARE 3/66 Nos.49 and 50 20/03/70 (Formerly listed as Nos.49,49B and 50, 49a listed on 31/01/52) GV II Rendered timber framing; Welsh-slate and concrete plain-tile roofs with brick end stacks. Double-depth plans. 3 storeys. Fronts each have a 12-pane first-floor sash, a 6-pane second-



## Site Gazetteer



floor sash, and have bay shop windows at ground floor, that to No.49 probably C19. Double-gabled right side (No.49) has similar windows plus 12-pane sashes at ground floor; left side (No.50) has a C20 slate-roofed extension at ground floor. 2-span roof, the rear roof steeper and probably earlier. Interiors not inspected. Forms, with No.47 (q.v.), prominent group on an island site. Listing NGR: SP5855222361  
 <1> Dept of Environment/DCMS, List of Buildings of Special Architectural or Historic Interest, Cherwell List 68: 3/66, p.31 (Index). SOX260.  
 <2> English Heritage (RCHME), 1987-1989, Historic Buildings Photographic Record Card (Photograph). SOX2063.

<b>Site Number</b>	163
<b>Site Name</b>	NO 18 (NORTHAMPTON HOUSE), CHURCH STREET
<b>Type of Site</b>	House
<b>NMRS Number</b>	1046483
<b>HER Number</b>	18944
<b>Status</b>	Listed Building- Grade II
<b>Easting</b>	458265
<b>Northing</b>	222337
<b>Parish</b>	Bicester
<b>Council</b>	Cherwell District Council
<b>Description</b>	House. Mid C18, probably partly earlier SITE (Unknown date) Covering Building Material WELSH SLATE Main Building Material RENDER HOUSE (Mid C18, Post Medieval - 1733 AD to 1766 AD) SP58225 BICESTER CHURCH STREET 3/21 (North side) 20/03/70 No.18 (Northampton House) GV II Rendered walls; Welsh-slate roof with brick stacks. L-plan. 2 storeys. Symmetrical 4-window front has a central doorway with a 6-panel door, rectangular overlight, and a flat canopy with panelled soffit and scroll brackets; both floors have 12-pane sashes. Roof is hipped to right with a ridge returning to a rear gable but the rear wing returns from the left. Interior not inspected. Listing NGR: SP5826522337 <1> Dept of Environment/DCMS, List of Buildings of Special Architectural or Historic Interest, Cherwell List 68: 3/21, p.9 (Index). SOX260. <2> English Heritage (RCHME), 1987-1989, Historic Buildings Photographic Record Card (Photograph). SOX2063.

<b>Site Number</b>	164
<b>Site Name</b>	NO 1 CAUSEWAY
<b>Type of Site</b>	Shop and House
<b>NMRS Number</b>	1046512

## Site Gazetteer



<b>HER Number</b>	18929
<b>Status</b>	Listed Building- Grade II
<b>Easting</b>	458448
<b>Northing</b>	222330
<b>Parish</b>	Bicester
<b>Council</b>	Cherwell District Council
<b>Description</b>	Shop and dwelling. Late C17, remodelled C18/early C19 SITE (Unknown date) Covering Building Material TILE Covering Building Material WELSH SLATE Main Building Material RENDER Main Building Material RUBBLE HOUSE (Late C17, Post Medieval - 1667 AD to 1699 AD) SHOP (Late C17, Post Medieval - 1667 AD to 1699 AD) HOUSE (C18, Post Medieval - 1700 AD to 1799 AD) SHOP (C18, Post Medieval - 1700 AD to 1799 AD) HOUSE (Early C19, Post Medieval - 1800 AD to 1832 AD) SHOP (Early C19, Post Medieval - 1800 AD to 1832 AD) SHOP (C20, Post Medieval to Modern - 1900 AD to 1999 AD) SP58225 BICESTER CAUSEWAY 3/3 (South side) 20/03/70 No.1 GV II Rendered rubble; plain-tile and Welsh-slate roofs with rendered gable stack. L-plan. 2 storeys plus attic. Front has two 4- pane sashes above a C20 shop front and, to extreme right, has a narrow window with margin lights above a 4-panel door with overlight. Plain parapet rises above a moulded cornice. Roof has a small 2-light dormer, and a gable parapet and stack to left. Left end wall has pairs of narrow windows to first and second floors, and it returns to the lower slated rear wing which has a wide 6-light first-floor window, with panelled flanking pilasters, above a square shop window with moulded architrave. Interior: 2-panel doors; quarter-turn stair of c.1700, rising to attics, with turned balusters and ball finials. Listing NGR: SP5844822330 <1> Dept of Environment/DCMS, List of Buildings of Special Architectural or Historic Interest, Cherwell List 68: 3/3, p.2 (Index). SOX260. <2> English Heritage (RCHME), 1987-1989, Historic Buildings Photographic Record Card (Photograph). SOX2063.

<b>Site Number</b>	165
<b>Site Name</b>	NO 20 (THE LIMES), CHURCH STREET
<b>Type of Site</b>	House
<b>NMRS Number</b>	1199763
<b>HER Number</b>	18945
<b>Status</b>	Listed Building- Grade II



## Site Gazetteer



<b>Easting</b>	458253
<b>Northing</b>	222342
<b>Parish</b>	Bicester
<b>Council</b>	Cherwell District Council
<b>Description</b>	Substantial house. Probably mid C18, altered C19 SITE (Unknown date) Covering Building Material WELSH SLATE Main Building Material RENDER HOUSE (Mid C18, Post Medieval - 1733 AD to 1766 AD) HOUSE (C19, Post Medieval - 1800 AD to 1899 AD) SP5822S BICESTER CHURCH STREET 3/22 (North side) 20/03/70 No.20 (The Limes) GV II Rendered walls; Welsh-slate roof with rendered gable stacks. Single range with added rear outshut. 3 storeys. 5-window front, with flanking fluted Ionic pilasters, has 4-pane C19 sashes to all floors arranged regularly but not symmetrically; central doorway has Tuscan pilasters and a C19 canopy on shaped brackets. Eaves line probably raised in C19. Interior not inspected. Listing NGR: SP5825322342 <1> Dept of Environment/DCMS, List of Buildings of Special Architectural or Historic Interest, Cherwell List 68: 3/22, p.9 (Index). SOX260. <2> English Heritage (RCHME), 1987-1989, Historic Buildings Photographic Record Card (Photograph). SOX2063.

<b>Site Number</b>	166
<b>Site Name</b>	CHEST TOMB APPROXIMATELY 20 METRES NORTH OF TOWER OF CHURCH OF ST EDBURG, CHU
<b>Type of Site</b>	Tomb
<b>NMRS Number</b>	1199866
<b>HER Number</b>	18948
<b>Status</b>	Listed Building- Grade II
<b>Easting</b>	458290
<b>Northing</b>	222304
<b>Parish</b>	Bicester
<b>Council</b>	Cherwell District Council
<b>Description</b>	Chest tomb. Late C18 SITE (Unknown date) Main Building Material MARLSTONE CHEST TOMB (Late C18, Post Medieval - 1767 AD to 1799 AD) CHEST TOMB (1771, Post Medieval - 1771 AD) SP5822S BICESTER CHURCH STREET (South side) 3/26 Chest tomb approx. 20m. N of tower of Church of St. Edburg GV II

## Site Gazetteer



	Marlstone. Rectangular chest, with moulded base and cover, has rectangular corner balusters, and shaped side and end panels. Inscriptions on sides are now largely illegible but include the date 1771. Listing NGR: SP5829022304 <1> Dept of Environment/DCMS, List of Buildings of Special Architectural or Historic Interest, Cherwell List 68: 3/26, p.12 (Index). SOX260. <2> English Heritage (RCHME), 1987-1989, Historic Buildings Photographic Record Card (Photograph). SOX2063.
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<b>Site Number</b>	167
<b>Site Name</b>	STABLE APPROXIMATELY 5 METRES TO SOUTH WEST OF HOME FARMHOUSE, KINGS END
<b>Type of Site</b>	Stables
<b>NMRS Number</b>	1200065
<b>HER Number</b>	18968
<b>Status</b>	Listed Building- Grade II
<b>Easting</b>	458104
<b>Northing</b>	222414
<b>Parish</b>	Bicester
<b>Council</b>	Cherwell District Council
<b>Description</b>	Stable, now outhouse. C18 OUTBUILDING (Now, Undated) SITE (Unknown date) Covering Building Material TILE Main Building Material LIMESTONE Main Building Material RUBBLE STABLE (C18, Post Medieval - 1700 AD to 1799 AD) SP5822S BICESTER KINGS END (South side) 3/48 Stable approx. 5m. to SW of 11/05/87 Home Farmhouse GV II Limestone rubble with wooden lintels; old plain-tile roof. Single short range. 2 storeys. Front and right gable wall have casements to both floors, some blocked, and there is a winged griffon attached to one angle. Interior not inspected. Included for group value. Listing NGR: SP5810422414 <1> Dept of Environment/DCMS, List of Buildings of Special Architectural or Historic Interest, Cherwell List 68: 3/48, p.22 (Index). SOX260. <2> English Heritage (RCHME), 1987-1989, Historic Buildings Photographic Record Card (Photograph). SOX2063.

<b>Site Number</b>	168
<b>Site Name</b>	NO 2 LONDON ROAD

## Site Gazetteer



<b>Type of Site</b>	House
<b>NMRS Number</b>	1200133
<b>HER Number</b>	18977
<b>Status</b>	Listed Building- Grade II
<b>Easting</b>	458649
<b>Northing</b>	222277
<b>Parish</b>	Bicester
<b>Council</b>	Cherwell District Council
<b>Description</b>	House, now part of hotel. Early/mid c17, altered C20; C18 HOTEL (Now, Undated) SITE (Unknown date) Covering Building Material TILE Main Building Material LIMESTONE Main Building Material RUBBLE HOUSE (Early/mid C17, Post Medieval - 1600 AD to 1666 AD) HOUSE (C18, Post Medieval - 1700 AD to 1799 AD) HOUSE (C20, Post Medieval to Modern - 1900 AD to 1999 AD) SP5822S BICESTER LONDON ROAD (West side) 3/58 No.2 31/01/52 GV II Limestone rubble with wooden lintels; old plain-tile roof with rubble-and-brick ridge stack. 3-unit plan with rear service wing. 1 storeys plus attics and 2 storeys. 3-gabled 3-window front retains wooden ovolo-moulded mullioned-and-transomed windows at first floor, but at ground floor has a large inserted vehicular entrance, a C20 doorway, a C20 bay window, and a deep 3-light casement with a rendered wedge lintel which is probably C19. Gable windows are blocked except for a 2-light casement in the left gable. Massive rubble-based stack, to right of centre, has 3 diagonal brick shafts. Central gable to rear. Lower rear wing, returning on right, is probably mostly C18 but extends from a short C17 gabled wing; it has 2 plank doors, casements and a C19 brick external stair leading to an upper door. Interior not inspected. (V.C.H.: Oxfordshire, Vol.VI, p.18; Buildings of England: Oxfordshire, p.456). Listing NGR: SP5864922277 Dept of Environment/DCMS, List of Buildings of Special Architectural or Historic Interest, Cherwell List 68: 3/58, p.27 (Index). SOX260.

<b>Site Number</b>	169
<b>Site Name</b>	NO 38 MARKET SQUARE
<b>Type of Site</b>	Shop and House
<b>NMRS Number</b>	1200431
<b>HER Number</b>	19003
<b>Status</b>	Listed Building- Grade II
<b>Easting</b>	458564

## Site Gazetteer



<b>Northing</b>	222333
<b>Parish</b>	Bicester
<b>Council</b>	Cherwell District Council
<b>Description</b>	Shop and dwelling. C18, altered C20 SITE (Unknown date) Covering Building Material TILE Covering Building Material WELSH SLATE Main Building Material LIMESTONE Main Building Material RENDER Main Building Material RUBBLE HOUSE (C18, Post Medieval - 1700 AD to 1799 AD) SHOP (C18, Post Medieval - 1700 AD to 1799 AD) HOUSE (C20, Post Medieval to Modern - 1900 AD to 1999 AD) SHOP (C20, Post Medieval to Modern - 1900 AD to 1999 AD) SP5822S BICESTER MARKET SQUARE 3/84 (South side) 20/03/70 No.38 GV II Rendered and limestone-rubble walls; Welsh-slate and old plain-tile roofs with rendered stacks. Double-depth plan with long rear wing. 3 storeys and 2 storeys. Rendered 2-window front, with moulded cornice and plain parapet, has 12- and 6-pane sashes at first and second floors, plus a built-out C20 ground floor. Rubble rear wing, returning on left, is of at least 3 builds and has a steep-pitched roof; the main 3-window section has been re-fenestrated, but a lower single-storey section retains older casements. Interior not inspected. Listing NGR: SP5856422333 <1> Dept of Environment/DCMS, List of Buildings of Special Architectural or Historic Interest, Cherwell List 68: 3/84, p.40 (Index). SOX260. <2> English Heritage (RCHME), 1987-1989, Historic Buildings Photographic Record Card (Photograph). SOX2063. NO 38 MARKET SQUARE Site Name Building Sources Address/Historic Names Administrative Areas National Grid Reference SP 58564 22333 (point) SP52SE Designations, Statuses and Scorings Description Point Associated resources - None recorded SITE (Unknown date) Covering Building Material TILE Covering Building

Material  
WELSH SLATE  
Main Building  
Material  
LIMESTONE  
Main Building  
Material  
RENDER  
Main Building  
Material  
RUBBLE  
HOUSE (C18, Post Medieval - 1700 AD to 1799 AD)  
SHOP (C18, Post Medieval - 1700 AD to 1799 AD)  
HOUSE (C20, Post Medieval to Modern - 1900 AD to 1999 AD)  
SHOP (C20, Post Medieval to Modern - 1900 AD to 1999 AD)  
SP5822S BICESTER MARKET SQUARE  
3/84 (South side)  
20/03/70 No.38  
GV II  
Rendered and limestone-rubble walls; Welsh-slate and old plain-tile roofs with rendered stacks. Double-depth plan with long rear wing. 3 storeys and 2 storeys. Rendered 2-window front, with moulded cornice and plain parapet, has 12- and 6-pane sashes at first and second floors, plus a built-out C20 ground floor. Rubble rear wing, returning on left, is of at least 3 builds and has a steep-pitched roof; the main 3-window section has been re-fenestrated, but a lower single-storey section retains older casements. Interior not inspected. Listing NGR: SP5856422333  
<1> Dept of Environment/DCMS, List of Buildings of Special Architectural or Historic Interest, Cherwell List 68: 3/84, p.40 (Index). SOX260.  
<2> English Heritage (RCHME), 1987-1989, Historic Buildings Photographic Record Card (Photograph). SOX2063.

<b>Site Number</b>	170
<b>Site Name</b>	STABLES APPROXIMATELY 10 METRES TO SOUTH OF THE OLD PRIORY, PRIORY LANE
<b>Type of Site</b>	Stables
<b>NMRS Number</b>	1200504
<b>HER Number</b>	19014
<b>Status</b>	Listed Building- Grade II
<b>Easting</b>	458429
<b>Northing</b>	222089
<b>Parish</b>	Bicester
<b>Council</b>	Cherwell District Council
<b>Description</b>	Stables. Probably C18 SITE (Unknown date) Covering Building Material WELSH SLATE Main Building Material LIMESTONE Main Building Material

RUBBLE  
AUGUSTINIAN MONASTERY (Medieval, Medieval to Post Medieval - 1066 AD to 1540 AD)  
GATE (Medieval, Medieval to Post Medieval - 1066 AD to 1540 AD)  
PRIORY (Medieval, Medieval to Post Medieval - 1066 AD to 1540 AD)  
STABLE (C18, Post Medieval - 1700 AD to 1799 AD)  
SP5822S BICESTER PRIORY LANE  
(West side)  
3/97 Stables approx 10m to S of  
20/03/70 The Old Priory  
(Formerly listed as Old Stables, south of  
The Old Priory and built against wall of grounds)  
GV II  
Colourwashed limestone rubble with squared quoins and wooden lintels; Welsh-slate roof. Single range. 2 storeys. Front has irregular fenestration including, at first floor, 4 windows plus a central loft door, and at ground floor, 2 wide and 2 narrow entrances plus 3 windows. Interior not inspected. Rear wall forms part of the garden wall to the The Old Priory (q.v.). Possibly on the site of one of the medieval gates to Bicester Priory. Listing NGR: SP5842922089  
3) Recording by photography and rapid building survey as a condition of LBC under PPG16 did not reveal any remarkable architectural features. The use of free tenon with slotted purlins in the roof is of interest, and is possibly a regional characteristic  
4) There is no reason to suppose that the building is of more than one period, and most of the fittings and features would point to a date of construction in the first half of the C19th. As such it is a good example of a working stable, with accommodation (perhaps for a family) at one end and a single room (probably for another servant) at the other, and space for carts or domestic carriage  
<1> Dept of Environment/DCMS, List of Buildings of Special Architectural or Historic Interest, Cherwell List 68: 3/97, p.47 (Index). SOX260.  
<2> English Heritage (RCHME), 1987-1989, Historic Buildings Photographic Record Card (Photograph). SOX2063.  
<3> Oxford Archaeological Unit, 1995, Architectural records of The Old Stables, Priory Lane, Bicester (Unpublished document). SOX835.  
<4> CBA South Midlands Group, South Midlands Archaeology, Vol 26 (1996) p.67 (Serial). SOX5.

<b>Site Number</b>	171
<b>Site Name</b>	NO 5 (THE OLD COURT HOUSE), SHEEP STREET
<b>Type of Site</b>	Offices
<b>NMRS Number</b>	1200571
<b>HER Number</b>	19030
<b>Status</b>	Listed Building- Grade II
<b>Easting</b>	458532
<b>Northing</b>	222433
<b>Parish</b>	Bicester
<b>Council</b>	Cherwell District Council
<b>Description</b>	OFFICE (Now, Undated) SITE (Unknown date) Covering Building Material LAKE DISTRICT SLATE Covering Building Material WELSH SLATE

Main Building  
 Material  
 ASHLAR  
 Main Building  
 Material  
 LIMESTONE  
 COURT HOUSE (1864, Post Medieval - 1864 AD)  
 SP5822S BICESTER SHEEP STREET  
 3/114 (West side)  
 No.5 (The Old Court House)  
 GV II  
 Coursed squared limestone with ashlar dressings; banded Welsh- and Westmorland-slate roofs with stone stacks. Main range plus rear wing. Gothic style. 2 storeys, now further divided. 4-window front has the entrance to extreme right - a Caernarvon-arched doorway within a pointed-segmental arch with a carved and traceried tympanum - above which is a carved royal arms, and a single-light window, also with a Caernarvon head within a pointed-segmental arch. The other bays all have 3-light stone-mullioned windows with Caernavron heads, the continuous label mould linked to that over the doorway, and running between carved grotesques; at first floor, are tall 2-light windows in pointed-segmental arches with foliage labels stops, all with trefoil-headed lights and central roundels. The tall steep-pitched roof, with crested ridge tiles and 3 triangular dormer ventilators, has large stepped gable parapets plus a similar but smaller gable over the entrance bay. The left main gable contains a large rose window below a pointed-segmental arch. Rear has similar first-floor windows plus a tall lateral stack. Short rear wing returns on left. Interior: arch-braced collar-truss roof with pierced spandrels, the posts springing from stone corbels carved with faces and stiff-leaf foliage.  
 (V.C.H.: Oxfordshire, Vol.VI, p.19; Buildings of England: Oxfordshire, p.456).  
 Listing NGR: SP585322433  
 <1> Dept of Environment/DCMS, List of Buildings of Special Architectural or Historic Interest, Cherwell List 68: 3/114, p.54 (Index). SOX260.  
 <2> English Heritage (RCHME), 1987-1989, Historic Buildings Photographic Record Card (Photograph). SOX2063.

<b>Site Number</b>	172
<b>Site Name</b>	NO 5 CAUSEWAY
<b>Type of Site</b>	Shop and House
<b>NMRS Number</b>	1369737
<b>HER Number</b>	18931
<b>Status</b>	Listed Building- Grade II
<b>Easting</b>	458434
<b>Northing</b>	222327
<b>Parish</b>	Bicester
<b>Council</b>	Cherwell District Council
<b>Description</b>	Shop and dwelling. Possibly C17, remodelled and extended C19 SITE (Unknown date) Covering Building Material TILE Main Building Material BRICK Main Building

Material  
 RENDER  
 Main Building  
 Material  
 TIMBER  
 SHOP (C17, Post Medieval - 1600 AD to 1699 AD)  
 TIMBER FRAMED HOUSE (C17, Post Medieval - 1600 AD to 1699 AD)  
 HOUSE (C19, Post Medieval - 1800 AD to 1899 AD)  
 SHOP (C19, Post Medieval - 1800 AD to 1899 AD)  
 SHOP (C20, Post Medieval to Modern - 1900 AD to 1999 AD)  
 SP5822S BICESTER CAUSEWAY  
 3/5 (South side)  
 20/03/70 No.5  
 (Formerly listed as Nos 5 and 5A)  
 GV II  
 Rendered timber framing and brick; plain-tile roof with brick end stack. Single-unit plan, extending over passageway, with added rear wing. 2 storeys. 2-window front is probably timber framed at first floor and has 2 architraved 4-pane sashes, one larger than the other; recessed C20 shop front returns into the passage. Brick wing to rear, Interior not inspected. Possibly originally part of No.7 (q.v.) to right. Included for group value. Listing NGR: SP 58434 22327  
 <1> Dept of Environment/DCMS, List of Buildings of Special Architectural or Historic Interest, Cherwell List 68: 3/5, p.3 (Index). SOX260.  
 <2> English Heritage (RCHME), 1987-1989, Historic Buildings Photographic Record Card (Photograph). SOX2063.

<b>Site Number</b>	173
<b>Site Name</b>	NO 12 MARKET SQUARE
<b>Type of Site</b>	Shop and House
<b>NMRS Number</b>	1369787
<b>HER Number</b>	18986
<b>Status</b>	Listed Building- Grade II
<b>Easting</b>	458530
<b>Northing</b>	222409
<b>Parish</b>	Bicester
<b>Council</b>	Cherwell District Council
<b>Description</b>	Shop and dwelling. Early C18 and mid C19 SITE (Unknown date) Covering Building Material TILE Covering Building Material WELSH SLATE Main Building Material BRICK Main Building Material LIMESTONE Main Building Material

RENDER  
Main Building  
Material  
RUBBLE  
Main Building  
Material  
STUCCO  
HOUSE (Early C18, Post Medieval - 1700 AD to 1732 AD)  
SHOP (Early C18, Post Medieval - 1700 AD to 1732 AD)  
HOUSE (Mid C19, Post Medieval - 1833 AD to 1866 AD)  
SHOP (Mid C19, Post Medieval - 1833 AD to 1866 AD)  
SHOP (C20, Post Medieval to Modern - 1900 AD to 1999 AD)  
SP5822S BICESTER MARKET SQUARE  
3/67 (North side)  
20/03/70 No.12  
GV II  
Part-rendered brick, and coursed squared limestone rubble with wooden lintels; Welsh-slate and plain-tile roofs with brick stacks. Narrow double-depth plan with long rear wing. 3 storeys and 2 storeys, plus attics. Rendered 3-storey front, with moulded second-floor storeyband, has a large canted bay window at first floor, and has two 4-pane sashes at second floor, both with ornamental cast-iron guard rails, scalloped blind boxes, and vermiculated stucco keyblocks; C20 shop front. 4- window rubble rear wing retains 2 early-C18 leaded cross windows and has a steep-pitched roof. Interior not inspected. Listing NGR: SP5853022409  
<1> Dept of Environment/DCMS, List of Buildings of Special Architectural or Historic Interest, Cherwell List 68: 3/67, p.32 (Index). SOX260.  
<2> English Heritage (RCHME), 1987-1989, Historic Buildings Photographic Record Card (Photograph). SOX2063.

**Site Number** 174  
**Site Name** Medieval walls and ditch located towards western end of Wesley Lane  
**Type of Site** Walls  
**NMRS Number**  
**HER Number** 17139  
**Status** Non-designated  
**Easting** 458308  
**Northing** 222623  
**Parish** Bicester  
**Council** Cherwell District Council  
**Description** The remains of two C13 - C14 walls and a C11 - C12 ditch were uncovered in a small evaluation. DITCH (Medieval - 1200 AD to 1400 AD)  
WALL (Medieval to Post Medieval - 1400 AD? to 1600 AD?)  
(1) The medieval occupation found on this site probably relates to a farmstead or isolated cottage lying outside of the medieval core of Bicester. It is probable that the medieval settlement of Bicester did not extend continuously this far north from Market End.  
<1> John Moore Heritage Services, 2005, Interim Report on Archaeological Watching Brief at Land to the Western End of Wesley Lane, Bicester (Unpublished document). SOX1747.

**Site Number** 175

**Site Name** Medieval building and related features to rear of 17- 19 London Road  
**Type of Site** Building  
**NMRS Number**  
**HER Number** 17337  
**Status** Non-designated  
**Easting** 458723  
**Northing** 222300  
**Parish** Bicester  
**Council** Cherwell District Council  
**Description** A C14th building was recorded along with a French drain of horn cores was recorded and another stone lined drain was located in front. Associated garden/market garden features also encountered, as was a stone lined well.  
DITCH (Unknown to Medieval)  
BEAM SLOT (Medieval - 1066 AD to 1539 AD)  
BUILDING (Medieval - 1066 AD to 1539 AD)  
DRAIN (Medieval - 1066 AD? to 1539 AD?)  
FLOOR (Medieval - 1066 AD to 1539 AD)  
PIT (Medieval - 1066 AD to 1539 AD)  
WELL (Medieval - 1066 AD? to 1539 AD?)  
1) Earlier agricultural features include ditches, gullies and pits which were backfilled prior to the construction of a C14th building. Building material found in a layer below this building could suggest either an earlier building or the construction phase of the one recorded. A French drain aligned north south to the rear of the property with an upper fill of horn cores was recorded along with a second drain to the front of the building. A well was located close to this building in the watching brief phase. Other linear features located are likely to be the remains of garden or market garden features associated with this building. Later agricultural use continued in the area into the C19.  
<1> John Moore Heritage Services, 2006, An Archaeological Excavation at 17, 17A & 19 London Road, Bicester, Oxfordshire (Unpublished document). SOX1790.

**Site Number** 176  
**Site Name** Roman and Saxon occupation evidence at 61 Priory Road  
**Type of Site** Ditches  
**NMRS Number**  
**HER Number** 17407  
**Status** Non-designated  
**Easting** 458510  
**Northing** 222060  
**Parish** Bicester  
**Council** Cherwell District Council  
**Description** Roman and Saxon ditches were recorded in an excavation; also found were few undated post holes  
POST HOLE (Unknown date)  
DITCH (Roman - 43 AD to 409 AD)  
DITCH (Early Medieval/Dark Age - 410 AD to 1065 AD)  
DITCH (Medieval to Post Medieval - 1066 AD? to 1800 AD?)  
1) From evaluation phase: East-West aligned feature 1.05m wide, 0.28m deep with a flat base



and 75 degree sloping sides (13). The fill was dark brown sandy silts containing 5 sherds of pottery of late Saxon date, animal bone and flint. Second cut feature 0.5m wide and 1.8m deep. This feature extended across S end of the trench and possibly represents another ditch feature. Grey sandy-silt fill with animal bone, late Saxon pottery and flint. Pottery was shell tempered. Animal bone very fragmented. Flint residual

2) Following on from an earlier evaluation a small excavation recorded a small number of Roman and Saxon features. A number of residual Roman pottery sherds were recovered but only one feature, an east west Ditch was actually dated to this period. Three other ditches, also aligned roughly east west, were dated to the Saxon Period included the ditch recorded as (13) in the eval phase. A number of post holes could not be securely dated but a small sherd of Roman pottery was found in one and a fragment of Saxon pot was recovered from another. A modern brick built culvert was cut into an earlier ditch thought to be a roadside ditch from the medieval road out of Bicester towards Aylesbury however, because of the building of the culvert all dating evidence had been previously removed

3) A small excavation near the core of Bicester revealed a Roman ditch, late Saxon occupation and residual pottery from the earlier Saxon period. There was no evidence of any later use of the site until the C19th although it was alongside a road with probable medieval origins and not far from the Priory

<1> Oxford Archaeology, 2003, 61 Priory Road, Bicester - Evaluation Report (Unpublished document). SOX347.

<2> Thames Valley Archaeological Services, 2006, Roman and Saxon Features at 61 Priory Road, Bicester, Oxfordshire: Draft Publication Report (Unpublished document). SOX1834.

<3> Oxford Architectural & Historical Society, Oxoniensia, Vol LXXV (2010) pp.127-136 (Serial). SOX284.

Roman and Saxon occupation evidence at 61 Priory Road

Site Name  
Monument  
Sources  
Address/Historic Names - None recorded  
Administrative Areas  
National Grid Reference  
SP 58510 22060 (point) SP52SE  
Associated Designations  
Designations, Statuses and Scorings  
Description  
Point  
Associated resources - None recorded  
POST HOLE (Unknown date)  
DITCH (Roman - 43 AD to 409 AD)  
DITCH (Early Medieval/Dark Age - 410 AD to 1065 AD)  
DITCH (Medieval to Post Medieval - 1066 AD? to 1800 AD?)  
Civil Parish BICESTER, CHERWELL, OXFORDSHIRE  
(

**Site Number** 177  
**Site Name** Undated wall and paleo channel  
**Type of Site** Wall  
**NMRS Number**  
**HER Number** 17489  
**Status** Non-designated  
**Easting** 458370  
**Northing** 222510

**Parish** Bicester  
**Council** Cherwell District Council  
**Description** Various features identified during evaluation.  
BURIED SOIL HORIZON (Unknown date)  
WALL (Unknown date)  
Evidence SUB SURFACE DEPOSIT  
1) Undated wall from Trench 1 and undatable palaeo channel from Trench 4 found during evaluation of extensive area in Bicester town centre.  
<1> John Moore Heritage Services, 2006, An Archaeological Evaluation For Town Centre Development, Bicester, Oxfordshire (Unpublished document). SOX1875.

**Site Number** 178  
**Site Name** Possible Roman features found at London Road  
**Type of Site** Features  
**NMRS Number**  
**HER Number** 26005  
**Status** Non-designated  
**Easting** 458630  
**Northing** 221620  
**Parish** Bicester  
**Council** Cherwell District Council  
**Description** Evaluation revealed dense scatter of features on raised ground between two paleo-channels; similar to Roman deposits found immediately W.  
DITCH (Roman - 43 AD? to 409 AD)  
PIT (Roman - 43 AD? to 409 AD?)  
POST HOLE (Roman - 43 AD? to 409 AD)  
1) Evaluation revealed that two palaeo-channels cross the site leaving a raised part of ground between them which was the focus of the activity. A large amount of ditches, pits and postholes was recorded on the higher ground before it was covered in a layer of alluvial deposit. Activity then moves to the north west of the site and a series of linears are cut into this layer of alluvium suggesting a change from exploiting the wetland resources to agriculture or drainage. Trenches were very wet and little dating evidence was recovered as many features could not be excavated. The picture of the landscape as a marshy area with an island is indicative of the area during the IA and Roman periods.  
2) DBA in area to E of PRN 15867 revealed some features; strong possibility that further archaeological remains associated with this farmstead could extend into the study area. These might consist of enclosure boundaries, field drainage ditches and animal enclosures.  
<1> John Moore Heritage Services, 2007, An Archaeological Investigation of Land Off London Road, Bicester, Oxfordshire, Evaluation (Unpublished document). SOX1905.  
<2> Archaeological & Planning Solutions, 2007, London Road, Bicester, Oxfordshire: Archaeological Desk Based Assessment (Unpublished document). SOX1987.  
<3> CBA South Midlands Group, South Midlands Archaeology, Issue 38:2008, p49 (Serial). SOX5.

**Site Number** 179  
**Site Name** Late Saxon and early Post Medieval pits at Manor Farm, Bicester



## Site Gazeteer



<b>Type of Site</b>	Pits
<b>NMRS Number</b>	
<b>HER Number</b>	26124
<b>Status</b>	Non-designated
<b>Easting</b>	458250
<b>Northing</b>	222420
<b>Parish</b>	Bicester
<b>Council</b>	Cherwell District Council
<b>Description</b>	<p>Evaluation trenches recorded two pits, one Late Saxon or Early Medieval and a much larger pit or quarry dated to the Late medieval or Early Post Medieval period.</p> <p>PIT (Early Medieval/Dark Age to Medieval - 410 AD to 1539 AD)</p> <p>EXTRACTIVE PIT (Medieval to Post Medieval - 1066 AD to 1900 AD)</p> <p>1) Two features were recorded, a very small pit to the north of the site was sealed by a layer dated to the late Saxon or Early medieval period and a larger pit, thought to be for quarrying, was dated to the late medieval or early post medieval period. No other features were identified but a large area of the site was developed without recording so further deposits might have existed on site.</p> <p>&lt;1&gt; Thames Valley Archaeological Services, 2007, Manor Farm, Kings End, Bicester, Oxfordshire: Archaeological Recording Action (Unpublished document). SOX2002.</p> <p>&lt;2&gt; CBA South Midlands Group, South Midlands Archaeology, Vol 39 (2009) p.60 (Serial). SOX5.</p>

<b>Site Number</b>	180
<b>Site Name</b>	Mesolithic Flint scatter with Later Prehistoric and Roman features
<b>Type of Site</b>	Flint Scatter
<b>NMRS Number</b>	
<b>HER Number</b>	26128
<b>Status</b>	Non-designated
<b>Easting</b>	457910
<b>Northing</b>	221631
<b>Parish</b>	Bicester
<b>Council</b>	Cherwell District Council
<b>Description</b>	<p>Evaluation recorded well preserved in situ Mesolithic worked flint and cores. Also found were evidence of later prehistoric and Roman settlement and agricultural land management, as well as Post Medieval features.</p> <p>ARTEFACT SCATTER (Mesolithic - 10000 BC to 4001 BC)</p> <p>Evidence FIND</p> <p>RING DITCH (Early Neolithic to Roman - 4000 BC to 409 AD)</p> <p>DITCH (Early Neolithic to Medieval - 4000 BC to 1539 AD)</p> <p>POST HOLE (Early Neolithic to Medieval - 4000 BC to 1539 AD?)</p> <p>1) Evaluation recorded a Mesolithic flint scatter on the edge of the flood plain to SE of the site. Assemblage included blades and cores and is very well preserved suggesting a working site nearby. Assemblage is of regional importance. Flint was recovered from a series of undated linears and could be residual in the fills. A number of postholes and two possible ring gullies found to the north west of the site are suggestive of late prehistoric or Roman settlement. Numerous shallow undated ditches found across the site are likely to be related to agriculture spanning a number of periods</p> <p>2) A watching brief in 2010 located a number of post-medieval features including wall foundations and associated demolition material from two post-medieval farm buildings and</p>

## Site Gazeteer



two boundary ditches. Several small burnt deposits were found sealed by post-medieval soil but lacking dating evidence. Pottery, mostly C18-19, was also found. Modern land drains and service trenches were also present throughout the site

<1> Network Archaeology, 2007, Bicester Office Park: Archaeological Trench Evaluation (Unpublished document). SOX2014.

<2> John Moore Heritage Services, 2010, An Archaeological Watching Brief at Whitelands Farm, Bicester, Oxfordshire (Unpublished document). SOX2658.

<3> CBA South Midlands Group, South Midlands Archaeology, SMA 41 (2011) 39 (Serial). SOX5.

<b>Site Number</b>	181
<b>Site Name</b>	Multi-period settlement site in SW Bicester
<b>Type of Site</b>	Settlement
<b>NMRS Number</b>	
<b>HER Number</b>	26347
<b>Status</b>	Non-designated
<b>Easting</b>	457334
<b>Northing</b>	222114
<b>Parish</b>	Bicester
<b>Council</b>	Cherwell District Council
<b>Description</b>	<p>41 evaluation trenches contained archaeological features/deposits, including EBA barrow, LIA settlement, RB settlement, possible AS features, and Medieval trackways and quarries. Second phase of evaluation confirmed the first.</p> <p>PIT (Unknown date)</p> <p>Evidence SUB SURFACE DEPOSIT</p> <p>SETTLEMENT (Late Neolithic to Early Bronze Age - 3000 BC to 1501 BC)</p> <p>Evidence SUB SURFACE DEPOSIT</p> <p>BARROW (Early Bronze Age - 2350 BC to 1501 BC)</p> <p>Evidence SUB SURFACE DEPOSIT</p> <p>CORN DRYING OVEN (Roman - 43 AD to 409 AD)</p> <p>Evidence SUB SURFACE DEPOSIT</p> <p>QUARRY (Roman - 43 AD to 409 AD)</p> <p>Evidence SUB SURFACE DEPOSIT</p> <p>SETTLEMENT (Roman - 43 AD to 409 AD)</p> <p>Evidence SUB SURFACE DEPOSIT</p> <p>DITCH (Early Medieval/Dark Age - 410 AD to 1065 AD)</p> <p>Evidence SUB SURFACE DEPOSIT</p> <p>PIT (Early Medieval/Dark Age - 410 AD to 1065 AD)</p> <p>Evidence SUB SURFACE DEPOSIT</p> <p>POST HOLE (Early Medieval/Dark Age - 410 AD to 1065 AD)</p> <p>Evidence SUB SURFACE DEPOSIT</p> <p>QUARRY (Medieval - 1066 AD to 1539 AD)</p> <p>Evidence SUB SURFACE DEPOSIT</p> <p>TRACKWAY (Medieval - 1066 AD to 1539 AD)</p> <p>Evidence SUB SURFACE DEPOSIT</p> <p>2) The geophysical survey has been successful in locating a number of anomalies, some of which have greater archaeological potential than others. The data from across the site is dominated by evidence of ridge and furrow. Two positive circular anomalies have been interpreted as possible BA round barrows with a possible third to the south west. A substantial ditch runs across the site which may form a western boundary to the burial area. Positive linear anomalies in S part of survey area may indicate some form of boundary ditches. Discrete</p>

positive anomalies, thought to be pits, are evident across the survey with a concentration in the N and central areas.

3) The results of the second stage of the evaluation do not significantly alter the results of the first stage. Of the 76 trenches opened, only 5 contained archaeological features and deposits which appeared to be mainly of Romano-British date. The evaluation has demonstrated that the archaeological zones previously identified appear unlikely to extend beyond their currently understood limits

4) Seventeen areas were excavated after being identified by previous evaluation as areas of high archaeological potential, with varying results. Late Iron Age/Romano-British activity included some settlement evidence, domestic activity and possible evidence for quarrying, and a Beaker burial may be associated with possible round barrows identified 200m to the north east.

Features identified during the excavation have revealed a landscape which provides important additions to our understanding of local, regional and national archaeological knowledge.

6) Evaluation targeted cropmarks, geophysical anomalies, blank areas and areas of unknown potential within 6 areas; 134 trenches were dug with 41 having archaeological deposits and features.

<1> CBA South Midlands Group, South Midlands Archaeology, Vol 37 (2007), p 64; Vol 39 (2009) p.66 (Serial). SOX5.

<2> Stratascan, 2006, Land South West of Bicester, Oxfordshire: Geophysical Survey (Unpublished document). SOX2425.

<3> Wessex Archaeology, 2007, Land South West of Bicester, Oxfordshire: Report on Stage 2 Archaeological Evaluation (Unpublished document). SOX2426.

<4> Wessex Archaeology, 2009, Land South-West of Bicester, Oxfordshire: Post-excavation Assessment Report and Updated Project Design for Analysis and Publication (Unpublished document). SOX2427.

<5> Oxford Architectural & Historical Society, Oxoniensia, Vol 76 (2011) pp.173-240. Prehistoric, Romano-British, and Anglo-Saxon Activity at Whitelands Farm (Serial). SOX284.

<6> 2006, Land South West of Bicester, Oxfordshire: Report on Archaeological Evaluation (Stage 1) (Unpublished document). SOX3013.

<b>Site Number</b>	182
<b>Site Name</b>	Remains of Roman road at Wendlebury Road
<b>Type of Site</b>	Road
<b>NMRS Number</b>	
<b>HER Number</b>	27458
<b>Status</b>	Non-designated
<b>Easting</b>	457277
<b>Northing</b>	220929
<b>Parish</b>	Bicester
<b>Council</b>	Cherwell District Council
<b>Description</b>	Evaluation found archaeological deposits dating from the Roman period ROAD (Roman - 43 AD to 409 AD) Evidence SUB SURFACE DEPOSIT 1) A single trench was excavated and within it was found the remains of a Roman road and a moderate amount of C3-4 Roman pottery. Finds included potter 5y, iron, glass and animal bone which came from a soil build up above a cobbled limestone surface located along the presumed route of a Roman road and almost certainly represents its remains. The absence of any trace of the road from the previous evaluation may suggest either that its line took a course slightly west of Wendlebury road further north or that it had been removed by the

construction of the modern Wendlebury Road at that location

<1a> CBA South Midlands Group, South Midlands Archaeology, SMA 41 (2011) 58 (Serial). SOX5.

<1> Thames Valley Archaeological Services, 2010, Wendlebury Road, Bicester, Oxfordshire (Phase 2): Archaeological Evaluation (Unpublished document). SOX2717.

<b>Site Number</b>	183
<b>Site Name</b>	C12 Augustinian Priory Church With Reliquary at Bryan House
<b>Type of Site</b>	Church
<b>NMRS Number</b>	
<b>HER Number</b>	27461
<b>Status</b>	Non-designated
<b>Easting</b>	458432
<b>Northing</b>	222219
<b>Parish</b>	Bicester
<b>Council</b>	Cherwell District Council
<b>Description</b>	Evaluation revealed demolition and walls perhaps associated with the apse of the Augustinian Priory church. Excavation in three areas revealed an almost complete plan of the C12 Priory church with a reliquary, thought to be C7 St Edburg, but determined by radiocarbon dating to be much later. CHARNEL PIT (Medieval - 1066 AD to 1539 AD) Evidence SUB SURFACE DEPOSIT CIST (Medieval - 1066 AD to 1539 AD) Evidence FIND INHUMATION (Medieval - 1066 AD to 1539 AD) Evidence FIND PRIORY (C12, Medieval - 1066 AD to 1539 AD) Evidence DEMOLISHED BUILDING 1) The location of the walls do not correspond with walls reported in 1968 and may represent a further building or buildings. Also revealed was evidence for a late medieval or post-medieval house. 2) Excavations revealed an almost complete plan of the eastern end of the Priory church (choir, chapel and chancel) first constructed in c 1183 on land donated by Gilbert Bassett. Three main phases of building works were identified, the earliest being an intact C12 culvert with arched roof. Wall footings of the choir and chapels, which formed the main church building, were 2m wide reaching depths of over 1.5m. The latest phase was a C14 chantry chapel built against the north chapel plus an enlargement of the north transept. These later additions were phased by stratigraphic relationships and documentary evidence of purchased building materials listed in the account rolls. The preservation of the archaeology was best outside the building footprint of the former Bryan House where parts of some floors survived almost in situ. The discoveries within the church included burials with traces of wooden coffins, charnel pits and a stone-lined cist. Two skeletons were radiocarbon dated to the latter half of the C15. The burials are considered to be those of the church benefactors, the priors, and high status canons. Covering the burials were bedding layers for decorated tiled floors. Burials and charnel pits were also located outside the E end of the main church, occupying the space between the end of the church and the stream. Beneath the former Bryan House the floor layers were not surviving, but the walls of the church and below floor levelling deposits were surviving. The N transept was partially revealed and the floor layers within it were hand excavated. The remains of a reliquary, which was probably once displayed within the purbeck marble shrine as St Edburg, were discovered within a lead container buried into the latest floor layer of this part of the church. Within the lead container were the remains of ca 20% of a human skeleton,

lacking the pelvis and skull, thereby making determination of gender impossible, but all bones were considered to be from the same skeleton. Two bones were radiocarbon dated to within 1163-1277 AD. This would suggest that, although they were probably the bones which were displayed on the shrine (now at Stanton Harcourt parish church), they cannot be the remains of the real St Edburg, the daughter of a C7 Saxon Earl. The scientific evidence showed the person had a high marine diet, which suggests that the bones probably belonged to a Prior or member of the aristocracy. Post dissolution demolition layers and intrusive features were also encountered across the site, in particular outside the southern chapel where moulded stone blocks could be seen in rubble layers. During the Post med period the site was left as pasture until the 1940s when the Territorial Army centre was erected, followed by a block of flats in the 1960s (Bryan House). The 2 additional areas located on Chapel Street (A & B) revealed walls and floors of houses which were first constructed in the early Post Med period with many additions and rebuilds over the centuries until they were demolished in the 1960s. The site has now been re-developed into affordable homes and flats. Excavation enabled a more detailed study of the priory which, at 59m length by 31m width, is within the range of the large Augustinian Houses. The burials have enable a study of the high status clergy that lived and died here. The charnel pits, both inside and outside the church, are stratigraphically later than the inhumations, and may represent a change in burial practice towards the end of the C15-16 with groups of people (perhaps plague victims) allowed burial within the church or its area. The finding of the reliquary made national press, and the bones have been established NOT to be the real St Edburg, a C7 nun. It was common for reliquaries to be fake, as the bones within the container were probably a prior. The excavations have shed light on monastic practices rarely discussed and allowed a full analysis of the stratigraphic sequence and buried skeletal remains. <1> John Moore Heritage Services, 2011, Bryan House, Chapel Street: Archaeological Evaluation (Unpublished document). SOX2734. <2> John Moore Heritage Services, 2012, Archaeological Investigations beneath the Former Bryan House, Chapel Street, Bicester, Oxfordshire; plus two additional areas and Watching Brief (Unpublished document). SOX2954.

<b>Site Number</b>	184
<b>Site Name</b>	Two post-medieval crypts at Trinity Restaurant, Chapel Street
<b>Type of Site</b>	Crypts
<b>NMRS Number</b>	
<b>HER Number</b>	27707
<b>Status</b>	Non-designated
<b>Easting</b>	458487
<b>Northing</b>	222280
<b>Parish</b>	Bicester
<b>Council</b>	Cherwell District Council
<b>Description</b>	Two brick-built crypts, each containing a single skeleton, were uncovered during ground reduction for a new single storey extension to the building. BURIAL (Post Medieval - 1540 AD to 1900 AD) Evidence BURIAL CRYPT (Post Medieval - 1540 AD to 1900 AD) Evidence SUB SURFACE DEPOSIT 1/2) Grave cuts were observed at the eastern end of the site, but burials were not encountered. Three probable grave cuts c.0.50m in width, and two brick-built crypts containing skeletons were observed during watching brief. One of the skeletons was contained in a highly decorated wooden coffin with large iron handles. Three broken headstones were recovered

from the site, which were probably levelled when the chapel went out of use and the present paving slabs laid down. At the SW corner of the site a brick built crypt wa discovered and the skeleton recorded; a second brick vaulted crypt was seen in the side of the footing trench, but the skeleton was not disturbed and left in situ. The crypts probably belonged to a married couple perhaps, to a pastor and his wife.  
<1> John Moore Heritage Services, 2012, An Archaeological Watching Brief at Trinity Restaurant, Chapel Street, Bicester, Oxfordshire (Unpublished document). SOX2912.  
<2> CBA South Midlands Group, South Midlands Archaeology, Vol 43 (2013) p.50 (Serial). SOX5.

<b>Site Number</b>	185
<b>Site Name</b>	Late Iron Age settlement found during evaluation at south west Bicester
<b>Type of Site</b>	Settlement
<b>NMRS Number</b>	
<b>HER Number</b>	28188
<b>Status</b>	Non-designated
<b>Easting</b>	457450
<b>Northing</b>	221660
<b>Parish</b>	Bicester
<b>Council</b>	Cherwell District Council
<b>Description</b>	Evidence of late Iron Age settlement as represented by various domestic features. FIELD SYSTEM (Late Iron Age - 100 BC to 42 AD) Evidence EXCAVATED FEATURE HEARTH? (Late Iron Age - 100 BC to 42 AD) Evidence EXCAVATED FEATURE PIT (Late Iron Age - 100 BC to 42 AD) Evidence EXCAVATED FEATURE POST HOLE (Late Iron Age - 100 BC to 42 AD) Evidence EXCAVATED FEATURE RING DITCH (Late Iron Age - 100 BC to 42 AD) Evidence EXCAVATED FEATURE 1) Located in Trenches 71, 91-2, and 104 in Areas B and E. The concentration of Late Iron Age features suggest dispersed small scale settlement such as farmsteads, associated with the intervening rectilinear small scale field systems during theism period. The ditches associated with these settlements are relatively insubstantial, even when truncation is taken into account, suggesting a non-defensive function. <1> 2006, Land South West of Bicester, Oxfordshire: Report on Archaeological Evaluation (Stage 1) (Unpublished document). SOX3013.

<b>Site Number</b>	186
<b>Site Name</b>	Romano-British features and finds from Area C, Stage 1 evaluation, South-West Bicester
<b>Type of Site</b>	Faetures
<b>NMRS Number</b>	
<b>HER Number</b>	28190
<b>Status</b>	Non-designated
<b>Easting</b>	457000

## Site Gazetteer



**Northing** 221610  
**Parish** Bicester  
**Council** Cherwell District Council  
**Description** Several features dating to the Romano British period, which were quite different from other features observed on site. They were generally filled with dark deposits and appear to have been disturbed by later bioturbation.  
LINEAR FEATURE (Roman - 43 AD to 409 AD)  
Evidence EXCAVATED FEATURE  
1> 2006, Land South West of Bicester, Oxfordshire: Report on Archaeological Evaluation (Stage 1) (Unpublished document). SOX3013.

**Site Number** 187  
**Site Name** Romano-British Quarries in Area B, Stage 1  
**Type of Site** Quarry  
**NMRS Number**  
**HER Number** 28200  
**Status** Non-designated  
**Easting** 457370  
**Northing** 221630  
**Parish** Bicester  
**Council** Cherwell District Council  
**Description** Three large quarry type features were observed in 3 trenches in area B. some of them were dated to the Romano-British Period.  
QUARRY (Roman - 43 AD to 409 AD)  
Evidence EXCAVATED FEATURE  
No Further Details.  
<1> 2006, Land South West of Bicester, Oxfordshire: Report on Archaeological Evaluation (Stage 1) (Unpublished document). SOX3013.

**Site Number** 188  
**Site Name** Possible Anglo-Saxon Earthworks and features in the North and East of Area A.  
**Type of Site** Earthworks  
**NMRS Number**  
**HER Number** 28202  
**Status** Non-designated  
**Easting** 457460  
**Northing** 222170  
**Parish** Bicester  
**Council** Cherwell District Council  
**Description** In the Northern section of Area A, a small assemblage of Anglo Saxon Pottery was recovered from under a curvilinear ditch. In the East of Area A a number of saxon features were observed; a shallow ditch dated to the saxon period, a small pit with burnt material containing saxon

## Site Gazetteer



pottery, and a final trench containing 2 postholes, both containing saxon material.  
DITCH (Early Medieval/Dark Age - 410 AD to 1065 AD)  
Evidence EXCAVATED FEATURE  
PIT (Early Medieval/Dark Age - 410 AD to 1065 AD)  
Evidence EXCAVATED FEATURE  
POST HOLE (Early Medieval/Dark Age - 410 AD to 1065 AD)  
Evidence EXCAVATED FEATURE  
<1> 2006, Land South West of Bicester, Oxfordshire: Report on Archaeological Evaluation (Stage 1) (Unpublished document). SOX3013.

**Site Number** 189  
**Site Name** Medieval or later quarries and track in Area A South  
**Type of Site** Quarry  
**NMRS Number**  
**HER Number** 28203  
**Status** Non-designated  
**Easting** 457370  
**Northing** 222100  
**Parish** Bicester  
**Council** Cherwell District Council  
**Description** In the western section of Area A a large quarry was observed in a single trench cut into limestone natural, a similar feature was observed in another trench in the same area.  
<1> 2006, Land South West of Bicester, Oxfordshire: Report on Archaeological Evaluation (Stage 1) (Unpublished document). SOX3013.

**Site Number** 190  
**Site Name** Settlement/agricultural activity on outskirts of Alchester Roman town  
**Type of Site** Settlement  
**NMRS Number**  
**HER Number** 28294  
**Status** Non-designated  
**Easting** 457140  
**Northing** 221120  
**Parish** Bicester  
**Council** Cherwell District Council  
**Description** Various undated pits and post holes including two possible hearth pits, a single human cremation burial (Roman), ditches and gullies. Many of the ditches and gullies are probable modern field drains but one contained sufficient Roman pottery to suggest a Roman date.  
OCCUPATION SITE (Undated)  
Evidence EXCAVATED FEATURE  
CREMATION BURIAL (Roman - 43 AD to 409 AD)  
Evidence EXCAVATED FEATURE  
1) In 2013 an evaluation was carried out ahead of the proposed development of a new Park



and Ride facility. Site is located on NW periphery of Alchester Roman town, and just 200m NE of Akeman Street, both of which enhance the value of this site. Various undated pits or post holes were recorded including two possible hearth pits which are consistent with outlying settlement features. A single human cremation burial which contained hobnails and tacks but no other artefacts is almost certainly of Roman date. The scarcity of burials on this site compared to the cemetery site just to the south (PRN 14292)

suggests this site lies on the edge of the burial zone. Ditches and gullies were the most common features encountered and contained very few artefacts indicating that the site lies within an area that was used predominantly as agricultural fields or enclosures since at least the Roman period. One ditch is almost certainly Roman whilst many are probably field drains of 19th- 20th century date. Further mapping of Iron Age and Roman features would help to define the extent of Alchester and add to understanding the agricultural hinterland of the settlement/town.

<1> Oxford Archaeology, 2013, Construction of Park and Ride Facility, Land to the North- West of the A41 Bicester, Oxfordshire: Archaeological Evaluation Report (Unpublished document). SOX5065.

<b>Site Number</b>	191
<b>Site Name</b>	Large Assemblage of Mesolithic Flintwork, Bronze
<b>Type of Site</b>	Assemblages
<b>NMRS Number</b>	
<b>HER Number</b>	28310
<b>Status</b>	Non-designated
<b>Easting</b>	458500
<b>Northing</b>	221990
<b>Parish</b>	Bicester
<b>Council</b>	Cherwell District Council
<b>Description</b>	A group of tree-throw holes containing a significant assemblage of late Mesolithic flintwork, a possible ditched enclosure of Bronze Age date and two early-middle Iron Age pits. DITCH (Undated) Evidence EXCAVATED FEATURE TREE THROW (Mesolithic - 10000 BC? to 4001 BC?) Evidence EXCAVATED FEATURE RECTILINEAR ENCLOSURE? (Bronze Age - 2350 BC to 701 BC) Evidence EXCAVATED FEATURE PIT (Early Iron Age to Middle Iron Age - 800 BC to 101 BC) Evidence EXCAVATED FEATURE PIT (Medieval - 1066 AD to 1539 AD) Evidence EXCAVATED FEATURE DITCH (Post Medieval to Modern - 1800 AD? to 1999 AD?) Evidence EXCAVATED FEATURE PIT (Modern - 1901 AD to 2050 AD) Evidence EXCAVATED FEATURE 1) An excavation carried out in January 2014 found no evidence for continuations of the known late Iron Age- Early Roman settlements to the south or the Saxon settlement to the North, but instead uncovered activity dating from other periods. Features consist of tree-throw holes containing a significant assemblage of late Mesolithic flintwork, a possible Bronze Age enclosure, and two early-middle Iron Age pits. All of these features are rare finds in this part of the county. The mesolithic material is typical of the ephemeral remains left by the temporary camps that characterise the hunter-gatherer lifestyle of this period. The large size of the assemblage and the fresh condition of the flint suggests that it has not moved far from where it was created and used. A range of activities, including manufacture and processing, are represented. The prevalence of debitage suggests that the final products were removed, and

that this site is part of a network of sites across the landscape. The identification of a Bronze Age enclosure is tentative as the junctions of the ditches were not uncovered therefore it cannot be confirmed that they form part of a single enclosure. The similarity in the fills of the three ditches strongly indicated an association. The dating for this feature is based on two pieces of pottery. Possible hearth debris from the middle Iron Age pits may suggest a nearby settlement, but it is more likely that the material derives from an isolated episode located away from contemporary settlement. The limited amount of Medieval features is consistent with the location of the site beyond the limit of the town in these periods. Soil monolith taken from tree hole soils down to natural revealed soil composition.

<1> Oxford Archaeology, 2014, Bicester Village Coach Park (Unpublished document). SOX5120.

<b>Site Number</b>	192
<b>Site Name</b>	Evidence from the Neolithic to Post WWII periods
<b>Type of Site</b>	Features
<b>NMRS Number</b>	
<b>HER Number</b>	28603
<b>Status</b>	Non-designated
<b>Easting</b>	458860
<b>Northing</b>	220830
<b>Parish</b>	Bicester
<b>Council</b>	Cherwell District Council
<b>Description</b>	These spanned the late Iron Age, Roman and medieval periods, indicating the varied potential of the site. The earliest significant find was a Neolithic polished flint axe fragment. DITCH (Late Iron Age - 100 BC to 42 AD) Evidence EXCAVATED FEATURE Evidence FIND PIT (Late Iron Age - 100 BC to 42 AD) Evidence EXCAVATED FEATURE Evidence FIND FIELD BOUNDARY (Roman - 43 AD to 409 AD) Evidence EXCAVATED FEATURE Evidence FIND ROAD (Roman - 43 AD to 409 AD) Evidence EXCAVATED FEATURE Main Building Material STONE 1) A variety of positive results were gained at five separate and distinct locations. These spanned the late Iron Age, Roman and medieval periods indicating the varied potential of the site. The earliest significant find was a Neolithic polished flint axe fragment. This was recovered from a subsoil deposit within the western part of the evaluation area (Trench 3) although additional artefacts or features of this date were absent. Late Iron Age activity was evidenced by a dispersed group of ditches and pits focused upon Trenches 21, 22 and 24. These remains appear to be moderately well preserved and entirely of pre Roman conquest origin. The related activity seems to be relatively sprawling with the features spread over a 100m long area around the lower slopes of Graven Hill. Further late Iron Age ditches were recorded to the north of Circular Road within Trenches 12 and 13. Comparatively dense Roman remains were encountered within the northern part of the LTA1 adjacent to the current Rodney House building. Trenches 39-42 each produced a number of linear ditches, three of which produced moderate-large assemblages of pottery dated mid-late 2nd century. The relative sterility of several other ditches and the apparent phasing represented by intersections and recuts demonstrate a degree of longevity to the activity here.

The ditch arrangements are suggestive of field boundaries or other small enclosures. It is possible that this activity or occupation may relate to a known building of some pretension beyond the LTA1 and development boundary to the WNW near to Langford Park Farm. Further remains of likely Roman origin were investigated in the form of Akeman Street. This survives in the modern landscape as a hedge boundary aligned approximately east-west through the evaluation area. Historically the route of Akeman Street was defined by a double hedge line boundary enclosing a track. This route was investigated along its eastern extent within the evaluation boundary where the hedge lines had been removed revealing a track or road surface constructed of limestone pieces set within a shallow terrace into the hill slope within Trenches 49, 58 and 59. No dating evidence was present although the absence of modern material suggests that this was sealed by silting layers prior to the military occupation and use of the site. Within the core of the LTA1 evaluation boundary Trenches 32 and 35 both produced evidence for medieval activity spanning the period 12th-14th century. It is unclear what the linear ditches represent in terms of activity or settlement although the presence of domestic pottery wares and a buckle do suggest that some contemporary occupation may be located within the vicinity. Numerous remains relating to the military camp were encountered. These were almost entirely represented by the destruction and demolition debris resulting from the clearance of the site as part of the reinstatement to pasture fields. These remains are not significant although interesting pottery assemblages often depicting the date of manufacture within the war period were present. Notable assemblages were recovered from Trench 11.

<1> Oxford Archaeology, 2016, Bicester MOD, Graven Hill, Bicester, Oxfordshire: Evaluation Report (Digital archive). SOX5709.

<b>Site Number</b>	193
<b>Site Name</b>	Cluster of Late Iron Age curvilinear and linear ditches
<b>Type of Site</b>	Ditches
<b>NMRS Number</b>	
<b>HER Number</b>	28604
<b>Status</b>	Non-designated
<b>Easting</b>	458880
<b>Northing</b>	221270
<b>Parish</b>	Bicester
<b>Council</b>	Cherwell District Council
<b>Description</b>	Open plan excavation targeted on the shallow linear features of probable Iron Age date recorded within evaluation trenches from an evaluation. Revealed was an extensive arrangement of shallow curvilinear ditches and larger linear ditches dating from the late Iron Age CREMATION (Late Iron Age - 100 BC? to 42 AD?) Evidence EXCAVATED FEATURE Evidence FIND DITCH (Late Iron Age - 100 BC to 42 AD) Evidence EXCAVATED FEATURE LINEAR FEATURE (Late Iron Age - 100 BC to 42 AD) Evidence EXCAVATED FEATURE 1) Remains of Akeman Street were positively identified within Trenches 62 and 63 set across the former track and hedge boundaries. The recorded deposits were closely comparable to the results of the 2015 evaluation trenches located 280m to the east. The conformity of the road construction and materials used strongly points to these being the remains of the Roman construction, as opposed to later repairs and reuse. Likewise, the absence of modern artefacts from anything other than the ditch along the northern side of the road strongly supports the view that these deposits are of Roman, or at least pre-military camp, origin. The results of the

current evaluation confirm that the hedge line along this part of the route reflects the northern limit of the Roman road. It also suggests that a roadside flanking ditch was absent on the down slope side as also proposed by the 2015 evaluation. No disturbance associated with the removal of the southern hedge line was recorded within the limit of the trenches. It was also clear that the reinstatement works that returned the land to pasture in the mid 20th century did not impact upon the buried remains of the road. Indeed, this phase of activity was represented clearly in the trench sequence by a redeposited clay levelling layer directly overlying a former topsoil and turf line over the line of the road. This demonstrates that the track was covered over and effectively protected rather than disturbed. Based upon this evidence and the surviving topography and hedge line south of circular road, it is reasonable to conclude that Akeman Street is well preserved as it passes Graven Hill within the development boundary. Trench 64 confirmed that the remains recorded during the 2015 evaluation represent a larger Iron Age site of some complexity and distribution. This trench measured 25m by 25m and archaeological remains were recorded in all directions. The artefact assemblage also confirms that these are of late Iron Age origin, with pottery from other periods absent. Clearly these remains cannot extend beyond the field boundary to the north, as the military buildings were constructed in deep terraces that have conclusively removed all archaeological potential here and resulted in the deep levels of redeposited clay overburden with this field. This provides some limit to the potential extent of the site. Also, features were absent from

Trenches 11 and 14 from the 2015 evaluation approximately 90m to the SW. Significant features were also absent from the western end of Trench 12 so it may be possible that this is a relatively localised site. However, this uncertainty serves to demonstrate that it is not currently possible to define a detailed extent to this site on the available evidence. The type of site represented by these remains is equally difficult to interpret. The shallow segmented ditches or gullies do not appear to represent structural remains such as houses with these being too irregular and closely spaced and generally lacking the appearance of a settlement. However, this is not conclusive evidence as they do fit within the known diameter range for structures of this period and the closely-spaced features may simply reflect multiple phases. Likewise, they gullies do not make much sense as small enclosures, as it is difficult to see how such shallow features would function unless a substantial depth has been lost through historical arable activities. The larger linear ditches could easily be field or other boundaries within or close to a settlement, as suggested by the presence of larger sherds of pottery and burnt inclusions. A more accurate and informed interpretation on the function of this site will necessarily await more detailed investigation if this is appropriate.

<1> Oxford Archaeology, 2016, Bicester MOD, Graven Hill, Bicester, Oxfordshire: Archaeological Watching Brief and Evaluation Report (Digital archive). SOX5710.

<b>Site Number</b>	194
<b>Site Name</b>	Roman settlement features at Faccenda Chicken Farm
<b>Type of Site</b>	Settlement
<b>NMRS Number</b>	
<b>HER Number</b>	28651
<b>Status</b>	Non-designated
<b>Easting</b>	457291
<b>Northing</b>	220847
<b>Parish</b>	Bicester
<b>Council</b>	Cherwell District Council
<b>Description</b>	Site with extensive waterlogged deposits of C1-2 date with rich plant assemblages and good environmental potential. No sign of Iron Age or Roman occupation similar to that found on the other side of the N-S road, and no clear evidence of boundary of Akeman St on the S.



DITCH (Roman - 43 AD to 409 AD)  
 Evidence EXCAVATED FEATURE  
 Evidence FIND  
 PIT (Roman - 43 AD to 409 AD)  
 Evidence EXCAVATED FEATURE  
 REVETMENT (Roman - 43 AD to 409 AD)  
 Main Building  
 Material  
 WOOD  
 FORD (Medieval - 1066 AD to 1539 AD)  
 Evidence SURFACE DEPOSIT

1) It is perhaps surprising that no evidence was found on the Faccenda Farm site of the Iron Age Activity found 300m to the W in the 1937 excavation at the junction of the Chesterton Land and the Oxford-Bicester road. It is possible that the N-S Roman road from Alchester reflected an earlier boundary to occupation; it is so, it may be "delimiting" the marshland area around the River Ray, including present-day Otmoor, as part of a wider scheme to utilize the R Ray wetlands. There is some evidence for the deliberate raising of the land-level in the late C1, which would be earlier than the C2 ditching at Faccenda, and it is unlikely that the early ditches at Alchester, which were suggested to be a boundary between settlement and agricultural land, are to be correlated with the Faccenda ditches, although their contents of bone, pot, preserved timber and waterlogged silt are similar. The Faccenda ditches almost certainly acted as boundaries. The Chesterton Lane site (to the W) shows cobbling laid over ditches following their disuse, while alluvial silting and dumping over the Faccenda ditches also suggests a peripheral status in C3. There is a shortlived occupation, as seen in the ceramic and environmental records, consistent with the Chesterton Lane site and early phases at Shakenoak, Alchester and Dorchester. It is difficult, with the limited area of occupation, to assess the nature of activity on this site; it is clear, that unless it is related to an entirely separate rural site, the features must be related to the occupation centred on Alchester. Faccenda could be seen as part of the largest extent of activity based on Alchester for land drainage. It is not possible to say how close "real" occupation (ie, houses) came to Faccenda, for the pottery and bone could have been dumped from a source some distance away; the environmental evidence for beetles associated with house timbers may be significant. It remains to discuss the Roman road system N of Alchester. There seems little doubt that the road from the S enters the south gate of Alchester, kinks slightly and leaves by the north gate to head straight N until it swings slightly to the E by the Faccenda site, following the line of the old Bicester road. There is a greater problem with Akeman street coming from the W; it was seen at Chesterton in 1937 excavations and is traced again E of Graven Hill, but the route between, especially the point of crossing the tributary of the Ray, is not clear. There are 2 possibilities: either that it continued straight to the river along the line of the present (in 1983) field boundary, or it may have taken a sharp bend to the S and turned to the E along the north edge of Alchester to cross the river at Langford Lane.<sup>sox284</sup>  
 <1> Oxford Architectural & Historical Society, Oxoniensia, Vol 49 (1984), pp 23-46 (Serial). SOX284.

**Site Number** 195  
**Site Name** Alchester Roman site  
**Type of Site** Scheduled Monument  
**NMRS Number** 1006365  
**HER Number**  
**Status** Scheduled Monument  
**Easting** 457543  
**Northing** 220621  
**Parish** Bicester

**Council** Cherwell District Council  
**Description** This record has been generated from an "old county number" (OCN) scheduling record. As these are some of our oldest designation records they do not have all the information held electronically that our modernised records contain. Therefore, the original date of scheduling is not available electronically. The date of scheduling may be noted in our paper records, please contact us for further information.

**Site Number** 196  
**Site Name** Bicester Conservation Area  
**Type of Site** Conservation Area  
**NMRS Number**  
**HER Number**  
**Status** Conservation Area  
**Easting** 458277  
**Northing** 222286  
**Parish** Bicester  
**Council** Cherwell District Council  
**Description**

5.1.1 This section provides a brief history of the development of Bicester. A more detailed account is given in The Victoria County History: A History of Oxfordshire, Vol VI (Lobel, 1959). Other key sources can be found in the Bibliography.  
 5.1.2 There has been a settlement at or near Bicester since Roman times. In the middle of the first century AD the Romans established and fortified the town of Alchester at the intersection of Akeman Street (Cirencester to St Albans) and a road from Towcester to Dorchester, a location approximately 1.5 kilometres south of the present town. The 26 acre site was very low lying, necessitating extensive raising of levels and drainage works. When the Romans left in the 5th century their drainage system collapsed and the site reverted to marsh land. There have not only been several finds of Romano British pottery around the site but also a tombstone, coin hoard and gate-posts which have provided important details and dates for the site.  
 5.1.3 There is debate about the origin of the name of the town. The Domesday Book, 1086, records the town as Bernecestre which means 'the fort of the warriors' or 'of Beorna' who was believed to be an Anglo-Saxon Warlord. It is possible that the settlement was a frontier garrison town for the west Saxons against the Mercians. There is no evidence of a defended site, although it was believed locally that earthworks may have been found adjacent to the River Bure at Crockwell (located at the north end of Sheep Street). Others cite the Saxon for granary (bern) and the Latin for town (ceaster) to reflect the market place. Other variations of the name include Burincester, Burencester, Birini-Castrum, Birincestre, Burincaestre. As late as 1757 it was known variously as Burchester, Burcester or Bissiter and in 1793 as Burcester or Bicester, the present spelling only becoming standard in the nineteenth century.

**Site Number** 197  
**Site Name** Bicester Cottage Hospital, Kings End  
**Type of Site** Event  
**NMRS Number**  
**HER Number** EOX1077

## Site Gazetteer



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<b>Status</b>	Event
<b>Easting</b>	458020
<b>Northing</b>	222290
<b>Parish</b>	Bicester
<b>Council</b>	Cherwell District Council
<b>Description</b>	03/09/2003 - 04/09/2003, between (2003) Arch intervention/excavation/trial trench Archaeological evaluation at Bicester Cottage Hospital site off Piggy Lane. Truncation from car parking area but possible Roman ditch observed in two trenches. Unpublished document: Thames Valley Archaeological Services. 2003. Bicester Cottage Hospital, Kings End, Bicester - Evaluation report.

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<b>Site Number</b>	198
<b>Site Name</b>	61 Priory Road, Bicester - Evaluation Report
<b>Type of Site</b>	Event
<b>NMRS Number</b>	
<b>HER Number</b>	EOX1085
<b>Status</b>	Event
<b>Easting</b>	458500
<b>Northing</b>	222060
<b>Parish</b>	Bicester
<b>Council</b>	Cherwell District Council
<b>Description</b>	01/04/2003 - 30/04/2003, at some time (2003) Arch intervention/excavation/trial trench Evaluation revealed E-W late Saxon ditch, possible further ditch of comparable date and a few residual prehistoric worked flints Unpublished document: Oxford Archaeology. 2003. 61 Priory Road, Bicester - Evaluation Report

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<b>Site Number</b>	199
<b>Site Name</b>	Rear of Nos 3,5, 9-13 Causeway
<b>Type of Site</b>	Event
<b>NMRS Number</b>	
<b>HER Number</b>	EOX11
<b>Status</b>	Event
<b>Easting</b>	458430
<b>Northing</b>	222310
<b>Parish</b>	Bicester
<b>Council</b>	Cherwell District Council
<b>Description</b>	Arch intervention/excavation/trial trench Evaluation recovered sherds of Roman fine ware possibly indicative of a fairly high status Roman settlement nearby as well as confirming marshy nature of this area due to rubbish deposits. Earliest reclamation dates to C14-15, with more done in C17-18. No significant arch

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## Site Gazetteer



remains, but important land use information.  
Unpublished document: John Moore Heritage Services. 2000. An Archaeological Evaluation on land to the rear of Nos 3,5, and 9-13 Causeway, Bicester, Oxfordshire.

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<b>Site Number</b>	200
<b>Site Name</b>	29/29a Market Square, Bicester
<b>Type of Site</b>	Event
<b>NMRS Number</b>	
<b>HER Number</b>	EOX1102
<b>Status</b>	Event
<b>Easting</b>	458000
<b>Northing</b>	222000
<b>Parish</b>	Bicester
<b>Council</b>	Cherwell District Council
<b>Description</b>	01/02/1998 - 28/02/1998, at some time (1998) Arch intervention/excavation/test pit Archive interpretation/documentary research Field survey/photographic Programme of Building Recording and Investigation. Unpublished document: Phoenix Consulting. 1998. Report on Programme of Building Recording and Investigation: 29/29a Market Square, Bicester, Oxfordshire.

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<b>Site Number</b>	201
<b>Site Name</b>	Anglo Saxon and Medieval Settlement at Chapel Street
<b>Type of Site</b>	Event
<b>NMRS Number</b>	
<b>HER Number</b>	EOX1122
<b>Status</b>	Event
<b>Easting</b>	458500
<b>Northing</b>	222230
<b>Parish</b>	Bicester
<b>Council</b>	Cherwell District Council
<b>Description</b>	Arch intervention/excavation/area excavation Excavation revealed earliest occupation in Bicester associated with minster; excavated prior to redevelopment of site as residential accommodation and office use. Unpublished document: Trust for Wessex Archaeology. 2002. Anglo-Saxon and Medieval Settlement at Chapel Street, Bicester, Excavations 1999-2000. (1) (2) Serial: Oxford Architectural & Historical Society. Oxoniensia. vol LXVII (2002), pp 141-178

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## Site Gazetteer



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<b>Site Number</b>	202
<b>Site Name</b>	An Archaeological Watching Brief at Vine Cottages, Causeway, Bicester, Oxfordshire
<b>Type of Site</b>	Event
<b>NMRS Number</b>	
<b>HER Number</b>	EOX1521
<b>Status</b>	Event
<b>Easting</b>	458390
<b>Northing</b>	222297
<b>Parish</b>	Bicester
<b>Council</b>	Cherwell District Council
<b>Description</b>	10/09/2004 - 21/06/2005, at some time (2004-2005) Prior to construction of new housing and renovation of Vine Cottages, condition of WB was imposed; numerous features have helped define E edge of King's Arms settlement. Soil layers indicating cultivation or ground raising were also determined. Serial: CBA South Midlands Group. South Midlands Archaeology. No.36: 2006. p39 Unpublished document: John Moore Heritage Services. 2005. An Archaeological Watching Brief at Vine Cottages, Causeway, Bicester, Oxfordshire.

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<b>Site Number</b>	203
<b>Site Name</b>	Site visit to area N of Church Street
<b>Type of Site</b>	Event
<b>NMRS Number</b>	
<b>HER Number</b>	EOX1614
<b>Status</b>	Event
<b>Easting</b>	458330
<b>Northing</b>	222365
<b>Parish</b>	Bicester
<b>Council</b>	Cherwell District Council
<b>Description</b>	Limited recording of Saxon cemetery done by S Weaver; report in DRF. Index: Additional Information in Detailed Record File. see under PRN number

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<b>Site Number</b>	204
<b>Site Name</b>	Evaluation at Priory Lane (phase 1)
<b>Type of Site</b>	Event
<b>NMRS Number</b>	
<b>HER Number</b>	EOX1743
<b>Status</b>	Event
<b>Easting</b>	458468
<b>Northing</b>	221974

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## Site Gazetteer



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<b>Parish</b>	Bicester
<b>Council</b>	Cherwell District Council
<b>Description</b>	19/12/2005 - 21/12/2005 Evaluation (of 8 trenches) ahead of new residential construction; only 3 were productive. 2 C11-12 ditches and 2 undated ditches were excavated; these are thought to represent boundary features defining burgage plots. Also found were single prehistoric flake and Roman pottery. Potential for archaeology remains at the northern end of the site are high. Area in S prone to flooding. Unpublished document: Thames Valley Archaeological Services. 2006. Land of Priory Road, Bicester, Oxfordshire 2005 (phase 1): An Archaeological Evaluation.

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<b>Site Number</b>	205
<b>Site Name</b>	Excavations in the Extramural Settlement of Roman Alchester
<b>Type of Site</b>	Event
<b>NMRS Number</b>	
<b>HER Number</b>	EOX1788
<b>Status</b>	Event
<b>Easting</b>	457098
<b>Northing</b>	220957
<b>Parish</b>	Bicester
<b>Council</b>	Cherwell District Council
<b>Description</b>	01/06/1991 - 30/01/1992 Arch intervention/excavation Major excavation ahead of road construction. Two sites uncovered Neolithic and Bronze Age flintwork, middle Iron Age settlement, extensive Roman settlement and late Roman burials. Monograph: Oxford Archaeological Unit. 2002. Excavations in the Extramural Settlement of Roman Alchester. Oxford Archaeology monograph 1.

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<b>Site Number</b>	206
<b>Site Name</b>	Excavations in the extramural Settlement of Roman Alchester
<b>Type of Site</b>	Event
<b>NMRS Number</b>	
<b>HER Number</b>	EOX1811
<b>Status</b>	Event
<b>Easting</b>	457358
<b>Northing</b>	221300
<b>Parish</b>	Bicester
<b>Council</b>	Cherwell District Council
<b>Description</b>	Excavation of area 16 x 15.5m, initially stripped by 360 excavator. Poor ground conditions made recording difficult, particularly the rising of groundwater levels. Monograph: Oxford Archaeological Unit. 2002. Excavations in the Extramural Settlement of Roman Alchester. Oxford Archaeology monograph 1.

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## Site Gazetteer



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<b>Site Number</b>	207
<b>Site Name</b>	Land South West of Bicester, Oxfordshire: Interpretation of Aerial Photographs For Archaeology
<b>Type of Site</b>	Event
<b>NMRS Number</b>	
<b>HER Number</b>	EOX1815
<b>Status</b>	Event
<b>Easting</b>	456999
<b>Northing</b>	222015
<b>Parish</b>	Bicester
<b>Council</b>	Cherwell District Council
<b>Description</b>	Remote sensing survey/aerial photography Interpretation of Aerial Photographs to provide information on the location and nature of archaeological features within and adjacent to the study area. Slight modification provided to existing SMR sites. Unpublished document: Air Photo Services Ltd. 2005. Land southwest of Bicester, Oxfordshire: Interpretation of Aerial Photographs for Archaeology. Project No. 0418.

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<b>Site Number</b>	208
<b>Site Name</b>	Land to Western End of Wesley Lane, Bicester
<b>Type of Site</b>	Event
<b>NMRS Number</b>	
<b>HER Number</b>	EOX1831
<b>Status</b>	Event
<b>Easting</b>	458308
<b>Northing</b>	222623
<b>Parish</b>	Bicester
<b>Council</b>	Cherwell District Council
<b>Description</b>	06/06/2005 Arch intervention/watching brief Watching brief carried out on 11m of foundation trench. Excavated to a depth of 1.2m. Uncovered two C13 - 14 century walls and an earlier medieval ditch as well as a small pit and some post medieval garden features. Serial: CBA South Midlands Group. South Midlands Archaeology. No.36, 2006. p39 Unpublished document: John Moore Heritage Services. 2005. Interim Report on Archaeological Watching Brief at Land to the Western End of Wesley Lane, Bicester.

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<b>Site Number</b>	209
<b>Site Name</b>	An Archaeological Excavation at 17, 17A & 19 London Road Bicester
<b>Type of Site</b>	Event
<b>NMRS Number</b>	

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## Site Gazetteer



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<b>HER Number</b>	EOX1891
<b>Status</b>	Event
<b>Easting</b>	458723
<b>Northing</b>	222230
<b>Parish</b>	Bicester
<b>Council</b>	Cherwell District Council
<b>Description</b>	17/05/2005 - 02/09/2006, at some time (2005-2006) Arch intervention/excavation Arch intervention/watching brief Excavation of a 15m by 8m area centred on an earlier evaluation trench and a watching brief conducted on various service runs, footings and a 1.1m by 1.8m test pit ahead of redevelopment uncovered a C14th house and well and associated market garden features as well as earlier agricultural ditches, pits and gullies. Unpublished document: John Moore Heritage Services. 2006. An Archaeological Excavation at 17, 17A & 19 London Road, Bicester, Oxfordshire.

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<b>Site Number</b>	210
<b>Site Name</b>	Roman and Saxon Features at 61 Priory Road
<b>Type of Site</b>	Event
<b>NMRS Number</b>	
<b>HER Number</b>	EOX1961
<b>Status</b>	Event
<b>Easting</b>	458510
<b>Northing</b>	222060
<b>Parish</b>	Bicester
<b>Council</b>	Cherwell District Council
<b>Description</b>	01/01/2006 - 28/02/2006 In advance of housing development on c 550sqm plot. Excavation targeted on a previous evaluation. Uncovered a roman ditch and three Saxon ditches with a series of undated post holes. Unpublished document: Thames Valley Archaeological Services. 2006. Roman and Saxon Features at 61 Priory Road, Bicester, Oxfordshire: Draft Publication Report.

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<b>Site Number</b>	211
<b>Site Name</b>	Old Place Yard, Bicester
<b>Type of Site</b>	Event
<b>NMRS Number</b>	
<b>HER Number</b>	EOX1993
<b>Status</b>	Event
<b>Easting</b>	458377

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## Site Gazetteer



**Northing** 222195  
**Parish** Bicester  
**Council** Cherwell District Council  
**Description** 06/12/2006 - 08/12/2006  
Ground penetrating Radar survey carried out for Oxford Archaeology by Arrow Geophysics on Old Place Yard and St Edburg's House. The survey, carried out on two survey grids, one centred on St Edburg's House and the other on the council offices, revealed possible aspects of the Priory buildings  
Unpublished document: Oxford Archaeology. 2006. Old Place Yard, Bicester: Geophysical Survey

**Site Number** 212  
**Site Name** An Archaeological Evaluation For Town Centre Development  
**Type of Site** Event  
**NMRS Number**  
**HER Number** EOX2011  
**Status** Event  
**Easting** 458371  
**Northing** 222519  
**Parish** Bicester  
**Council** Cherwell District Council  
**Description** 21/03/2006 - 08/05/2006  
Four trenches, totalling 50m in length were excavated ahead of development. Modern truncation was identified to the north of the site whilst the south revealed a very thick layer of made ground (1.5m+). An undated wall was recorded below it and a paleochannel was recorded running N/S across the site.  
Unpublished document: John Moore Heritage Services. 2006. An Archaeological Evaluation For Town Centre Development, Bicester, Oxfordshire.

**Site Number** 213  
**Site Name** Archaeological Desk Based Assessment at Town Centre Development, Bicester  
**Type of Site** Event  
**NMRS Number**  
**HER Number** EOX2014  
**Status** Event  
**Easting** 458371  
**Northing** 222519  
**Parish** Bicester  
**Council** Cherwell District Council  
**Description** 01/12/2005 - 31/12/2005  
A DBA written for and contained within the EA for the Bicester Town Centre development. Established moderate potential for Roman, Saxon and Medieval archaeology in the eastern and southern parts of the site.  
Unpublished document: CGMS Consulting. 2005. Archaeological Desk Based Assessment at

## Site Gazetteer



Town  
Centre Development, Bicester.

**Site Number** 214  
**Site Name** Land off London Road  
**Type of Site** Event  
**NMRS Number**  
**HER Number** EOX2051  
**Status** Event  
**Easting** 458630  
**Northing** 221620  
**Parish** Bicester  
**Council** Cherwell District Council  
**Description** 16/04/2007 - 24/04/2007  
24 trenches were excavated on the site ahead of development, a number of which flooded very quickly. Recorded two paleochannels and three phases of alluviation separating two phases of archaeological deposits. A large number of undated pits, ditches and postholes were recorded, many probably contemporary with nearby Roman remains at Oxford Road.  
Unpublished document: John Moore Heritage Services. 2007. An Archaeological Investigation of Land Off London Road, Bicester, Oxfordshire.  
(1)  
(2) Serial: CBA South Midlands Group. South Midlands Archaeology. Issue 38:2008, p49

**Site Number** 215  
**Site Name** An Archaeological Watching Brief at 4 Launton Road  
**Type of Site** Event  
**NMRS Number**  
**HER Number** EOX2058  
**Status** Event  
**Easting** 458680  
**Northing** 222280  
**Parish** Bicester  
**Council** Cherwell District Council  
**Description** 05/05/2007 - 08/05/2007  
A watching brief was carried out during construction of a new house and renovation of another. No archaeological deposits were recorded, despite extensive remains recovered from archaeological work in the immediate area.  
Unpublished document: John Moore Heritage Services. 2007. An Archaeological Watching Brief at 4 Launton Road, Bicester, Oxon.  
(1)  
(2) Serial: CBA South Midlands Group. South Midlands Archaeology. Issue 38:2008, p49

## Site Gazetteer



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<b>Site Number</b>	216
<b>Site Name</b>	London Road, Bicester, Oxfordshire
<b>Type of Site</b>	Event
<b>NMRS Number</b>	
<b>HER Number</b>	EOX2151
<b>Status</b>	Event
<b>Easting</b>	458630
<b>Northing</b>	221620
<b>Parish</b>	Bicester
<b>Council</b>	Cherwell District Council
<b>Description</b>	07/02/2007 - 28/02/2007 Desk based assessment carried out on a 3.84 ha parcel of land north of London Road. Concludes that the site has some archaeological potential as it lies immediately E of known LIA/early RB farmstead. Recommends consultation with CAS be carried out as a trenched evaluation may be required. Unpublished document: Archaeological & Planning Solutions. 2007. London Road, Bicester, Oxfordshire: Archaeological Desk Based Assessment

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<b>Site Number</b>	217
<b>Site Name</b>	Manor Farm, Kings End
<b>Type of Site</b>	Event
<b>NMRS Number</b>	
<b>HER Number</b>	EOX2178
<b>Status</b>	Event
<b>Easting</b>	458250
<b>Northing</b>	222420
<b>Parish</b>	Bicester
<b>Council</b>	Cherwell District Council
<b>Description</b>	26/06/2007 - 17/08/2007 Originally, watching brief had been requested, but was not implemented, so this evaluation was carried out to mitigate the error by assessing areas of possible impact of the development and record any additional deposits exposed during the remaining ground disturbing activity. Consisted of 4 trenches dug alongside the walls of new buildings and a watching brief on service runs following the construction of 8 new houses. Late Saxon or Early Medieval pit and a late medieval or early post medieval quarry pit were recorded. Unpublished document: Thames Valley Archaeological Services. 2007. Manor Farm, Kings End, Bicester, Oxfordshire: Archaeological Recording Action.

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<b>Site Number</b>	218
<b>Site Name</b>	Evaluation at No 8-16 London Road
<b>Type of Site</b>	Event
<b>NMRS Number</b>	

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## Site Gazetteer



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<b>HER Number</b>	EOX2183
<b>Status</b>	Event
<b>Easting</b>	458650
<b>Northing</b>	222250
<b>Parish</b>	Bicester
<b>Council</b>	Cherwell District Council
<b>Description</b>	01/05/1978 - 30/05/1978 Following demolition of Nos 8-16 London Rd, trial trench carried out to record stratigraphy. Two of 3 C18-19 cess pits found to extend beneath present pavement. Serial: CBA South Midlands Group. South Midlands Archaeology. vol 9 (1979), p 125

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<b>Site Number</b>	219
<b>Site Name</b>	Pre PPG 16 evaluation on the Causeway
<b>Type of Site</b>	Event
<b>NMRS Number</b>	
<b>HER Number</b>	EOX2184
<b>Status</b>	Event
<b>Easting</b>	458440
<b>Northing</b>	222350
<b>Parish</b>	Bicester
<b>Council</b>	Cherwell District Council
<b>Description</b>	01/03/1980 - 31/03/1980 Single hand-dug trench of 17.5m dug; north end was cut by number of stone-lined drains in PM deposits; southern end revealed edge of foundation of Causeway. Excavation showed that floodplain of R Bure was only reclaimed for building in early Post Med period. Excavation hoped to show relationship between settlement nuclei of Bicester and produce stratified medieval pottery sequence for town. Serial: CBA South Midlands Group. South Midlands Archaeology. vol 11 (1981), p 115

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<b>Site Number</b>	220
<b>Site Name</b>	Bicester Office Park
<b>Type of Site</b>	Event
<b>NMRS Number</b>	
<b>HER Number</b>	EOX2194
<b>Status</b>	Event
<b>Easting</b>	457910
<b>Northing</b>	221631
<b>Parish</b>	Bicester
<b>Council</b>	Cherwell District Council
<b>Description</b>	On site of proposed Bicester Office Park, evaluation consisted of 31 trenches over areas of archaeological potential, which had been identified by geophysical survey. Major finding was

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quantity of Mesolithic flint spread that might indicate important in situ Mesolithic deposits; also found was possible evidence of late prehistoric and Roman settlement and several phases of agricultural land management  
 Unpublished document: Network Archaeology. 2007. Bicester Office Park: Archaeological Trench Evaluation.

<b>Site Number</b>	221
<b>Site Name</b>	South West Bicester (Stage 1)
<b>Type of Site</b>	Event
<b>NMRS Number</b>	
<b>HER Number</b>	EOX2256
<b>Status</b>	Event
<b>Easting</b>	457100
<b>Northing</b>	222000
<b>Parish</b>	Bicester
<b>Council</b>	Cherwell District Council
<b>Description</b>	21/07/2006 - 20/09/2006 Comprised 134 trenches, divided into 6 areas, targeted on cropmarks and/or geophysical anomalies. 41 contained archaeological features/deposits, including Early Bronze Age barrow, Late Iron Age settlement, Romano-British settlement, possible Anglo Saxon features, and Medieval trackways and quarries. Serial: CBA South Midlands Group. South Midlands Archaeology. vol 37 (2007), p 64 Unpublished document: 2006. Land South West of Bicester, Oxfordshire: Report on Archaeological Evaluation (Stage 1).

<b>Site Number</b>	222
<b>Site Name</b>	An Archaeological Watching Brief at Land Adj to 1 Priory Terrace, Priory Lane
<b>Type of Site</b>	Event
<b>NMRS Number</b>	
<b>HER Number</b>	EOX2354
<b>Status</b>	Event
<b>Easting</b>	458443
<b>Northing</b>	222156
<b>Parish</b>	Bicester
<b>Council</b>	Cherwell District Council
<b>Description</b>	29/05/2008 - 20/11/2008 A watching brief was conducted during groundworks for a new dwelling; site area c 350 sq m. No archaeological deposits were recorded, and no structural remains of the Priory were uncovered. Single medieval sherd found Unpublished document: Thames Valley Archaeological Services. 2008. Land Adj to 1 Priory Terrace, Priory Lane, Bicester: An Archaeological Watching Brief. (1)

(2) Serial: CBA South Midlands Group. South Midlands Archaeology. Vol 39 (2009) p.60

<b>Site Number</b>	223
<b>Site Name</b>	Land at King's Arms
<b>Type of Site</b>	Event
<b>NMRS Number</b>	
<b>HER Number</b>	EOX2526
<b>Status</b>	Event
<b>Easting</b>	458550
<b>Northing</b>	222250
<b>Parish</b>	Bicester
<b>Council</b>	Cherwell District Council
<b>Description</b>	01/11/1999 - 01/01/2000, between (1999-2000) Excavation revealed important evidence for Saxon settlement possibly spanning the C5th-11th but not clear if continuous over that period. Three sunken-featured buildings containing significant quantities of Early/Middle Saxon (late C5th-8th) pottery were found but few other features could be assigned to this early phase. Five timber halls of posthole, beam slot and post-in-trench construction assigned a later Saxon (C9/10th-11th) date. Medieval features comprised a series of C12-13th shallow ditches which appear to represent field and/or enclosure boundaries, possibly associated with properties along the London Road frontage. Unpublished document: Wessex Archaeology. 2000. King's Arms, Bicester, Oxfordshire: Assessment Report on the results of the archaeological excavation including proposals for post-excavation analysis and publication.

<b>Site Number</b>	224
<b>Site Name</b>	The Kings Arms Hotel Complex, 4-6 London Road
<b>Type of Site</b>	Event
<b>NMRS Number</b>	
<b>HER Number</b>	EOX263
<b>Status</b>	Event
<b>Easting</b>	458600
<b>Northing</b>	222400
<b>Parish</b>	Bicester
<b>Council</b>	Cherwell District Council
<b>Description</b>	01/05/1998 - 30/06/1998, between (1998) Building survey carried out on Grade II listed structures proposed for re-development. Inspection of the buildings confirmed the 17th century dating of No.4 and the 18th century dating of No.6 outlined in the listings. The associated buildings have few chronologically diagnostic features and represent many phases of development on the site. At No.4 the cellar, room 14 and the southern end of barn 39 are likely to be among the more ancient structures on the site. The building group facing Barclays car park appears to be largely 18th

## Site Gazetteer



and 19th century in origin, though possibly incorporating earlier material.  
Unpublished document: Phoenix Consulting. 1998. Report on a Programme of Building Recording and Investigation: The King's Arms Hotel Complex, 4/6 London Road, Bicester, Oxfordshire.

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<b>Site Number</b>	225
<b>Site Name</b>	Land South West of Bicester
<b>Type of Site</b>	Event
<b>NMRS Number</b>	
<b>HER Number</b>	EOX2660
<b>Status</b>	Event
<b>Easting</b>	457334
<b>Northing</b>	222115
<b>Parish</b>	Bicester
<b>Council</b>	Cherwell District Council
<b>Description</b>	09/01/2006 - 28/01/2006, between (2006) Detailed magnetic survey (gradiometer) was used with readings taken at 0.25m centres along traverses 1m apart, providing 3600 sampling points in a full 30m x 30m grid. Area covers approx 55.8ha. Unpublished document: Stratascan. 2006. Land South West of Bicester, Oxfordshire: Geophysical Survey.

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<b>Site Number</b>	226
<b>Site Name</b>	Land South West of Bicester (Stage 2)
<b>Type of Site</b>	Event
<b>NMRS Number</b>	
<b>HER Number</b>	EOX2661
<b>Status</b>	Event
<b>Easting</b>	457334
<b>Northing</b>	222142
<b>Parish</b>	Bicester
<b>Council</b>	Cherwell District Council
<b>Description</b>	17/09/2007 - 11/10/2007, between (2007) Performed in advance of development of site for housing. The Stage 2 results do not significantly alter the results of the first stage: of the 76 trenches opened, only 5 contained archaeological features and deposits mainly of Roman-British date. Second stage targetted cropmarks, geophys anomalies, and areas of unknown potential. Topographic survey done for earthworks in N part of site. Unpublished document: Wessex Archaeology. 2007. Land South West of Bicester, Oxfordshire: Report on Stage 2 Archaeological Evaluation.

## Site Gazetteer



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<b>Site Number</b>	227
<b>Site Name</b>	Land South West of Bicester
<b>Type of Site</b>	Event
<b>NMRS Number</b>	
<b>HER Number</b>	EOX2662
<b>Status</b>	Event
<b>Easting</b>	457336
<b>Northing</b>	222083
<b>Parish</b>	Bicester
<b>Council</b>	Cherwell District Council
<b>Description</b>	01/08/2008 - 01/04/2009, at some time (2008-2009) Archaeological assessment of multi-staged programme of work at this important site in SW Bicester. Results to be published in Oxo. Unpublished document: Wessex Archaeology. 2009. Land South-West of Bicester, Oxfordshire: Postexcavation Assessment Report and Updated Project Design for Analysis and Publication.

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<b>Site Number</b>	228
<b>Site Name</b>	Wendlebury Road
<b>Type of Site</b>	Event
<b>NMRS Number</b>	
<b>HER Number</b>	EOX2895
<b>Status</b>	Event
<b>Easting</b>	457406
<b>Northing</b>	221180
<b>Parish</b>	Bicester
<b>Council</b>	Cherwell District Council
<b>Description</b>	13/07/2010 Evaluation trench failed to find any evidence of Roman road surfaces, flanking ditches or other evidence of Roman activity. Below the modern road surface limestone layers overlay a subsoil layer. Lowest level contained a Post Medieval horseshoe. Unpublished document: Thames Valley Archaeological Services. 2010. Wendlebury Road, Bicester, Oxfordshire: Archaeological Evaluation.

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<b>Site Number</b>	229
<b>Site Name</b>	New Parish Rooms, Church of the Immaculate Conception, The Causeway
<b>Type of Site</b>	Event
<b>NMRS Number</b>	
<b>HER Number</b>	EOX2922
<b>Status</b>	Event
<b>Easting</b>	458362

## Site Gazetteer



**Northing** 222371  
**Parish** Bicester  
**Council** Cherwell District Council  
**Description** 26/01/2010 - 28/01/2010, between (2010)  
The evaluation revealed that archaeologically relevant levels are still present and have not been truncated. The presence of Saxon pottery, animal bone and the proximity of the cemetery indicate that the site retains some archaeological potential.  
Unpublished document: Thames Valley Archaeological Services. 2010. New Parish Rooms, Church of the Immaculate Conception, The Causeway: Archaeological Evaluation.

**Site Number** 230  
**Site Name** LINEAR A421 Wendlebury-Bicester Dualling  
**Type of Site** Event  
**NMRS Number**  
**HER Number** EOX2953  
**Status** Event  
**Easting** 457145  
**Northing** 220986  
**Parish** Bicester  
**Council** Cherwell District Council  
**Description** 01/03/1991 - 31/10/1991, between (1991)  
Analysis of the 1991 excavations produced evidence for Neolithic activity, a Bronze Age burial, Middle Iron Age settlement, extensive activity throughout the Roman period and Anglo Saxon burials.  
Unpublished document: Oxford Archaeological Unit. 1991. A421 Wendlebury-Bicester Dualling: Post Excavation Assessment and Updated Project Design.

**Site Number** 231  
**Site Name** E Site, MOD, Bicester (Area A)  
**Type of Site** Event  
**NMRS Number**  
**HER Number** EOX2986  
**Status** Event  
**Easting** 458210  
**Northing** 221020  
**Parish** Bicester  
**Council** Cherwell District Council  
**Description** 16/08/2010 - 20/08/2010, between (2010)  
Over area of approx 13 ha, 3 separate areas (A-C) were surveyed. Area A (Fields 1-4) yielded a number of positive linear anomalies considered to have archaeological potential within Field 1, close to the western boundary of the site. The anomalies lie within 250m of Alchester Roman town and may indicate an extension of features into the extreme western part of the survey

## Site Gazetteer



area. The remaining fields within Area A do not appear to contain other anomalies of archaeological potential, although some ridge and furrow noted in Field 2.  
Unpublished document: Archaeological Surveys Ltd. 2010. E Site MOD Bicester, Oxfordshire: Magnetometer Survey Report.

**Site Number** 232  
**Site Name** E Site, MOD, Bicester (Area B)  
**Type of Site** Event  
**NMRS Number**  
**HER Number** EOX2987  
**Status** Event  
**Easting** 458600  
**Northing** 220890  
**Parish** Bicester  
**Council** Cherwell District Council  
**Description** 16/08/2010 - 20/08/2010, between (2010)  
In Field 5, three parallel negative linear anomalies were located on the eastern side of the survey area; these may relate to widespread magnetic debris or ground make-up and disturbance. The area contains very strong magnetic responses indicating ferrous material is present, as well as irregular undulations indicative of relatively recent ground disturbance, dumping or ground make-up, although there is some evidence for extant ridge and furrow earthworks in the southern part of the area.  
Unpublished document: Archaeological Surveys Ltd. 2010. E Site MOD Bicester, Oxfordshire: Magnetometer Survey Report.

**Site Number** 233  
**Site Name** E Site, MOD, Bicester (Area C)  
**Type of Site** Event  
**NMRS Number**  
**HER Number** EOX2988  
**Status** Event  
**Easting** 458980  
**Northing** 221250  
**Parish** Bicester  
**Council** Cherwell District Council  
**Description** 16/08/2010 - 20/08/2010, between (2010)  
In Field 6, three positive linear anomalies located in the southern part of the survey area may indicate ditch-like features, or be associated with former cultivation. The area also contains land drains and buried services as well as magnetic disturbance from surrounding metal fencing and goal posts.  
Unpublished document: Archaeological Surveys Ltd. 2010. E Site MOD Bicester, Oxfordshire: Magnetometer Survey Report.

## Site Gazetteer



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<b>Site Number</b>	234
<b>Site Name</b>	Langford Park Farm, London Road
<b>Type of Site</b>	Event
<b>NMRS Number</b>	
<b>HER Number</b>	EOX3042
<b>Status</b>	Event
<b>Easting</b>	458425
<b>Northing</b>	221329
<b>Parish</b>	Bicester
<b>Council</b>	Cherwell District Council
<b>Description</b>	11/10/2010 - 12/10/2010, between (2010) Several archaeological deposits were revealed from locations across the proposal site (of ca 1.3 ha). Two periods are represented by these deposits: early Roman and late Saxon. Material recovered from 5 of 7 trenches. Unpublished document: Thames Valley Archaeological Services. 2010. Langford Park Farm, London Road: Archaeological Evaluation.

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<b>Site Number</b>	235
<b>Site Name</b>	LINEAR Whitelands Farm
<b>Type of Site</b>	Event
<b>NMRS Number</b>	
<b>HER Number</b>	EOX3087
<b>Status</b>	Event
<b>Easting</b>	458009
<b>Northing</b>	221606
<b>Parish</b>	Bicester
<b>Council</b>	Cherwell District Council
<b>Description</b>	07/09/2010 - 19/11/2010 Watching brief done during topsoil stripping and excavation of pipe trenches associated with the construction of a new sewer pipeline. No datable evidence was recovered but white loam and brown silt-sand may tie in with deposits recovered during the earlier evaluation in which white deposits sealed RB features which themselves disturbed Mesolithic activity. Unpublished document: John Moore Heritage Services. 2010. An Archaeological Watching Brief at Whitelands Farm, Bicester, Oxfordshire. (1) (2) Serial: CBA South Midlands Group. South Midlands Archaeology. SMA 41 (2011) 39

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<b>Site Number</b>	236
<b>Site Name</b>	New Parish Rooms, Church of the Immaculate Conception
<b>Type of Site</b>	Event

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## Site Gazetteer



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<b>NMRS Number</b>	
<b>HER Number</b>	EOX3141
<b>Status</b>	Event
<b>Easting</b>	458360
<b>Northing</b>	222360
<b>Parish</b>	Bicester
<b>Council</b>	Cherwell District Council
<b>Description</b>	Work followed on from evaluation which found arch'l features on the site which would be damaged or destroyed by development; work designed to preserve the features by record. Eastern extension of the known cemetery was found during the digging of building footings. Site area: 1 ha. Unpublished document: Thames Valley Archaeological Services. 2011. New Parish Rooms, Church of the Immaculate Conception, The Causeway, Bicester, Oxfordshire: Archaeological Watching Brief. (1) (2) Serial: CBA South Midlands Group. South Midlands Archaeology. SMA 41 (2011) 58

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<b>Site Number</b>	237
<b>Site Name</b>	Wendlebury Road, Bicester (Phase 2)
<b>Type of Site</b>	Event
<b>NMRS Number</b>	
<b>HER Number</b>	EOX3142
<b>Status</b>	Event
<b>Easting</b>	457277
<b>Northing</b>	220929
<b>Parish</b>	Bicester
<b>Council</b>	Cherwell District Council
<b>Description</b>	08/11/2010 Work commissioned in advance of widening of Rd for a roundabout and link road off the A41 to serve a new residential development. 300m stretch of road to be affected with carriageway surface and foundation to be broken and a new road surface constructed. Original phase had one trench dug but nothing found Unpublished document: Thames Valley Archaeological Services. 2010. Wendlebury Road, Bicester, Oxfordshire (Phase 2): Archaeological Evaluation. (1) (2) Serial: CBA South Midlands Group. South Midlands Archaeology. SMA 41 (2011) 58

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<b>Site Number</b>	238
<b>Site Name</b>	Bryan House, Chapel Street
<b>Type of Site</b>	Event
<b>NMRS Number</b>	
<b>HER Number</b>	EOX3150

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## Site Gazetteer



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<b>Status</b>	Event
<b>Easting</b>	458432
<b>Northing</b>	222219
<b>Parish</b>	Bicester
<b>Council</b>	Cherwell District Council
<b>Description</b>	01/03/2011 - 31/03/2011 Evaluation in 6 trenches revealed evidence for walls associated with the Augustinian Priory church and footings of a probable late medieval or early post-medieval cottage. Unpublished document: John Moore Heritage Services. 2011. Bryan House, Chapel Street: Archaeological Evaluation. (1) (2) Serial: CBA South Midlands Group. South Midlands Archaeology. vol 42, (2012), p41

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<b>Site Number</b>	239
<b>Site Name</b>	Manor Farm, King's End
<b>Type of Site</b>	Event
<b>NMRS Number</b>	
<b>HER Number</b>	EOX3196
<b>Status</b>	Event
<b>Easting</b>	458238
<b>Northing</b>	222409
<b>Parish</b>	Bicester
<b>Council</b>	Cherwell District Council
<b>Description</b>	01/01/2005 - 31/12/2005, at some time (2005) The two buildings observed during the site visit, on stylistic grounds can be dated to the 19th century. The historical maps indicate that buildings were present on the site by 1881 when the Ordnance Survey was conducted; there is no cartographic evidence to place the construction of these buildings much before this date. Both buildings have undergone extensive alteration and modernisation reflecting their change in use over the years most evident in the extension of Barn 2 for domestic facilities. The original building forms are still present in both cases but this is not necessarily the structure which would have originally been erected on the site. The two structures are now derelict farm buildings which are of no great architectural merit. Unpublished document: Thames Valley Archaeological Services. 2005. Manor Farm, King's End: Building Survey.

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<b>Site Number</b>	240
<b>Site Name</b>	Land at Old Place Yard
<b>Type of Site</b>	Event
<b>NMRS Number</b>	
<b>HER Number</b>	EOX3203
<b>Status</b>	Event
<b>Easting</b>	458348

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## Site Gazetteer



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<b>Northing</b>	222055
<b>Parish</b>	Bicester
<b>Council</b>	Cherwell District Council
<b>Description</b>	03/10/2011 - 14/10/2011 Three site visits were made during watching brief, which consisted of topsoil stripping followed by further reduction to finished levels in car park area. Surface of natural geology was not encountered, as only 30cm soil removed. Soil appeared undisturbed, and was probably made up when bungalows built. No archaeological features were present on the site; two animal bones recovered may indicate the area was used for pasture outside the monastic precinct. Unpublished document: John Moore Heritage Services. 2011. An Archaeological Watching Brief on Land at Old Place Yard, Bicester, Oxfordshire. (1) (2) Serial: CBA South Midlands Group. South Midlands Archaeology. Vol 43 (2013) p.51

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<b>Site Number</b>	241
<b>Site Name</b>	4 Church Street
<b>Type of Site</b>	Event
<b>NMRS Number</b>	
<b>HER Number</b>	EOX3245
<b>Status</b>	Event
<b>Easting</b>	458336
<b>Northing</b>	222332
<b>Parish</b>	Bicester
<b>Council</b>	Cherwell District Council
<b>Description</b>	27/09/2011 - 23/11/2011 Watching brief carried out during construction of new conservatory to the rear of the property. Excavation of the soakaway revealed made-ground that contained residual sherds of late medieval/post-medieval pottery with an underlying linear feature that might be a walled garden. Excavation of the footings trench revealed deposits of worked, dumped limestone that might be linked to the wall. No evidence of Saxon cemetery found less than 10m to the N. Unpublished document: Archaeological Services and Consultancy Ltd. 2011. Watching Brief: 4 Church Street, Bicester, Oxfordshire. (1) (2) Serial: CBA South Midlands Group. South Midlands Archaeology. vol 42 (2012), p 38

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<b>Site Number</b>	242
<b>Site Name</b>	Whitelands Farm, Bicester Leisure Park
<b>Type of Site</b>	Event
<b>NMRS Number</b>	
<b>HER Number</b>	EOX33
<b>Status</b>	Event

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## Site Gazetteer



**Easting** 457700  
**Northing** 222100  
**Parish** Bicester  
**Council** Cherwell District Council  
**Description** 17/12/1997 - 06/01/1998, between (1997-1998)  
Magnetic survey indicated occupation areas to N and W of service area.  
Unpublished document: Stratascan. 1997. A Report for University Of Birmingham Field Archaeology  
Unit on a Geophysical Survey Carried out at Whitelands Farm, Bicester Leisure Park.

**Site Number** 243  
**Site Name** Trinity Restaurant, Chapel Street  
**Type of Site** Event  
**NMRS Number**  
**HER Number** EOX3319  
**Status** Event  
**Easting** 458487  
**Northing** 222280  
**Parish** Bicester  
**Council** Cherwell District Council  
**Description** 02/06/2012 - 08/06/2012  
Watching brief conducted during ground reduction for a new single storey extension to the rear of Trinity Restaurant. Seven site visits made. Works included hand excavation of the footing trenches to a usual depth of c. .90m from present ground level. No evidence of Saxon occupation which was thought to extend into the site from the adjacent site discovered in 1999.  
Unpublished document: John Moore Heritage Services. 2012. An Archaeological Watching Brief at Trinity Restaurant, Chapel Street, Bicester, Oxfordshire.

**Site Number** 244  
**Site Name** St Edburg's Church  
**Type of Site** Event  
**NMRS Number**  
**HER Number** EOX3333  
**Status** Event  
**Easting** 458300  
**Northing** 222270  
**Parish** Bicester  
**Council** Cherwell District Council  
**Description** 23/04/2012 - 28/06/2012  
Faculty gained from Archdeaconry to install underfloor heating ducting and lay a new paving slab floor in the choir vestry within the church. A new drainage trench was to be dug to

## Site Gazetteer



improve the existing drainage up against the vestry wall. Due to the possibility of buried archaeological deposits being disturbed by these works, a condition was attached to allow a WB. The works have identified human burial practice and interment within the graveyard and under the floor of the vestry. The top of one crypt was observed in the churchyard for a soakaway, and a second crypt within the choir vestry.  
Unpublished document: Thames Valley Archaeological Services. 2012. St Edburg's Church, Bicester:  
Archaeological Watching Brief.  
(1)  
(2) Serial: CBA South Midlands Group. South Midlands Archaeology. Vol 43 (2013) p.75

**Site Number** 245  
**Site Name** The Former Bryan House  
**Type of Site** Event  
**NMRS Number**  
**HER Number** EOX3389  
**Status** Event  
**Easting** 458430  
**Northing** 222210  
**Parish** Bicester  
**Council** Cherwell District Council  
**Description** 13/06/2011 - 19/08/2011  
Three open area excavations in areas not destroyed by deep wall footings of the former Bryan House (area C) and on two areas fronting onto Chapel Street (areas A & B). This was part of planning application to demolish the existing Bryan House and to develop 23 units of affordable housing. The excavation in areas of proposed impact followed on from the evaluation. A watching brief followed on during ground works.  
Unpublished document: John Moore Heritage Services. 2012. Archaeological Investigations beneath the Former Bryan House, Chapel Street, Bicester, Oxfordshire; plus two additional areas and Watching Brief.

**Site Number** 246  
**Site Name** 7-8 Market Square, Bicester  
**Type of Site** Event  
**NMRS Number**  
**HER Number** EOX34  
**Status** Event  
**Easting** 458650  
**Northing** 222450  
**Parish** Bicester  
**Council** Cherwell District Council  
**Description** 01/02/1992 - 28/02/1992, at some time (1992)



## Site Gazetteer



Evaluation revealed very late Post Medieval deposits and features of non-structural nature, including early C20 property boundary. Post Medieval cobbled surface also found. No finds of archaeological significance.

NEGATIVE

Unpublished document: Oxford Archaeological Unit. 1992. Archaeological Field Evaluation of 7-8 Market Square, Bicester

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<b>Site Number</b>	247
<b>Site Name</b>	Powerline Pole Replacement, Arncott to Bicester
<b>Type of Site</b>	Event
<b>NMRS Number</b>	
<b>HER Number</b>	EOX3425
<b>Status</b>	Event
<b>Easting</b>	457970
<b>Northing</b>	221610
<b>Parish</b>	Bicester
<b>Council</b>	Cherwell District Council
<b>Description</b>	06/09/2011 WB during the excavation of a trench for a replacement electricity pole S of Bicester and N of Roman Alchester. A layer of moern ploughsoil sealing an earlier, undated, worked soil horizon was observed. No archaeological finds or features were seen during the excavation. Unpublished document: Oxford Archaeology. 2012. Powerline Pole Replacement Arncott to Bicester, Oxfordshire: Archaeological Watching Brief Report. Digital copy only

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<b>Site Number</b>	248
<b>Site Name</b>	St Edburg's Church
<b>Type of Site</b>	Event
<b>NMRS Number</b>	
<b>HER Number</b>	EOX3525
<b>Status</b>	Event
<b>Easting</b>	458310
<b>Northing</b>	222270
<b>Parish</b>	Bicester
<b>Council</b>	Cherwell District Council
<b>Description</b>	27/08/2013 - 30/08/2013 Faculty gained to allow works to commence at locations where possible archaeological remains could exist, covering route of new pipe trench in northern graveyard and test pit locations in church interior. Graves, articulated skeletons and 3 crypts were found along the pipe route. One test pit located a small patch of surviving mortared bedding for previous floor and another pit located a probable C18 interment. Unpublished document: Thames Valley Archaeological Services. 2013. St Edburg's Church,

## Site Gazetteer



Bicester,  
Oxfordshire: Archaeological Watching Brief.

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<b>Site Number</b>	249
<b>Site Name</b>	Bicester Library Extension
<b>Type of Site</b>	Event
<b>NMRS Number</b>	
<b>HER Number</b>	EOX38
<b>Status</b>	Event
<b>Easting</b>	458300
<b>Northing</b>	222200
<b>Parish</b>	Bicester
<b>Council</b>	Cherwell District Council
<b>Description</b>	06/11/1995 - 10/11/1995, between (1995) No in situ structural remains found, but evaluation revealed single burial. Ground around library has been levelled to create platform, but not to S and E, implying that sensitive archaeological deposits may lie within 30cm of present ground level. Unpublished document: Oxford Archaeological Unit. 1995. Bicester Library Extension: Archaeological Watching Brief Report. (1) (2) Serial: CBA South Midlands Group. South Midlands Archaeology. Vol 26 (1996) p.55

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<b>Site Number</b>	250
<b>Site Name</b>	St Mary's School and Caesars Lodge
<b>Type of Site</b>	Event
<b>NMRS Number</b>	
<b>HER Number</b>	EOX39
<b>Status</b>	Event
<b>Easting</b>	458040
<b>Northing</b>	222370
<b>Parish</b>	Bicester
<b>Council</b>	Cherwell District Council
<b>Description</b>	27/01/1998 - 05/03/1998, occasionally (1998) Site has been levelled in recent past, probably during construction of St Mary's School. Excavation of foundation trenches did not produce artefacts earlier than C19 and no archaeological features were observed. Unpublished document: Thames Valley Archaeological Services. 1998. Archaeological Watching Brief at St Mary's School, Bicester.

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<b>Site Number</b>	251
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## Site Gazetteer



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<b>Site Name</b>	Arch Evaluation at Oxford Road
<b>Type of Site</b>	Event
<b>NMRS Number</b>	
<b>HER Number</b>	EOX43
<b>Status</b>	Event
<b>Easting</b>	458200
<b>Northing</b>	221800
<b>Parish</b>	Bicester
<b>Council</b>	Cherwell District Council
<b>Description</b>	01/11/1993 - 30/11/1993, at some time (1993) Eastern one-third of site revealed unrecorded extensive Roman settlement, dating mainly to C1-C2. Survive under alluvium 0.5 to 1.2m below ground surface. Interpreted as ?farmstead with possible earlier Iron Age enclosure. Unpublished document: Birmingham University Field Archaeology Unit. 1993. An Archaeological Evaluation at Oxford Road, Bicester, Oxfordshire.

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<b>Site Number</b>	252
<b>Site Name</b>	Sewage treatment works
<b>Type of Site</b>	Event
<b>NMRS Number</b>	
<b>HER Number</b>	EOX438
<b>Status</b>	Event
<b>Easting</b>	457760
<b>Northing</b>	220990
<b>Parish</b>	Bicester
<b>Council</b>	Cherwell District Council
<b>Description</b>	16/12/1996 - 18/12/1996 Evaluation unearthed no Romano-British evidence which was expected. Ridge and furrow marks, perhaps a residue of Medieval cultivation. Unpublished document: Foundations Archaeology. 1996. Bicester Sewage Treatment Works, Bicester, Oxfordshire.

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<b>Site Number</b>	253
<b>Site Name</b>	Oxford Road, Bicester
<b>Type of Site</b>	Event
<b>NMRS Number</b>	
<b>HER Number</b>	EOX44
<b>Status</b>	Event
<b>Easting</b>	458400
<b>Northing</b>	221700

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## Site Gazetteer



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<b>Parish</b>	Bicester
<b>Council</b>	Cherwell District Council
<b>Description</b>	01/05/1994 - 30/06/1994, at some time (1994) Extensive survival of previously unrecorded late Iron Age and Roman settlement, surviving beneath alluvium. Two phases of activity. Low status rural site typical of Upper Thames Region Unpublished document: Birmingham University Field Archaeology Unit. 1995. An Archaeological Excavation at Oxford Road, Bicester, Oxfordshire. (1) (2) Serial: Oxford Architectural & Historical Society. Oxoniensia. vol 61 (1996), pp 65-108

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<b>Site Number</b>	254
<b>Site Name</b>	Chapel Street to Rear of No 1 Causeway
<b>Type of Site</b>	Event
<b>NMRS Number</b>	
<b>HER Number</b>	EOX45
<b>Status</b>	Event
<b>Easting</b>	458450
<b>Northing</b>	222300
<b>Parish</b>	Bicester
<b>Council</b>	Cherwell District Council
<b>Description</b>	29/11/1999 Evaluation proved that 86% of area has been truncated by stream once much wider, and by part of cottage that stood in southern part of site. Anglo Saxon ditch found in NE part of site, under Medieval horticultural deposits. Unpublished document: John Moore Heritage Services. 1999. An Archaeological Evaluation at Chapel Street, to the rear of No 1 Causeway, Bicester, Oxfordshire

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<b>Site Number</b>	255
<b>Site Name</b>	Land between Causeway and Bryon House (Vine Cottis)
<b>Type of Site</b>	Event
<b>NMRS Number</b>	
<b>HER Number</b>	EOX46
<b>Status</b>	Event
<b>Easting</b>	458430
<b>Northing</b>	222250
<b>Parish</b>	Bicester
<b>Council</b>	Cherwell District Council
<b>Description</b>	01/06/1999 - 30/06/1999, at some time (1999) Evaluation proved presence of low-lying area between Medieval and earlier settlements; area was marshy and flood-prone, which explains need for Causeway to span wet area and link 2 settlement areas. Only Post Medieval material found. Unpublished document: John Moore Heritage Services. 1999. An Archaeological Evaluation at Land

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## Site Gazetteer



between the Causeway and Bryon House, known as Vine Cottages, Bicester, Oxfordshire.

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<b>Site Number</b>	256
<b>Site Name</b>	Happy Eater Forte Development
<b>Type of Site</b>	Event
<b>NMRS Number</b>	
<b>HER Number</b>	EOX49
<b>Status</b>	Event
<b>Easting</b>	457630
<b>Northing</b>	221900
<b>Parish</b>	Bicester
<b>Council</b>	Cherwell District Council
<b>Description</b>	01/03/1994 - 30/03/1994, at some time (1994) No features encountered; limited Roman finds confirm nearby presence of Roman occupation Unpublished document: Oxford Archaeological Unit. 1994. Watching brief at 'Happy Eater' Forte development, Bicester. (1) (2) Serial: CBA South Midlands Group. South Midlands Archaeology. Vol 25 (1995) p.49

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<b>Site Number</b>	257
<b>Site Name</b>	Bicester Retail Village (Phase 2B)
<b>Type of Site</b>	Event
<b>NMRS Number</b>	
<b>HER Number</b>	EOX50
<b>Status</b>	Event
<b>Easting</b>	458000
<b>Northing</b>	221900
<b>Parish</b>	Bicester
<b>Council</b>	Cherwell District Council
<b>Description</b>	02/01/2000 - 31/01/2000, at some time (2000) Subsoil significantly reduced prior to present development; no archaeological features found. Unpublished document: Birmingham University Field Archaeology Unit. 2000. Archaeological Watching Brief Bicester Retail Village, Bicester.

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<b>Site Number</b>	258
<b>Site Name</b>	17 Causeway and Vine Cottages
<b>Type of Site</b>	Event
<b>NMRS Number</b>	
<b>HER Number</b>	EOX506

## Site Gazetteer



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<b>Status</b>	Event
<b>Easting</b>	458410
<b>Northing</b>	222280
<b>Parish</b>	Bicester
<b>Council</b>	Cherwell District Council
<b>Description</b>	13/07/1999 - 14/07/1999 Planning permission was granted to redevelop this site, due to its listed status (grade II) a condition was attached to the permission requiring that a photographic record be made of the building prior to demolition Unpublished document: John Moore Heritage Services. 1999. Building investigation at 17 Causeway and Vine Cottages, Bicester.

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<b>Site Number</b>	259
<b>Site Name</b>	The Old Vicarage
<b>Type of Site</b>	Event
<b>NMRS Number</b>	
<b>HER Number</b>	EOX508
<b>Status</b>	Event
<b>Easting</b>	458250
<b>Northing</b>	222310
<b>Parish</b>	Bicester
<b>Council</b>	Cherwell District Council
<b>Description</b>	01/11/1989 Various building periods and architectural features recorded by John Steane. The house is of C15 date but has extensions and alterations of C16th, C18th, C19th and C20th date. Unpublished document: English Heritage (RCHME). 1989. Historic Building Report on the Old Vicarage, Bicester.

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<b>Site Number</b>	260
<b>Site Name</b>	Courthouse and County Police Buildings
<b>Type of Site</b>	Event
<b>NMRS Number</b>	
<b>HER Number</b>	EOX509
<b>Status</b>	Event
<b>Easting</b>	458310
<b>Northing</b>	222320
<b>Parish</b>	Bicester
<b>Council</b>	Cherwell District Council
<b>Description</b>	01/06/1998 A record of the buildings before conversion work and a brief account of the use of the buildings. Unpublished document: Alison Maguire. 1998. Building survey of the Courthouse and County Police

## Site Gazetteer



buildings, Bicester.

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<b>Site Number</b>	261
<b>Site Name</b>	Old Police Station and Courthouse
<b>Type of Site</b>	Event
<b>NMRS Number</b>	
<b>HER Number</b>	EOX51
<b>Status</b>	Event
<b>Easting</b>	458320
<b>Northing</b>	222340
<b>Parish</b>	Bicester
<b>Council</b>	Cherwell District Council
<b>Description</b>	30/06/1998 During alterations and extensions to above buildings, watching brief undertaken; no archaeology found. Cambered structure of Police Station floors recorded Unpublished document: AOC Archaeology Group. 1998. Archaeological Watching Brief at Old Police Station, Bicester.

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<b>Site Number</b>	262
<b>Site Name</b>	The Old Stables
<b>Type of Site</b>	Event
<b>NMRS Number</b>	
<b>HER Number</b>	EOX510
<b>Status</b>	Event
<b>Easting</b>	458430
<b>Northing</b>	222090
<b>Parish</b>	Bicester
<b>Council</b>	Cherwell District Council
<b>Description</b>	01/05/1995 Prior to their conversion to housing, the Old Stables in Priory lane were investigated and photographed by OAU as a condition of listed building consent under the terms of PPG 15/16 Unpublished document: Oxford Archaeological Unit. 1995. Architectural records of The Old Stables, Priory Lane, Bicester.

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<b>Site Number</b>	263
<b>Site Name</b>	Land behind King's Arms Hotel
<b>Type of Site</b>	Event
<b>NMRS Number</b>	

## Site Gazetteer



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<b>HER Number</b>	EOX52
<b>Status</b>	Event
<b>Easting</b>	458550
<b>Northing</b>	222250
<b>Parish</b>	Bicester
<b>Council</b>	Cherwell District Council
<b>Description</b>	09/12/1997 - 12/12/1997, between (1997) Evaluation revealed ?Saxon structure and series of gullies and ditches on W; C17-18 deposits on E. Development appears to represent area on southern fringe of Market End, but with earlier Saxon remains. Unpublished document: Wessex Archaeology. 1998. Assessment and Evaluation of land behind the King's Arms Hotel, Bicester.

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<b>Site Number</b>	264
<b>Site Name</b>	Land at Proctor's Yard
<b>Type of Site</b>	Event
<b>NMRS Number</b>	
<b>HER Number</b>	EOX53
<b>Status</b>	Event
<b>Easting</b>	458370
<b>Northing</b>	222270
<b>Parish</b>	Bicester
<b>Council</b>	Cherwell District Council
<b>Description</b>	01/07/1999 - 31/07/1999, at some time (1999) Evaluation revealed single phase of archaeological activity, mainly late C12, survives in E and C18 garden soil to W. Deposits characterised by pits, gully and postholes. Documentary evidence for C12 priory suggests possibility that ecclesiastical deposits may exist Unpublished document: Thames Valley Archaeological Services. 1999. Evaluation of land at Proctor's Yard, Bicester.

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<b>Site Number</b>	265
<b>Site Name</b>	Land at Old Place Yard
<b>Type of Site</b>	Event
<b>NMRS Number</b>	
<b>HER Number</b>	EOX5454
<b>Status</b>	Event
<b>Easting</b>	458400
<b>Northing</b>	222200
<b>Parish</b>	Bicester
<b>Council</b>	Cherwell District Council

## Site Gazetteer



**Description** 05/08/2013 - 16/08/2013, between (2013)  
Work undertaken to inform plans for future development of this site. Fourteen trenches and two test pits were distributed evenly over the 0.57ha site and were excavated by both machine and hand. This evaluation has confirmed the archaeological potential implied by documentary evidence and the results of work in nearby areas. The surviving archaeology is of a quality and extent which will allow a greater understanding of the Priory and perhaps its previous land use.  
Unpublished document: Thames Valley Archaeological Services. 2013. Land at Old Place Yard, Bicester, Oxfordshire: Archaeological Evaluation.

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**Site Number** 266  
**Site Name** Construction of Park and Ride Facility  
**Type of Site** Event  
**NMRS Number**  
**HER Number** EOX5457  
**Status** Event  
**Easting** 457140  
**Northing** 221120  
**Parish** Bicester  
**Council** Cherwell District Council  
**Description** 09/08/2013 - 20/08/2013, between (2013)  
An evaluation carried out on the c. 2.04ha site of a proposed Park and Ride site to the south of Bicester, on the NW periphery of the extra-mural settlement of Alchester Roman Town. Seventeen trenches were excavated and archaeology potentially associated with Alchester was recorded. The site has high potential for the discovery of further human burials.  
Unpublished document: Oxford Archaeology. 2013. Construction of Park and Ride Facility, Land to the North- West of the A41 Bicester, Oxfordshire: Archaeological Evaluation Report.

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**Site Number** 267  
**Site Name** Land Adjacent to Substation on Pingle Field  
**Type of Site** Event  
**NMRS Number**  
**HER Number** EOX5459  
**Status** Event  
**Easting** 458390  
**Northing** 221930  
**Parish** Bicester  
**Council** Cherwell District Council  
**Description** 30/09/2013 - 18/11/2013, between (2013)  
Watching brief during the excavation of a new cable diversion trench and a strip, map and sample excavation on the footprints of a new switch house (c. 37.5m x 5m) and attenuation pond (c. 10m x 8m). No archaeological

## Site Gazetteer



features or finds.  
Unpublished document: Oxford Archaeology. 2013. Land Adjacent to Substation on Pingle Field, Bicester, Oxford: Strip Map and Sample and Watching Brief Report.

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**Site Number** 268  
**Site Name** Bicester Village Coach Park  
**Type of Site** Event  
**NMRS Number**  
**HER Number** EOX5519  
**Status** Event  
**Easting** 458460  
**Northing** 221970  
**Parish** Bicester  
**Council** Cherwell District Council  
**Description** 01/01/2014 - 31/01/2014, between (2014)  
Excavation on an irregular parcel of land measuring c 0.85ha, excavation area measured 0.2ha and located in the north-eastern part of the development. The western half of the development site was not excavated to the paucity of archaeological features in the adjacent stripped areas. The site had previously been evaluated by TVAS (EOX1743 ),during which Mesolithic material, and Bronze Age and early-middle Iron Age features were uncovered. Absence of Saxon material suggests that that this site lies S of the Saxon minster. Some modern disturbance was encountered on site.  
Unpublished document: Oxford Archaeology. 2014. Bicester Village Coach Park.

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**Site Number** 269  
**Site Name** Bicester Community Hospital  
**Type of Site** Event  
**NMRS Number**  
**HER Number** EOX5572  
**Status** Event  
**Easting** 458030  
**Northing** 222290  
**Parish** Bicester  
**Council** Cherwell District Council  
**Description** 01/06/2013 - 28/02/2014, occasionally (2013-2014)  
Watching brief conducted during the construction of the new Bicester Community Hospital. Proposed development site of 7500m sq. The watching brief was undertaken in four distinct phases: excavation of a service trench, excavation for the construction of a car park and receptor pit for storm water, excavating the main body of the new building and during later ground reduction. The watching brief confirmed some of the findings of previous evaluation EOX1077; observations showed that two thirds of the development site were disturbed or truncated down to the natural. It is unclear why this was so, but differences between the stratigraphy recorded in

the 2003 evaluation and in the 2013 excavations may suggest that this area of the site had since been truncated, with the hardstanding now recorded as being directly above the natural. The absence of the natural layer 5 within the area of the service trenching suggests that the western part of the site has been subject either to deep cultivation or to modern disturbance which may be disturbed or destroyed such evidence.  
 Unpublished document: Oxford Archaeology. 2014. Bicester Community Hospital, Kings End, Bicester, Oxfordshire; Archaeological Watching Brief.

<b>Site Number</b>	270
<b>Site Name</b>	An Archaeological Watching Brief at St Edburg's House
<b>Type of Site</b>	Event
<b>NMRS Number</b>	
<b>HER Number</b>	EOX5604
<b>Status</b>	Event
<b>Easting</b>	458410
<b>Northing</b>	222200
<b>Parish</b>	Bicester
<b>Council</b>	Cherwell District Council
<b>Description</b>	19/05/2014 - 27/05/2014, between (2014) A watching brief carried out during demolition works at former St. Edburg's House Care Home, covering approximately 0.25ha. A concrete slab 0.3-0.4m thick reinforced with steel covered the entire footprint of the former building. Concrete foundations were 0.5m deep and 0.4m wide in the south, central and north parts of the monitored area, with the foundations in the east extension 0.6 and 0.7m wide. The biggest impact of the demolition works was in the area of the lift shaft, which covered approximately 52m sq. in the west and central part of the monitored area and which had concrete foundations up to 1.7m deep. The watching brief successfully proved that some remains of the Priory church, including church walls and floor surfaces, were still preserved within the monitored area under the former building. Unpublished document: John Moore Heritage Services. 2014. An Archaeological Watching Brief at St. Edburg's House: Old Place Yard, Bicester, Oxfordshire.

<b>Site Number</b>	271
<b>Site Name</b>	Chapel St Evaluation
<b>Type of Site</b>	Event
<b>NMRS Number</b>	
<b>HER Number</b>	EOX571
<b>Status</b>	Event
<b>Easting</b>	458450
<b>Northing</b>	222300
<b>Parish</b>	Bicester
<b>Council</b>	Cherwell District Council

**Description** 20/11/2000 - 23/11/2000  
 Excavation revealed Roman-British pottery, tile and hypocaust which indicate a relatively high status Roman site in the vicinity. Ditch dated firmly to late C11. Early -mid Anglo Saxon sherds found. Cottage footing found in evaluation date to mid C18.  
 Unpublished document: John Moore Heritage Services. 2001. An Archaeological Excavation at Chapel Street, to the rear of No 1 Causeway, Bicester, Oxfordshire: Archive Report.

<b>Site Number</b>	272
<b>Site Name</b>	Former Centurion Public House
<b>Type of Site</b>	Event
<b>NMRS Number</b>	
<b>HER Number</b>	EOX5923
<b>Status</b>	Event
<b>Easting</b>	457470
<b>Northing</b>	222670
<b>Parish</b>	Bicester
<b>Council</b>	Cherwell District Council

**Description** 14/05/2015 - 18/06/2015  
 Planning permission granted for demolition of Centurion Public House and erection of 9 two storey houses. Watching brief consisted of monitoring of service trench for drainage around the footprints of the new development. No archaeological features or finds were identified in the trench.  
 Digital archive: John Moore Heritage Services. 2015. Archaeological Watching Brief at the former Centurion PH, Leach Road, Bicester, Oxfordshire

<b>Site Number</b>	273
<b>Site Name</b>	St Edburg's Church
<b>Type of Site</b>	Event
<b>NMRS Number</b>	
<b>HER Number</b>	EOX6031
<b>Status</b>	Event
<b>Easting</b>	458310
<b>Northing</b>	222270
<b>Parish</b>	Bicester
<b>Council</b>	Cherwell District Council

**Description** 30/04/2014 - 30/09/2015, at some time (2014-15)  
 The work was commissioned on behalf of the Incumbent and Church Wardens. A faculty has been gained from the Archdeaconry of Oxfordshire to allow works to continue on updating and improving the drainage which first started with the french drain on the exterior of the choir vestry. First three test pits were required for viewing the foundations of the tower by structural engineers. The following year the digging of a soakaway was undertaken, digging out the existing drainage channel and a french drain



## Site Gazetteer



laid; these were the final works after the scaffolding for the south aisle parapet had been completed, and were carried out in accordance with a specification following a brief previously prepared for other works at the church by the Diocesan Archaeological Adviser. Disarticulated bones were recovered from all the test pits, and were reinterred at the church. A single stone of large proportions with a faced side was revealed from one test pit; this stone may have been part of the church tower foundations.

Digital archive: Thames Valley Archaeological Services. 2016. St Edburg's Church, Church Street, Bicester, Oxfordshire: Archaeological Watching Brief.

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<b>Site Number</b>	274
<b>Site Name</b>	Bicester Community Hospital
<b>Type of Site</b>	Event
<b>NMRS Number</b>	
<b>HER Number</b>	EOX6089
<b>Status</b>	Event
<b>Easting</b>	457900
<b>Northing</b>	222300
<b>Parish</b>	Bicester
<b>Council</b>	Cherwell District Council
<b>Description</b>	01/04/2016 - 30/04/2016, at some time (2016) Cherwell District granted planning permission for demolition of existing community hospital and redevelopment of site to provide a new community hospital and 14 residential units. An archaeological watching brief at the former site of Bicester Community Hospital (NGR SP 579 223) was required as part of a condition. The northern extent of the site was heavily disturbed by the remains of the former hospital and no archaeological features were observed. Within the southern extent of the site two undated ditches and two undated pits were observed. The features identified within this watching brief possibly represent a continuation of a field system extending up to the Roman road running into Bicester or be associated activity on the edge of such a system. Alternatively they could relate to later activity in the area. Digital archive: John Moore Heritage Services. 2016. Archaeological Watching Brief at Bicester Community Hospital, Kings End, Bicester, Oxfordshire OX26 6DU.

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<b>Site Number</b>	275
<b>Site Name</b>	Langford Park Farm
<b>Type of Site</b>	Event
<b>NMRS Number</b>	
<b>HER Number</b>	EOX6090
<b>Status</b>	Event
<b>Easting</b>	458450
<b>Northing</b>	221340
<b>Parish</b>	Bicester
<b>Council</b>	Cherwell District Council
<b>Description</b>	01/01/2014 - 31/12/2014, at some time (2014) This document outlines the potential for further analysis arising from the excavation of c. 1.30

## Site Gazetteer



ha of land known as Langford Park Farm. Research aims which might be addressed by the analysis are identified. The aim is to target post-excavation resources where the information gain will be greatest, in line with current local, regional and national research priorities. A programme for analysis and publication is proposed. The report consists of a phase by phase summary, the nature and character of recovered material and statement of potential, and the research questions that the material will address.  
Digital archive: Thames Valley Archaeological Services. 2016. Langford Park Farm, London Road, Bicester, Oxfordshire: Archaeological Post-Excavation Assessment.

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<b>Site Number</b>	276
<b>Site Name</b>	Phase 1, Bicester Gateway
<b>Type of Site</b>	Event
<b>NMRS Number</b>	
<b>HER Number</b>	EOX6091
<b>Status</b>	Event
<b>Easting</b>	457320
<b>Northing</b>	221140
<b>Parish</b>	Bicester
<b>Council</b>	Cherwell District Council
<b>Description</b>	08/09/2016, absolute (2016) A fluxgate gradiometer survey, done by Pre-Construct Archaeology for Cotswold Archaeology, of Phase 1, Bicester Gateway has identified traces of archaeological remains in the south-eastern part of the site in the form of short ditches and pits also including a possible site of industrial activity. These probably date from at least the prehistoric period, situated in close proximity to known Iron Age and Romano-British settlement remains. Elsewhere, the majority of the site appears to be relatively clear of geophysical indicators of further remains, with a possible isolated curvilinear ditch recorded in the northern region. The survey recorded limited traces of likely ridge and furrow in the mid and southern region Digital archive: Pre-Construct Archaeology. 2016. Archaeological Geophysical Survey: Phase 1, Bicester Gateway, Oxfordshire.

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<b>Site Number</b>	277
<b>Site Name</b>	Bicester MOD
<b>Type of Site</b>	Event
<b>NMRS Number</b>	
<b>HER Number</b>	EOX6092
<b>Status</b>	Event
<b>Easting</b>	458860
<b>Northing</b>	220860
<b>Parish</b>	Bicester
<b>Council</b>	Cherwell District Council
<b>Description</b>	07/09/2015 - 20/11/2015, between (2015) Oxford Archaeology was commissioned by Graven Hill Village Development Company Ltd to undertake the evaluation of the Land Transfer Area 1 (LTA1) within the greater development

boundary at Graven Hill. This comprised the excavation of 55 evaluation trenches measuring 50m by 4m. The scope and arrangement of the trenches was agreed between the client's consultant archaeologist, Waterman Infrastructure and Environment Ltd, and the Planning Archaeologist for the Cherwell District. In the event an additional 2 trenches measuring 30m by 2m were added to the scope. A variety of positive results were gained at five separate and distinct locations. These spanned the late Iron Age, Roman and medieval periods indicating the varied potential of the site. The earliest significant find was a Neolithic polished flint axe fragment. This was recovered from a subsoil deposit within the western part of the evaluation area although additional artefacts or features of this date were absent. Late Iron Age activity was evidenced by a dispersed group of ditches and pits focused upon Trenches 21, 22 and 24. Comparatively dense Roman remains were encountered within the northern part of the LTA1 adjacent to the current Rodney House building. Further remains of likely Roman origin were investigated in the form of Akeman Street. This survives in the modern landscape as a hedge boundary aligned approximately east-west through the evaluation area. Within the core of the LTA1 evaluation boundary Trenches 32 and 35 both produced evidence for medieval activity spanning the period 12th-14th century. Numerous remains relating to the military camp were encountered. These were almost entirely represented by the destruction and demolition debris resulting from the clearance of the site as part of the reinstatement to pasture fields. Digital archive: Oxford Archaeology. 2016. Bicester MOD, Graven Hill, Bicester, Oxfordshire: Evaluation Report.

<b>Site Number</b>	278
<b>Site Name</b>	Bicester MOD
<b>Type of Site</b>	Event
<b>NMRS Number</b>	
<b>HER Number</b>	EOX6093
<b>Status</b>	Event
<b>Easting</b>	458880
<b>Northing</b>	221270
<b>Parish</b>	Bicester
<b>Council</b>	Cherwell District Council
<b>Description</b>	06/06/2016 - 17/06/2016, between (2016) Oxford Archaeology was commissioned by Graven Hill Village Development Company Ltd to undertake a watching brief and evaluation on separate occasions in 2016 at Graven Hill. The watching brief was undertaken during the removal of the ground slab following the demolition of Rodney House during February. Subsequently, five additional targeted evaluation trenches were excavated in June to supplement the results of a primary evaluation stage undertaken by OA in 2015. No archaeological horizons were revealed during the removal of the ground slab with the demolition disturbance being limited to the underlying hardcore rubble layer. From the evaluation phase, Trenches 60 and 61 produced inconclusive evidence for the extent of the archaeological features previously recorded in Trenches 32 and 35 during the 2015 investigation. The evaluation confirmed the presence of remains of Roman Akeman Street within Trenches 62 and 63. Trench 64 was targeted on the shallow linear features of probable Iron Age date recorded within Trenches 12 and 13 from the 2015 evaluation. Excavation of an area measuring 25m by 25m revealed a more extensive arrangement of shallow curvilinear ditches and larger linear ditches dating from the late Iron Age. Digital archive: Oxford Archaeology. 2016. Bicester MOD, Graven Hill, Bicester, Oxfordshire: Archaeological Watching Brief and Evaluation Report.

<b>Site Number</b>	279
<b>Site Name</b>	Faccenda Chicken Farm
<b>Type of Site</b>	Event
<b>NMRS Number</b>	
<b>HER Number</b>	EOX6138
<b>Status</b>	Event
<b>Easting</b>	457290
<b>Northing</b>	220840
<b>Parish</b>	Bicester
<b>Council</b>	Cherwell District Council
<b>Description</b>	01/07/1983 - 31/08/1983, between (1983) Limited excavation was carried out 1/4 mile N of Alchester; pits and ditches of late C1 to late C2 indicated extensive drainage work, abandoned by early C3 and covered in alluvium. Serial: Oxford Architectural & Historical Society. Oxoniensia. Vol ?? (1984), pp 23-46

<b>Site Number</b>	280
<b>Site Name</b>	Land at Proctor's Yard
<b>Type of Site</b>	Event
<b>NMRS Number</b>	
<b>HER Number</b>	EOX721
<b>Status</b>	Event
<b>Easting</b>	458370
<b>Northing</b>	222270
<b>Parish</b>	Bicester
<b>Council</b>	Cherwell District Council
<b>Description</b>	01/01/2000 - 01/02/2000 Area covering half of proposed development (for residential use) uncovered. Features were mainly late A-S, Medieval & Post Med. 1 ditch may mark E boundary of precinct of minster Church, backfilled before foundation of Austin priory in later C12. Unpublished document: Thames Valley Archaeological Services. 2001. Excavation of archaeological deposits on land at Proctor's Yard, Bicester.

<b>Site Number</b>	281
<b>Site Name</b>	Crown Walk Shopping Centre, Bicester: Arch'l DBA
<b>Type of Site</b>	Event
<b>NMRS Number</b>	
<b>HER Number</b>	EOX952
<b>Status</b>	Event

## Site Gazetteer



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<b>Easting</b>	458400
<b>Northing</b>	222500
<b>Parish</b>	Bicester
<b>Council</b>	Cherwell District Council
<b>Description</b>	01/10/2001 - 31/10/2001 To assess potential or land between Bure Place and Manorsfield Rd, which currently has Crown Walk arcade and car parks. Lack of Archaeological records from site; uncertain about extent of Med town. Suggestion that archaeological remains may exist under car parks. Unpublished document: Thames Valley Archaeological Services. 2001. Crown Walk Shopping Centre, Bicester

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<b>Site Number</b>	282
<b>Site Name</b>	Land adjoining Middleton Stoney Rd and Oxford Rd, Bicester
<b>Type of Site</b>	Event
<b>NMRS Number</b>	
<b>HER Number</b>	EOX954
<b>Status</b>	Event
<b>Easting</b>	457800
<b>Northing</b>	222200
<b>Parish</b>	Bicester
<b>Council</b>	Cherwell District Council
<b>Description</b>	02/04/2002 - 12/04/2002 2.5% sample; 13 trenches; 3 smaller open areas; significant archeology in 6 of 13 trenches, with 2 trenches having LIA and early Roman features suggestive of double ditching for farmstead and cobbling to consolidate wet ground near the brook, perhaps at crossing point. 4 other trenches comprised small number of pits, gullies and ditches. Absence of features to N suggests waterlogging. Unpublished document: Oxford Archaeology. 2002. Evaluation of land adjoining Middleton Stoney Rd and Oxford Rd, Bicester. (1) (2) Serial: CBA South Midlands Group. South Midlands Archaeology. Vol 33 (2003) p.74

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<b>Site Number</b>	283
<b>Site Name</b>	Proposed Community Hospital, Bicester
<b>Type of Site</b>	Event
<b>NMRS Number</b>	
<b>HER Number</b>	EOX956
<b>Status</b>	Event
<b>Easting</b>	457700
<b>Northing</b>	222100
<b>Parish</b>	Bicester

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## Site Gazetteer



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<b>Council</b>	Cherwell District Council
<b>Description</b>	15/04/2002 - 19/04/2002, between (2002) 18 trenches excavated; arch'l concentration in centre of site, with number of structures identified including one with square postholes. Unpublished document: Oxford Archaeology. 2002. Evaluation of proposed Community Hospital, Bicester. (1) (2) Serial: CBA South Midlands Group. South Midlands Archaeology. Vol 33 (2003) p.74

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<b>Site Number</b>	284
<b>Site Name</b>	Arch'l Watching Brief at F-Station, Chesterton
<b>Type of Site</b>	Event
<b>NMRS Number</b>	
<b>HER Number</b>	EOX958
<b>Status</b>	Event
<b>Easting</b>	457130
<b>Northing</b>	220830
<b>Parish</b>	Bicester
<b>Council</b>	Cherwell District Council
<b>Description</b>	01/05/2002 - 03/07/2002, at some time (2002) WB occurred during demolition of pumping station and enlargement of existing facilities. Siting of new deeper chambers over existing ones minimised area of ground disturbance. No soils pre-dating the construction of original pumping station were visible; no archaeology found Unpublished document: John Moore Heritage Services. 2002. Watching brief at F-Station, Chesterton.

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<b>Site Number</b>	285
<b>Site Name</b>	Ridge and Furrow
<b>Type of Site</b>	
<b>NMRS Number</b>	
<b>HER Number</b>	
<b>Status</b>	Non-designated
<b>Easting</b>	457960
<b>Northing</b>	221534
<b>Parish</b>	Bicester
<b>Council</b>	Cherwell District Council
<b>Description</b>	Ridge and furrow identified from Aerial Photographic source (RAF/CPE/UK/1897) in eastern part of field. These are orientated in both a north-south and east-west orientation

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<b>Site Number</b>	286
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## Site Gazetteer



<b>Site Name</b>	Circular cropmark from aerial photography
<b>Type of Site</b>	
<b>NMRS Number</b>	
<b>HER Number</b>	
<b>Status</b>	Non-designated
<b>Easting</b>	458012
<b>Northing</b>	221587
<b>Parish</b>	Bicester
<b>Council</b>	Cherwell District Council
<b>Description</b>	Circular anomaly cropmark identified from Aerial Photographic source (RAF/CPE/UK/1897-3113), east of a house (which is no longer present-May 2017) on a field boundary.

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<b>Site Number</b>	287
<b>Site Name</b>	Linear cropmarks from aerial photography
<b>Type of Site</b>	
<b>NMRS Number</b>	
<b>HER Number</b>	
<b>Status</b>	Non-designated
<b>Easting</b>	457824
<b>Northing</b>	221571
<b>Parish</b>	Bicester
<b>Council</b>	Cherwell District Council
<b>Description</b>	Two thin linears running E-W and a thinner one to the north are visible in the eastern portion of the Site (RAF/540/1400: 141 & 142). A rectangular anomaly is visible on a northern field boundary which is no longer present. These likely relate to agriculture; perhaps field boundaries and enclosures.

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<b>Site Number</b>	601
<b>Site Name</b>	Bronze Age Round Barrows
<b>Type of Site</b>	Barrows
<b>NMRS Number</b>	
<b>HER Number</b>	5633
<b>Status</b>	Non-designated
<b>Easting</b>	457480
<b>Northing</b>	221780
<b>Parish</b>	Bicester
<b>Council</b>	Cherwell District Council
<b>Description</b>	Identified by R Featherstone (APU at RCHME). Visible on geophysical survey results and part excavated during an evaluation; the larger barrow produced Early Bronze Age collared urn pottery sherds from the ditch fills.

## Site Gazetteer



LINEAR FEATURE (Unknown date)  
Evidence CROPMARK  
ROUND BARROW (Bronze Age - 2350 BC? to 701 BC?)  
Evidence CROPMARK  
Evidence EXCAVATED FEATURE  
Evidence SUB SURFACE DEPOSIT  
ROUND BARROW (Bronze Age - 2350 BC to 701 BC)  
Evidence CROPMARK  
Evidence EXCAVATED FEATURE  
Evidence SUB SURFACE DEPOSIT  
3) Additional photographic coverage was identified within the NMR collection during the Cherwell District cropmark survey. Most recent photo is 24-Jun-2003 (co-ordinates were mislabelled), SP5818/27 - NMR23137/24 (H. Hamilton 23-02-2007).  
5) See letter and Xerox in DRF.  
6) Aerial photo's show two uninterrupted ring ditches; these monuments are wholly eroded and flattened by ploughing. Other features in same area show possible ditched features and eroded broad ridge and furrow. Some fragmentary linear features lie adjacent to the ring ditches and are likely to be associated with either the Roman town or the activity immediately to the north (PRN 11214).  
7) Located in Trenches 77-79 were two round barrows determined by aerial photos and geophysical evidence, as well as evaluation. Ring ditches do not intercut, so it is not known which was constructed first. The larger ditch was the westernmost, and had a 32m diameter, with an almost 4m wide and 1.5m deep ditch. This ditch was open for some time after construction, allowing a charcoal-rich deposit to form. The lowest deposits were likely to have been waterlogged, with a silty and damp deposit of natural origin above the charcoal one. Within this deposit were Early Bronze Age sherds of collared Urn tradition. An internal ditch of approx. 17m diameter was also found which was much shallower than the outer one. The smaller, eastern ditch was only 0.58m deep and 1.45m wide with a 21.3m diameter. The ditch was partially backfilled, probably deliberately. No evidence of burials in either barrow, and the platforms have been ploughed out.  
<1> Oxfordshire County Council, 1961, Fairey Aerial Surveys, 6125/12.111 (Photograph). SOX264.  
<2> Pickering Aerial Photos, Examined by D Benson, 16.12.74. No reference given (Photograph). SOX418.  
<3> English Heritage, NMR Aerial Photographs, 4634/04, SP 5721/5. Laser copy held in SMR (Photograph). SOX294.  
<4> Slide Cabinet, 1 of site taken in 1989. See accompanying note from M Farley in DRF (Photograph). SOX303.  
<5> Local Informant as main provider of information, xerox of print by M Farley, 23-08-89 (Verbal communication). SOX277.  
<6> Air Photo Services Ltd, 2005, Land southwest of Bicester, Oxfordshire: Interpretation of Aerial Photographs for Archaeology (Unpublished document). SOX1735.  
<7> 2006, Land South West of Bicester, Oxfordshire: Report on Archaeological Evaluation (Stage 1) (Unpublished document). SOX3013.

# ES Volume II: Technical Appendices

## Appendix 10.2 Setting Assessment Methodology



# BURIED HERITAGE (ARCHAEOLOGY) & BUILT HERITAGE Appendices

## Appendix 10.2

### Methodology for assessing indirect effects upon setting

**10.1** This sub-section outlines the detailed methodology used in assessing potential effects upon the setting of heritage assets. The methodology presented here sets out criteria for assessing sensitivity to changes to setting (Relative Sensitivity), magnitude of change and level of effect.

#### Assessing Sensitivity of Assets to Changes to their Setting

**10.2** Whilst determining the relative cultural value of a heritage asset is essential for establishing its importance, it is widely recognised<sup>1</sup> that the importance of an asset is not the same as its sensitivity to changes to its setting. Thus in determining effects upon the setting of assets by a proposed development, both importance and sensitivity to changes to setting need to be considered.

**10.3** Setting is a key issue in the case of some, but by no means all assets. A nationally important asset does not necessarily have high sensitivity to changes to its setting (relative sensitivity), this may be because its value lies in its other characteristics and its setting is not a factor which contributes demonstrably to its value. An asset's sensitivity refers to its capacity to retain cultural heritage value in the face of changes to its setting. The ability of the setting to contribute to an understanding, appreciation and experience of the asset and its value also has a bearing on the sensitivity of that asset to changes to its setting. Assets with high sensitivity will be vulnerable to changes that affect their settings, and even slight changes may reduce their value or the ability of setting to contribute to the understanding, appreciation and experience of the asset. Less sensitive assets will be able to accommodate greater changes to their settings without significant reduction in their value, and in spite of such changes the relationship between the asset and its setting will still be legible.

**10.4** The criteria for establishing an asset's relative sensitivity are outlined in Table 1 below.

**Table 1 Criteria for Establishing Relative Sensitivity**

Sensitivity	Criteria
High	<p>An asset whose setting contributes significantly to an observer's understanding, appreciation and experience of it and its value should be thought of as having High Sensitivity to changes to its setting. This is particularly relevant for assets whose settings, or elements thereof, contribute directly to their value (e.g. form part of their Evidential and Aesthetic Value<sup>2</sup>). For example an asset which retains an overtly intended or authentic relationship with its setting and the surrounding landscape. These may in particular be assets such as ritual monuments that have constructed sightlines to and/or from them, or structures intended to be visually dominant within a wide landscape area e.g. castles, tower houses, prominent forts etc.</p> <p>An asset, the current understanding, appreciation and experience of which, relies heavily on its modern aesthetic setting. In particular an asset whose setting is an important factor in the retention of its cultural value.</p>

<sup>1</sup> Lambrick (2008). Setting Standards: A Review prepared on behalf of the IFA.

<sup>2</sup> Historic England (2008). Conservation Principles, 28-29.

Medium	<p>An asset whose setting contributes moderately to an observer's understanding, appreciation and experience of it and its value should be thought of as having Medium Sensitivity to changes to its setting. This could be an asset for which setting makes a contribution to value, but whereby its value is derived mainly from its physical evidential values. This could for example include assets which had an overtly intended authentic relationship with their setting and the surrounding landscape but where that relationship (and therefore the ability of the assets' surroundings to contribute to an understanding, appreciation and experience of them and their value) has been moderately compromised either by previous modern intrusion in their setting or the landscape, or where the asset itself is in such a state of disrepair that the relationship with setting cannot be fully determined.</p> <p>An asset, the current understanding, appreciation and experience of which, relies partially on its modern aesthetic setting regardless of whether or not this was intended by the original constructors or authentic users of the asset. An asset whose setting is a contributing factor to the retention of its cultural value.</p>
Low	<p>An asset whose setting makes some contribution to an observer's understanding, appreciation and experience of it and its value should generally be thought of as having Low Sensitivity to changes to its setting. This may be an asset whose value is mainly derived from its physical evidential values and whereby changes to its setting will not materially diminish our understanding, appreciation and experience of it or its value. This could for example include assets which had an overtly intended authentic relationship with their setting and the surrounding landscape, but where that relationship (and therefore the ability of the assets' surroundings to contribute to an understanding, appreciation and experience of them and their) has been significantly compromised either by previous modern intrusion to its setting or landscape, or where the asset itself is in such a state of disrepair that the relationship with setting cannot be determined.</p>
Marginal	<p>An asset whose setting makes minimal contribution to an observer's understanding, appreciation and experience of it and its value should generally be thought of as having Marginal Sensitivity to changes to its setting. This may include assets for which the authentic relationship with their surrounding has been lost, possibly having been compromised by previous modern intrusion, but who still retain cultural value in their physical evidential value and possibly wider historical and communal values.</p>

**10.5** The determination of an asset's sensitivity is first and foremost reliant upon the determination of its setting. The criteria set out in 4 above are intended as a guide. Assessments of individual assets are informed by knowledge of the asset itself, of the asset type if applicable, and by site visits to establish the current setting of the assets. This allows for the use of professional judgement and each asset is assessed on an individual basis. It should be noted that individual assets may fall into a number of the sensitivity categories presented above, e.g. a country house may have a high sensitivity to alterations within its own landscaped park or garden, but its sensitivity to changes in the wider setting may be less.

#### Assessing Magnitude of Change

**10.6** Determining the magnitude of change caused by the Proposed Development requires an identification of the change to the setting of any given asset, and in particular changes to those elements of the setting that inform its cultural value. Table 2 below outlines the main factors affecting magnitude of change:

**Table 2 Factors Affecting Magnitude of Change**

site Details	Importance of detail for assessing magnitude of change
1) Proximity to centre of development	Increasing distance of an asset from the Proposed Development will, in most cases, diminish the effects on its setting.



# BURIED HERITAGE (ARCHAEOLOGY) & BUILT HERITAGE

2) Visibility of development (based visualisations where appropriate)	The proportion of the development that is likely to be intervisible with the asset will usually directly affect the magnitude of change on its setting.
3) Complexity of landscape	The more visually complex a landscape is, the less prominent the new development may appear within it. This is because where a landscape is visually complex the eye can be distracted by other features and will not focus exclusively on the new development. Visual complexity describes the extent to which a landscape varies visually and the extent to which there are various land types, land uses, and built features producing variety in the landscape.
4) Visual obstructions	This refers to the existence of features (e.g. tree belts, forestry, landscaping or built features) that could partially or wholly obscure the development from view.

**10.7** It is acknowledged that Table 10.5 above primarily deals with visual factors affecting setting. Whilst the importance of visual elements of settings, e.g. views, intervisibility, prominence etc, are clear, it is also acknowledged that there are other, non-visual factors which could potentially result in setting effects. Such factors could be other sensory factors, e.g. noise or smell, or could be associative. In coming to a conclusion about magnitude of change upon setting, this assessment makes reference to traffic, noise, air quality, and landscape and visual assessments, undertaken for this ES, as appropriate.

**10.8** Once the above has been considered, the prediction of magnitude of change in setting is based upon the criteria set out below in Table 3. In applying these criteria, particular consideration is given to the relationship of the Proposed Development to those elements of setting which have been qualitatively defined as most important in contributing to the value of the heritage asset and the ability to understand, appreciate and experience it and its value.

**Table 3 Criteria for Classifying Magnitude of Change in Setting**

Magnitude	Criteria
High	<ul style="list-style-type: none"> <li>Direct and substantial change in view affecting a significant sightline to or from a ritual monument or prominent fort;</li> <li>Direct and substantial change in view affecting a key 'designed-in' view or vista from a Designed Landscape or Listed Building</li> <li>Direct severance of the relationship between a asset and its setting;</li> <li>Major imposition within a Cultural Landscape;</li> <li>A change that alters the setting of an asset such that it threatens the protection of the asset and the understanding of its cultural value.</li> </ul>
Medium	<ul style="list-style-type: none"> <li>Oblique change in view affecting an axis adjacent to a significant sightline to or from a ritual monument but where the significant sightline of the monument is not obscured;</li> <li>Oblique change in view affecting a key 'designed-in' view or vista from an Designed Landscape or Listed Building;</li> <li>Partial severance of the relationship between a asset and its setting;</li> <li>Notable alteration to the setting of an asset but not directly affecting those elements of the setting which contribute most to the understanding of the cultural value of the asset;</li> <li>Notable, but not major, imposition within a Cultural Landscape;</li> <li>A change that alters the setting of an asset such that the understanding of the asset and its cultural value is marginally diminished.</li> </ul>

Low	<ul style="list-style-type: none"> <li>Peripheral change in view affecting a significant sightline to or from a ritual monument, designed landscape or building;;</li> <li>Minor imposition within a Cultural Landscape;</li> <li>A change that alters the setting of an asset, but where those changes do not materially affect an observer's ability to understand, appreciate and experience the asset or its value.</li> </ul>
Marginal	All other changes to setting
None	No setting changes

## Assessing Level of Effect on Setting

**10.9** The level of effect resulting from changes in the setting of cultural heritage assets is judged to be the interaction of the asset's sensitivity (Table 10.1) and the magnitude of the change (Table 10.2) and also takes into consideration the importance of the asset (Table 10.1). In order to provide a level of consistency the assessment of sensitivity, the prediction of magnitude of change and the assessment of level of effect have been guided by pre-defined criteria. A qualitative descriptive narrative is also provided for each asset to summarise and explain each of the professional value judgments that have been made in reaching a judgement on sensitivity of the asset and the magnitude of change.

**10.10** The interactions that guide the determination of level of effect on settings of the assets in question is shown in Table 4.

**Table 4 Method of rating level of effect on setting of heritage assets by the Proposed Development**

Magnitude of Change	Relative Sensitivity			
	Marginal	Low	Medium	High
<i>High</i>	Minor	Minor-Moderate	Moderate	Major
<i>Medium</i>	Negligible	Minor	Minor-Moderate	Moderate
<i>Low</i>	Neutral	Negligible	Minor	Minor-Moderate
<i>Marginal</i>	Neutral	Neutral	Negligible	Minor

The levels of effect recorded in dark grey highlighted cells are 'significant'

# ES Volume II: Technical Appendices

## Appendix 10.3: Legislative and Planning Policy Context

# BURIED HERITAGE (ARCHAEOLOGY) & BUILT HERITAGE Appendices

## Appendix 10.3

### Planning Policy

#### Legislation and Guidance

##### Legislation

**10.11** Statutory protection for archaeology is outlined in the Ancient Monuments and Archaeological Areas Act (1979) as amended by the National Heritage Act (1983). A schedule of nationally significant archaeological sites subject to legal protection is maintained by Historic England (HE), which is a statutory consultee in the planning process.

**10.12** Listed Buildings and Conservation Areas receive protection under the Planning (Listed Buildings and Conservation Areas) Act 1990.

##### Planning Policy: National Planning Policy Framework

**10.13** The National Planning Policy Framework (NPPF) sets out the government's planning policies for England and how these are expected to be applied, with a central theme of "presumption in favour of sustainable development"<sup>3</sup>. Planning policy regarding the historic environment is outlined in Chapter 12 of the NPPF, with an emphasis on the need to determine the significance of any heritage assets, including any contribution to this made by their setting, that may potentially be affected by a proposed development<sup>4</sup>. This requires, as a minimum that the relevant historic environment record should be consulted and effects on heritage assets assessed using appropriate expertise. Where a site at 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.

**10.14** Where designated assets are concerned, great weight should be given to the asset's conservation and any loss of significance should require "clear and convincing justification"<sup>5</sup>.

**10.15** Effects upon non-designated heritage assets are also a pertinent planning consideration. Where a heritage asset is to be lost, either in part or in whole, as a result of the development, the local planning authority should require developers to:

*"...record and advance the understanding of the significance of any heritage assets [...] in a manner appropriate to their importance and the impact, and to make this evidence (and any archive generated) publicly accessible".<sup>6</sup>*

##### Planning Policy: Local Planning Policy

**10.16** 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);*

<sup>3</sup> DCLG: Department for Communities and Local Government (2012). National Planning Policy Framework, 3

<sup>4</sup> DCLG: Department for Communities and Local Government (2012). National Planning Policy Framework, 128

<sup>5</sup> DCLG: Department for Communities and Local Government (2012). National Planning Policy Framework, 132

<sup>6</sup> DCLG: Department for Communities and Local Government (2012). 2012 National Planning Policy Framework,

# BURIED HERITAGE (ARCHAEOLOGY) & BUILT HERITAGE

- 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.

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.

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."

## National Guidance

- 10.17** The National Planning Policy Guidance (NPPG) was released in March 2014 by DCLG and replaced Planning Policy Statement 5: Planning for the Historic Environment Practice Guide. The NPPG contains guidance on the implementation of the NPPF policies on conserving and enhancing the historic environment.
- 10.18** In terms of the heritage assets considered here the most important sections of the Guidance relate to non-designated heritage assets. Issues relating to the setting of designated heritage assets and to harm are addressed under separate headings.

## Non-designated assets

- 10.19** In terms of non-designated assets, NPPG states that:

*"The National Planning Policy Framework identifies two categories of non-designated site of archaeological interest:*

*(1) Those that are demonstrably of equivalent significance to scheduled monuments and are therefore considered subject to the same policies as those for designated heritage assets...*

*(2) Other non-designated heritage assets of archaeological interest. By comparison this is a much larger category of lesser heritage significance, although still subject to the conservation objective. On occasion the understanding of a site may change following assessment and evaluation prior to a planning decision and move it from this category to the first*

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

*Decision-taking regarding such assets requires a proportionate response by local planning authorities. Where an initial assessment indicates that the site on which development is proposed includes or has potential to include heritage assets with archaeological interest, applicants should be required to submit an appropriate desk-based assessment and, where necessary, a field evaluation. However, it is estimated following an initial*

*assessment of archaeological interest only a small proportion – around 3 per cent – of all planning applications justify a requirement for detailed assessment".<sup>7</sup>*

## Setting

- 10.20** With regard to setting, Paragraph 13 of the NPPG states that:

*"A thorough assessment of the impact on setting needs to take into account, and be proportionate to, the significance of the heritage asset under consideration and the degree to which proposed changes enhance or detract from that significance and the ability to appreciate it".<sup>8</sup>*

- 10.21** The NPPF defines setting as:

*"The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral"<sup>9</sup>.*

- 10.22** In March 2015, Historic England published an updated guidance document on setting as part of their Good Practice Advice Notes intended to explain how to apply the policies contained in the NPPF. This document states:

*"Setting is not a heritage asset, nor a heritage designation, though land within a setting may itself be designated. Its importance lies in what it contributes to the significance of the heritage asset. This depends on a wide range of physical elements within, as well as perceptual and associational attributes pertaining to, the heritage asset's surroundings"<sup>10</sup>.*

- 10.23** The Historic England Guidance sets out the ways in which setting may contribute to the value of a heritage asset. It advocates a five stage approach which comprises:

- the identification of the heritage assets;
- an assessment of the contribution of setting to the asset's value;
- an assessment of potential effects upon the setting (and thus the value of the asset) by a proposed development/change;
- an exploration of potential enhancement and/or mitigation measures; and
- to make, document and monitor the outcomes of the decision made.<sup>11</sup>

- 10.24** The guidance provides a checklist of potential attributes of setting which may contribute to, or make appreciable the value of the asset in question. HE acknowledges that the checklist is non-exhaustive and that not all attributes will apply in all cases.

- 10.25** The current assessment has regard to the HE checklist, and the guidance in general, but, in the interests of being proportionate to the effects that would occur, only discusses attributes of setting where these are found

<sup>7</sup> DCLG: Department for Communities and Local Government (2014). Planning Practice Guide, Para 40

<sup>8</sup> DCLG: Department for Communities and Local Government (2014). Planning Practice Guide, Para 13

<sup>9</sup> DCLG: Department for Communities and Local Government (2012). National Planning Policy Framework, 56

<sup>10</sup> Historic England (2015). Good Practice Advice Note 3: Setting, 4.

<sup>11</sup> Historic England (2015). Good Practice Advice Note 3: Setting, 7.



# BURIED HERITAGE (ARCHAEOLOGY) & BUILT HERITAGE Appendices

to contribute to the value of the asset. Similarly, in many cases effects upon setting are 'less than substantial' and are not significant. As such, it is not always necessary or appropriate to propose mitigation or enhancement measures. If relevant, mitigation and enhancement measures are identified as part of this assessment.

**10.26** The final bullet point set out in the HE guidance does not apply to this assessment as the monitoring of decision outcomes can only be undertaken once the planning decision in question has been made.

## Harm

**10.27** Developments can cause harm to heritage assets both through direct physical effects upon particular assets and/or through indirect effects on the setting of cultural heritage assets.

**10.28** The NPPF, where designated heritage assets are concerned, requires a judgement to be made as to the level of harm that could be caused to heritage assets by development. It requires us to indicate whether that harm would be 'substantial' or 'less than substantial', and the level of harm predicted establishes the planning test to be applied.

**10.29** Harm is defined by HE as:

*"Change for the worse, here primarily referring to the effect of inappropriate interventions on the heritage values of a place."*<sup>12</sup>

**10.30** The NPPG notes that:

*"What matters in assessing if a proposal causes substantial harm is the impact on the significance of the heritage asset"*.<sup>13</sup>

**10.31** The NPPG notes that the 'substantial' harm is a 'high test' and that as such it is unlikely to result in many cases<sup>14</sup>.

**10.32** Direct effects cause a reduction or loss of cultural value or heritage significance because the physical alteration of the site, monument, building or feature reduces its evidential value and its ability to inform this and future generations about our past. If the physical effect materially alters the appearance of the heritage asset it may effect on its aesthetic value.

**10.33** Conversely, adverse indirect effects on setting commonly reduce the aesthetic value of the cultural heritage asset; but in some special cases can reduce the evidential value of a building or monument, principally by interrupting, or in severe cases completely obstructing, some designed-in view to or from the asset or by adversely affecting the ability of the observer to appreciate the heritage value of the asset. Such an effect upon setting would reduce the information content, and thus the overall cultural value of the asset.

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<sup>12</sup> Historic England (2008). Conservation Principles, 71.

<sup>13</sup> DCLG: Department for Communities and Local Government (2014). Planning Practice Guide, Para 17.

<sup>14</sup> DCLG: Department for Communities and Local Government (2014). Planning Practice Guide, Para 17

# ES Volume II: Technical Appendices

## Appendix 10.4: Site Walkover



# BURIED HERITAGE (ARCHAEOLOGY) & BUILT HERITAGE

## Appendix 10.4

### Site walkover

- 10.34** A walkover of the site was undertaken on 24<sup>th</sup> May 2017. The conditions were bright, sunny and warm. Transects were walked over the entire site.
- 10.35** The site forms a parcel of agricultural land which, at the time of visiting, contained crops up to knee height (Plates 1 – 3). The site forms an irregular shape which is divided into two portions due to a large linear trench which runs north to south and then dog-legs to the east (Plate 4). The periphery of the site is bound by high hedge rows to the south-east, south-west and west. A Tesco Superstore and its access road are situated to the north of the site and the A41 followed by open fields lie to the west. The site, as a whole, is very flat.
- 10.36** The north-western corner of the site showed signs of temporary works in the area with the presence of a gravel track and building debris (Plate 5). It was thought this was either the remains of the land belonging to the farm that once stood in the area, or the remains of a compound area in connection with the construction of the Tesco Superstore. Two concrete manhole rings were visible above ground in a north-south alignment towards the eastern boundary of the site (Plate 2). This was presumably the result of the new sewer pipeline that was installed in 2010 and monitored by a watching brief (site 235).
- 10.37** No previously unidentified heritage assets were identified during the walkover survey. Nor were any areas of truncation noted, with the exception of the gravel track. It should be noted that the height of the crop at the time of the walkover limited the visibility of any topographic features that may be present within the site.

# ES Volume II: Technical Appendices

## Appendix 10.5: Plates and Figures