

Site/Project Name: **Oxford, Magdalen College Wall**
 Site Code: OXMAGW09
 Site/Project Type: Watching Brief and Building Recording
 Year(s): 2009
 Accession Number: OXCMS:2009.48

Record Group	Contents	Comments	Box/File Number
	INTRODUCTION WSI Listed Building Consent Supporting Documentation for Wall Repairs	9 sheets 6 sheets 3 double sided sheets	Box 1 File 1
A	REPORT Watching Brief and Building Recording Report OASIS Form Printout	1 bound copy 3 sheets	Box 1 File 2
B.	PRIMARY CONTEXT DATA A4 Building Recording Notes Contractors Plan	4 sheets 1 sheet	Box 1 File 3
D	CATALOGUE OF PHOTOGRAPHS Black and White Photographic Records Sheet Digital Photographic Records Sheet (original)	2 sheets 2 sheets	Box 1 File 4

SCAN PDF

FILMING INSTRUCTIONS

Submitter OASouth

No. of CD copies: 3

Headings

Site information

Line 1: [OASouth] County:[Oxfordshire] Parish:[Oxford] Site:[Magdalen College Wall]

Site code[OXMAGW 09]

Line 2: Excavators name[MUNBY J]

Line 3:

Classification of material

Tick if present

Classification of material	Tick if present
Index to archive	<input checked="" type="checkbox"/>
Introduction	<input type="checkbox"/>
A:Final Report	<input type="checkbox"/>
A:Publication Report	<input type="checkbox"/>
B:Site Data – Text: Diary/Daybook/Fieldnotes	<input type="checkbox"/>
B: Site Data – Text: General Summaries	<input type="checkbox"/>
B: Site Data – Text: Primary Context Records	<input type="checkbox"/>
B: Site Data – Text: Synthesised Context Records	<input type="checkbox"/>
B: Site Data – Text: Survey Reports	<input type="checkbox"/>
B: Site Data – Text: Catalogue of Drawings	<input type="checkbox"/>
B: Site Data – Text: Primary Drawings	<input type="checkbox"/>
B: Site Data – Text: Synthesised Drawings	<input type="checkbox"/>
C: Finds Data – Text: Primary Finds Data	<input type="checkbox"/>
C: Finds Data – Text: Synthesised Finds Data	<input type="checkbox"/>
C: Finds Data – Text: Specialist Reports	<input type="checkbox"/>
C: Finds Data – Text: Box/Bag List	<input type="checkbox"/>
D: Catalogue of Photos/Slides/Videos/X--rays	<input type="checkbox"/>
E: Environmental/Ecofact Data: Primary Records	<input type="checkbox"/>
E: Environmental/Ecofact Data: Synthesised Records	<input type="checkbox"/>
E: Environmental/Ecofact Data: Specialist Reports	<input type="checkbox"/>
F: Documentary	<input type="checkbox"/>
F: Press and Publicity	<input type="checkbox"/>
G: Correspondence	<input type="checkbox"/>
H: Miscellaneous	<input type="checkbox"/>

OXFORD, MAGDALEN COLLEGE WALL

OXMAGW09

Box 1 File 1

INTRODUCTION



SCAN PDF

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Magdalen College

**Presidents Lodgings Garden Wall
Magdalen College
Oxford**

NGR: SP 5208 0628

**Written Scheme of Investigation for a Building Survey and
Archaeological Watching Brief**

1 Introduction

- 1.1 A Listed Building Application has been submitted by Magdalen College for the demolition and reconstruction of a 16 m length of the Presidents Lodging Garden Wall at Magdalen College, High Street, Oxford (Planning Ref. 09/00201/LBD).
- 1.2 As part of the granting of the application conditions were attached requiring the wall to be photographically recorded prior to demolition and that an archaeological watching brief be maintained during the period of below ground disturbance (Oxfordshire Architectural and Historical Society, Listed Buildings Sub-committee, 2009) (Planning Ref; 09/00202/FUL).
- 1.3 This document details how Oxford Archaeology (OA) will implement the requirements of these conditions. The first part is site specific while the Appendices detail general OA standards and procedures.

2 Location, geology and topography

- 2.1 The Presidents Lodging is located on the north-western edge of the college (NGR: SP 5208 0628). The garden is situated to the north of the Lodging and forms a rectangular area enclosed by stone walls. The site of the proposed building work forms part of the northern wall of the garden and is bounded to the north by the deer path running around the southern edge of Magdalen grove (the deer park) and to the south, west and east by gardens.
- 2.2 The site lies on level ground at approximately 59 m OD. The underlying geology is 1st Terrace River Gravel (BGS Sheet 236).

3 Archaeological and historical background

- 3.1 The following is a summary of a history of the college grounds taken from Oxoniensia Vol. LXIII.
- 3.2 The ground now known as the Grove had belonged in the late 12th century to

- Hugh de Malaunay, who granted it together with the meadow formerly known as Cowlake or great Mead to the Hospital of St. John the Baptist. The hospital originally stood on the western edge of this land facing the city wall and the graveyard of St. Peter's in the east. Henry III acquired the land in 1231 and gave it and half of the Garden of the Jews to the refounded hospital, which was then rebuilt near the Cherwell and Pettypont bridge in the south-eastern corner of the college site. Bishop Waynflete acquired the decayed hospital to found his college but did not replace the buildings in the first 10 years.
- 3.3 As part of the process to define and defend the college which lay outside the city walls, the construction of the Long Wall was begun in 1467. This wall still bounds the college grounds to the west and north.
 - 3.4 By the time of the printing of the Agas map in 1578 the college quadrangle has been built with a row of buildings (including the site of the Presidents Lodging) running off to the west, with gardens running northwards towards the grove. The line of the deer path to the north of the garden has already been established.
 - 3.5 During the first English Civil War Charles I had occupied Oxford and after the battle of Edgehill "the ordinance and great guns were driven into Magdalen College Grove, about 26 or 27 pieces with all their carriages". Between 1642 to 1645 the grove was the headquarters of the royal ordnance with engineers setting up workshops, forges and foundries. Several areas of the long wall have fire reddened areas of limestone possibly due to this activity.
 - 3.6 On the Loggan map of 1675 no evidence for the civil war defences are shown. The range of buildings to the west of the Quadrangular (including the site of the Presidents Lodging) have expanded and the gardens are shown as enclosed by high walls together with evidence of formal landscaping. The eastern side of the grove is occupied by formal gardens including fishponds and a bowling green.
 - 3.7 In the 1720s the first mentions of deer start to appear in the college accounts including "£1 4s. 0d for hay for feeding the deer" and "a basket for the use of the deer, 1s. 4d. By the late 18th-century there are regular payments to individuals for looking after and culling the deer. It is probable
 - 3.8 By Taylor's map of Oxford in 1750 a range of new buildings has been built north of the quadrangle and the formal gardens established in the grove have shrunken in size and number. The row of buildings, their courtyards and gardens facing Bridge Street survive almost unchanged. In 1825 the college ordered that the grove be separated from the New Buildings by a sunk fence instead of an iron railing.
 - 3.9 By the time of the printing of the 1876 OS map of Oxford the row of buildings facing Bridge Street have been mostly demolished and the current Presidents Lodging has been built. Although the majority of the garden walls associated with these building have disappeared the wall running along the southern edge of the grove has survived.

4 Aims

- 4.1 To record the presence or absence, extent, condition, character, quality and date of any archaeological remains within the area affected by development.
- 4.2 To produce a photographic record of the wall prior to its demolition.
- 4.3 To signal, before the destruction of the material in question, the discovery of a significant archaeological find, for which the resources allocated are not sufficient to support a treatment to a satisfactory and proper standard.
- 4.4 To make available the results of the investigation.

5 Methodology

Archaeological watching brief

- 5.1 The watching brief will be maintained during the period of all ground works that may affect or reveal archaeological deposits. This will include monitoring the removal of the existing wall below ground level and any excavations associated with the proposed new slab foundation.
- 5.2 Excavation of archaeological features will be undertaken to fulfil the basic objective of retrieval of archaeological data affected by the works. In the event that Human remains are discovered, OA will obtain the necessary burial licence from the Home Office and remove the remains to established OA practises and with due care and respect.
- 5.3 In the event of significant archaeological remains being discovered, for which the resources allocated are not sufficient to support a treatment to a satisfactory and proper standard, all groundworks with the potential to effect this archaeology will be halted until a suitable mitigation strategy has been agreed with the City Archaeologist and implemented by the attending Archaeologist(s).
- 5.4 The main contractor on site will allow sufficient time and working space for the attending Archaeologist(s) to carry out any agreed mitigation procedures requested by the City Archaeologist. Depending on the nature and significance of these remains, recording to full excavation standards may be necessary, but will be undertaken in such a way as to minimise any delays the main contractor's work program.
- 5.5 All features and deposits will be issued with unique context numbers, and context recording will be in accordance with the established OA *Field Manual* (OAU 1992). All contexts, and any small finds and samples from them will be allocated unique numbers. Bulk finds will be collected by context. Colour transparency and black-and-white negative photographs will be taken of all trenches and archaeological features.
- 5.6 Provision will be made for taking environmental/organic samples in accordance

- with OA Environmental procedures (OA 2000).
- 5.7 Site plans will be drawn at an appropriate scale (normally 1:50 or 1:100) with larger scale plans of features as necessary. Section drawings of features and sample sections of trenches will be drawn at a scale of 1:20. Full trench sections will be drawn only if complex stratigraphy is present.
- 5.8 The project will be carried out by a suitably qualified OA supervisor, under the direction of a Project Manager and overall direction of Dan Poore, OA Head of Fieldwork.
- 5.9 The watching brief will be monitored by David Radford, Oxford City Archaeologist.

Recording of wall

- 5.10 Prior to the demolition and reconstruction of the wall a record of the existing wall will be produced. The main element of this recording will be a series of black and white photographs which will each be printed to archive standard at 10" x 8". These will largely be taken flat onto the wall and they will cover all visible parts of the wall. In addition outline annotations will be made to an existing metric survey of the wall to interpret the phasing and features within the wall. This will be intended to increase understanding of the development of the wall and will show the main constructional phases but it will not be a stone-by-stone record of the wall. A textual description of the wall will also be produced to detail its character and the main features within it.

6 Report and archive

- 6.1 A report of the findings will be produced within four weeks of the completion of fieldwork. The content and style of the report will be as defined in Appendix 8.
- 6.2 The report will include a short summary description of the existing wall, prior to its demolition, and an outline assessment of the principal features and 'phasing' within the fabric of the wall. The report will also contain a small number of photographs of the existing wall but it will not include detailed elevations of the above ground structure.
- 6.3 The site archive will be created in accordance with the guidelines published in *Guidelines for the Preparation of Excavation Archives for Long-term Storage* (UK Inst. for Conservation 1990) and standards in the *Museum care of Archaeological Collections* - see Appendix 8. The project archive will ultimately be deposited with Oxfordshire Museums Service.
- 6.4 Two copies of each of the photographs of the existing wall will be deposited with the Centre for Oxfordshire Studies together with two copies of a plan showing the direction and location of each photograph taken. A summary of the project and its results will be published in *South Midlands Archaeology*.

7 Health and Safety

7.1 OA will comply with all relevant health and safety legislation.

8 General

8.1 Appendices 7, 8 and 11 are relevant.

9 References

IFA, 2008 *Standard and Guidance for Archaeological Watching Briefs*

OA, 2002 *Exeter College, Oxford. Staircases 4 and 5, Basement Works. Archaeological Watching Brief*

OAU, 1992 *Field Manual (ed D Wilkinson)*

Stean John, 1998 *The Grounds of Magdalen College 1480-1880 (Oxoniensia Vol. LXIII, p 91 – 104)*

Oxford Archaeology
May 2009

OA Standard Fieldwork Methodology Appendices

The following methods and terms will apply, where appropriate, to all OA fieldwork unless varied by undertakings specified in a detailed Written Scheme of Investigation.

7 WATCHING BRIEFS

- 7.1 Ground disturbances (demolition, general site strip and levelling, reduction for roads, excavation for service trenches and foundation trenches) will be monitored by an archaeological supervisor assisted, where necessary, by archaeological technicians and under the overall guidance of a project manager.
- 7.2 All archaeological features and deposits exposed will be recorded.
- 7.3 Where only the tops of features or deposits are exposed, these will be located on a site plan, planned, and recorded by written description and by photographs.
- 7.4 Visible artefacts will be collected in order to assist in the dating of features and deposits.
- 7.5 Where trenches are excavated through cut features (pits, ditches, etc.) and vertical stratigraphy is not present, the features will be recorded in section with appropriate collection of finds.
- 7.6 Where ground disturbance exposes stratified remains or significant features, the archaeologist will excavate by hand and record these.
- 7.7 The archaeological curator will be advised at the earliest opportunity of any archaeological features or deposits that appear worthy of preservation *in situ*.
- 7.8 On completion of the fieldwork the site archive will be compiled and security copied.
- 7.9 Proposals for analysis and publication will be determined in the light of the results of the fieldwork.

RECORDING

- 7.10 All on-site recording will be undertaken in accordance with the *OA Field Manual* (ed. D Wilkinson 1992).
- 7.11 A continuous unique numbering system will be operated. Written descriptions will be recorded on proforma sheets comprising factual data and interpretative elements.
- 7.12 Plans will normally be drawn at 1:50 but in urban or deeply stratified sites a scale of 1:20 will be used. Detailed plans will be at an appropriate scale. Burials will be drawn at 1:10.
- 7.13 A register of plans will be kept.
- 7.14 Sections of features or trenches showing stratigraphy will be drawn at 1:20 or 1:10.
- 7.15 A register of sections will be kept.
- 7.16 All sections will be tied in to Ordnance Datum if possible or into the contractors TBM.
- 7.17 A black and white and colour (35 mm transparency) photographic record, illustrating in both detail and general context the principal features and finds discovered will be maintained. The

photographic record will also include working shots to illustrate more generally the nature of the archaeological work.

- 7.18 Photographs will be recorded on OA Photographic Record Sheets.
- 7.19 All identified finds and artefacts from stratified archaeological deposits will be retained, although certain classes of building material or post medieval pottery may sometimes be discarded after recording if an appropriate sample is retained.

8 EVALUATION AND WATCHING BRIEF REPORTS

- 8.1 Style and format of the report will be determined by OA, but will include as a minimum the following:
- A location plan of trenches and/or other fieldwork in relation to the proposed development.
 - Plans and sections of features as appropriate located at an appropriate scale.
 - A section drawing showing depth of significant deposits (if encountered) including present ground level with Ordnance Datum, vertical and horizontal scale.
 - A summary statement of the results.
 - A table summarising per trench the features, classes and numbers of artefacts contained within, spot dating of significant finds and an interpretation.
 - A reconsideration of the methodology used, and a confidence rating for the results.
 - An interpretation of the archaeological findings within both the site and their wider landscape/townscape setting.

8.2 Copies of the report will be supplied to the client and the Archaeological Officer monitoring the works. Copies of the report will also be supplied to the County Sites and Monuments Record on the understanding that it will become a public document after an appropriate period of time (normally six months).

8.3 If the evaluation works generate archaeological results of importance which merit wider publication, the client will be consulted about further arrangements.

ARCHIVES

- 8.4 The site archive, including finds and environmental material, will be ordered, catalogued, labelled and conserved and stored according to the UKIC Guidelines for the preparation of excavation archives for long-term storage.
- 8.5 The site archive will be prepared to at least the minimum acceptable standard defined in Management of Archaeological Projects 2, English Heritage 1991.
- 8.6 The site archive will be microfilmed by the RCHME National Archaeological Record as a safeguard against the accidental loss and the long-term degeneration of paper records and photographs.
- 8.7 The site archive will be deposited with the relevant receiving Museum at the earliest opportunity unless further archaeological work on the site is expected within one year of completion of the archive. The OA will advise the landowner that any artefacts resulting from the project work should be given to the relevant Museum.

11 GENERAL

- 11.1 The requirements of the Brief will be met in full where reasonably practicable.
- 11.2 Any significant variations to the proposed methodology will be agreed with the local authority's archaeological representative in advance.

- 11.3 The scope of work detailed in the main part of the Written Scheme of Investigation is aimed at meeting the aims of the project in a cost-effective manner. Oxford Archaeology attempts to foresee possible site-specific problems and resource these. However there may be unusual circumstances which have not been included in the costing and programme.
- Unavoidable delays due to extreme bad weather, vandalism, etc.
 - Complex structures or objects, including those in waterlogged conditions, requiring specialist removal.
 - Extensions to specified trenches or feature sample sizes requested by the archaeological curator.
 - Trenches requiring shoring or stepping, ground contamination, unknown services, poor ground conditions requiring additional plant, specialist reinstatement of surfaces (i.e. tarmac, turf).

HEALTH AND SAFETY and INSURANCE

- 11.4 All work will be carried out to the requirements of *Health and Safety at Work, etc. Act 1974*, *The Management of Health and Safety Regulations 1992*, the SCAUM (Standing Conference of Archaeological Unit Managers) H & S manual *Health and Safety in Field Archaeology 1991*, the OA Health and Safety Policy, and any main contractors requirements.
- 11.5 A copy of the OA's Health and Safety Policy is available on request. OA will require copies of the H & S policies of all other contractors and operators present on site in compliance with *The Manual of H & S Regulations 1992*.
- 11.6 The OA holds Employers Liability Insurance, Public Liability Insurance and Professional Indemnity Insurance. Details will be supplied on request.
- 11.7 The OA will not be liable to indemnify the client against any compensation or damages for or with respect to:
- Damage to crops being on the Area or Areas of Work (save in so far as possession has not been given to the Archaeological Contractor);
 - The use or occupation of land (which has been provided by the Client) by the Project or for the purposes of completing the Project (including consequent loss of crops). Interference whether temporary or permanent with any right of way, light, air or water or other easement or quasi easement which are the unavoidable result of the Project in accordance with the Agreement;
 - Any other damage which is the unavoidable result of the Project in accordance with the Agreement;
 - Injuries or damage to persons or property resulting from any act or neglect or breach of statutory duty done or committed by the client or his agents, servants or their contractors (not being employed by Oxford Archaeology) or for or in respect of any claims demands proceedings damages costs charges and expenses in respect thereof or in relation thereto.

COPYRIGHT and CONFIDENTIALITY

- 11.8 Oxford Archaeology will retain full copyright of any commissioned reports, tender documents or other project documents, under the Copyright, Designs and Patents Act 1988 with all rights reserved; excepting that it will provide an exclusive licence to the client in all matters directly relating to the project as described in the Written Scheme of Investigation.
- 11.9 Oxford Archaeology will assign copyright to the client upon written request but retains the right to be identified as the author of all project documentation and reports as defined in the Copyright, Designs and Patents Act 1988 (Chapter IV, s.79).
- 11.10 OA will advise the client of any such materials supplied in the course of projects that are not OA's copyright.

- 11.11 OA undertakes to respect all requirements for confidentiality about the client's proposals provided that these are clearly stated. It is expected that such conditions shall not unreasonably impede the satisfactory performance of the services required. OA further undertake to keep confidential any conclusions about the likely implications of such proposals for the historic environment. It is expected that clients respect OA's general ethical obligations not to suppress significant archaeological data for an unreasonable period.

OA STANDARDS AND PROCEDURES

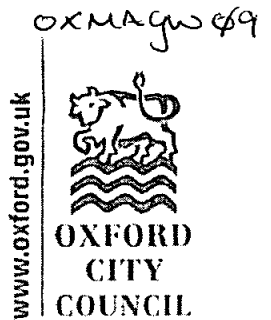
- 11.12 OA shall conform to the standards of professional conduct outlined in the Institute of Field Archaeologists' Code of Conduct, the IFA Code of Approved Practice for the Regulation of Contractual Arrangements in Field Archaeology, the IFA Standards and Guidance for Field Evaluations, Desk Based Assessments, etc. and the British Archaeologists and Developers Liaison Group Code of Practice.
- 11.13 OA is a member of the Institute of Environmental Assessment and the Council for British Archaeology.
- 11.14 Project Directors normally will be recognised in an appropriate Area of Competence by the IFA. For more extensive and complicated evaluation projects especially where they are part of large-scale programmes of work in historic urban centres, the procedures outlined in English Heritage's *Management of Archaeological Projects* 2nd Edition 1991 (MAP 2) will be followed for immediate post-field archive preparation and initial assessment. Agreement to then be reached, in collaboration with the local authority's archaeological representative, about what aspects will need to be taken forward to provide a report in the required format containing the information needed for planning purposes.

Planning Services
Planning Control and Conservation

E: planning@oxford.gov.uk F: 01865 252144

Ramsay House
10 St. Ebbe's Street
Oxford OX1 1PT

Switchboard: 01865 249811



Magdalen College
Mr Ian Stokes
Magdalen College
High Street
Oxford
Oxfordshire
OX1 4AU

Date: 2nd April 2009
Your ref:
My ref: 09/00201/LBD
Please ask for: Sarah Billam
Extension: 2640
Direct Dial: 01865 252640

Dear Sir/Madam

APPLICATION NO: 09/00201/LBD

REGISTERED: 4th February 2009

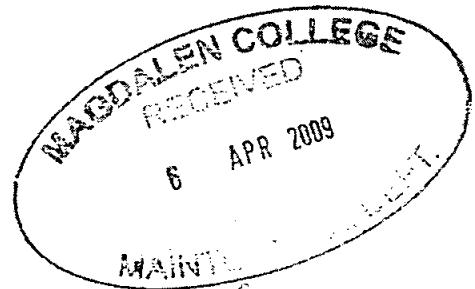
PROPOSAL: Listed Building Consent for dismantling and rebuilding sections of rubble stone wall, reusing best of materials where possible, amounting to some 16M in total, fronting rear path to rear of presidents lodgings, incorporating new retaining wall and foundations.

LOCATION: Magdalen College High Street Oxford

Your application described above was considered by this planning authority on 30th March 2009. This authority resolved to be minded to approve the application with conditions, (draft copy of conditions attached) and has referred it to the Government Office for the South East (GOSE) for vetting as the proposals concern a Grade I listed building. Your application therefore stands deferred until clearance is given by GOSE, usually within 28 days, after which officers have been granted delegated powers to issue the decision notice.

Yours faithfully

Sarah Billam
Historic Buildings and Conservation



Other

COPIES OF NOTICE

Copy of Decision Notice with compliment slip to:-

English Heritage Yes/No - Date

No. of Copies

Government Office for the SE Yes/No - Date

Reference:-

6 Statutory Societies:AMS, CBA, PAB, VIC, GGR, C20 Yes/No - Date

**Recommendation: MINDED TO APPROVE -
REFER TO GOVERNMENT OFFICE OF THE SOUTH EAST**

REASONS FOR APPROVAL:

- 1 The Council considers that the proposal, subject to the conditions imposed, would accord with the special character, setting, features of special architectural or historic interest of the listed building. It has taken into consideration all other material matters, including matters raised in response to consultation and publicity.

CONDITIONS/REASONS:

- 1 The works permitted shall be begun not later than the expiration of three years from the date of this consent.

Reason: In accordance with Section 18(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990.

- 2 Unless specifically excluded by subsequent conditions the works permitted shall be carried out strictly in accordance with the terms of, and subject to, the conditions attached to this consent and in compliance with the details specified in the application and the submitted/amended plans accompanying this consent and stamped "Approved". Any departure from the approved drawings or conditions attached to this consent shall first be approved in writing by the Local Planning Authority in consultation with English Heritage or others where appropriate.

Reason: As Listed Building/Conservation Area consent has been granted only in respect of the application as approved, to ensure that the development takes the form envisaged by the Local Planning Authority when determining the application and to allow the Local Planning Authority to further consider any proposed departure from the approved drawings/conditions.

- 3 Seven days notice in writing of the commencement of works on site shall be given to the Conservation Section, Ramsay House, 10 St Ebbes Street, Oxford OX1 1PT.

Reason: To provide an opportunity for an inspection of the works by the Local Planning Authority.

- 4 Written Notice of the intended completion on site of the contract for the works hereby granted Listed Building consent shall be given to the Conservation Section, Ramsay House, 10 St Ebbes Street, Oxford OX1 1PT.

Reason: To allow a final inspection of the completed works by the Local Planning Authority.

- 5 Written Notice of the intended completion on site of the contract for the works hereby granted Listed Building consent shall be given to the Conservation Section, Ramsay House, 10 St Ebbes Street, Oxford OX1 1PT.

Reason: To allow a final inspection of the completed works by the Local Planning Authority.

- 6 After works are completed any damage caused by such works shall be made good to a standard agreed by the Local Planning Authority and before the contract of works hereby approved is completed.

Reason: To preserve the character of the building.

- 7 The demolition of the stonewall front the Deer path shall not take place until the applicant has secured a programme of architectural recording of the entire wall by measurement, drawing and photography before the work commences in site. The photographs shall be in black and white, printed to archive standard, to a measurement of 254mm x 203,, (10 x 8 inches). 2 copies of each of the photographs and plans, marked and cross referenced to show the area photographed and the direction from which the photographs were taken, shall be submitted to the Local Planning Authority for the Council's archive and onward deposit to the Centre for Oxfordshire Studies, or its equivalent.

Reason: In order to preserve by record the stonewall fronting the Deer Park to the rear of the President's lodgings that will be affected by the works hereby granted permission.

- 8 The existing stone wall shall be carefully dismantled by hand and the stone carefully cleaned off and set aside under cover for re-use in the proposed rebuilding of the wall. Should additional stone be required then this should be carefully matched the existing in terms of size, colour and texture.

Reason: To ensure the preservation and protection of original, weathered materials and features of historic interest and their reinstatement as part of this contract and to protect the visual appearance and character of the historic setting of the listed buildings and historic park and garden.

- 9 The new mortar to be used shall be lime mortar in accordance with a specification to be submitted to, and approved in writing by, the Local Planning Authority before the work commences on site and only the approved mix shall be used. In addition, the pointing shall be flush with the stone surface and stiff bristle brushed when nearly dry to reveal the grits. The pointing shall not stand proud of the stone surface or be smoothed to form 'ribbon' pointing.

Reason: To ensure a satisfactory appearance of the new structure and in the interests of the special character and appearance of the listed buildings and historic park and garden.

- 10 A sample panel of brickwork/stonework shall be pointed to agree the colour, texture and finish of the mortar. The approved sample shall represent the minimum standard and any pointing shall at least match the standard of the sample, to the satisfaction of the Local Planning Authority.

Reason: To safeguard the special interest of the listed building.

- 11 Notwithstanding the details submitted and before the development commences on site further details of the joint line between the new and old sections of wall shall be submitted to and approved in writing by the local authority.

Reason: To enable the local planning authority to give further consideration to the external appearance of the approved works in the interests of visual amenity.

- 12 No development shall take place until the applicant, or their agents or successors in title, have secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation which has been submitted by the applicant and approved by the planning authority.

The archaeological investigation should take the form of a watching brief and be undertaken by a professionally qualified archaeologist.

Reason: Because the development may have a damaging effect on known or suspected elements of the historic environment of the people of Oxford and their visitors, including potentially post medieval remains.

POLICIES:

Oxford Local Plan 2001-2016:

DC Officer | Sarah Billam |

Date | 30.03.2009 |

Head of Service | |

Date | |

HUMAN RIGHTS ACT 1998

I have considered the implications of the Human Rights Act 1998 in reaching my recommendation to:

grant subject to conditions

refuse

GOSE

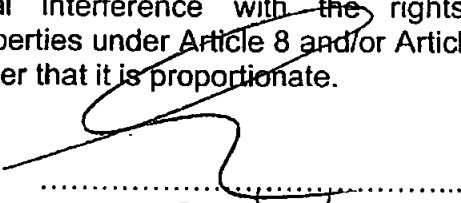
planning permission

listed building consent

advertisement consent

conservation area consent

I have considered the potential interference with the rights of the owner/occupiers of surrounding properties under Article 8 and/or Article 1 of the First Protocol of the Act and I consider that it is proportionate.

Case Officer Signed: 
Date: 30/3/09

Proper Officer Signed: _____
Date: _____

FLOWCHART FOR DECISION MAKING AFFECTING CONVENTION RIGHTS

(notes refer to the Decision Making Record Sheet)

04 FEB 2009

OXNAC 1/19
09/00201/LBD
09/00202/FULL

REBUILDING OF PRESIDENTS LODGINGS GARDEN WALL

SUPPORTING INFORMATION

The garden wall to the Presidents Lodgings Garden is of dry-stone construction dating circa 1880 or before. It is constructed in three sections running along the east and north boundaries to the garden, with a fourth section to the north wall being an extension to the west past St Swithun's Quad.

For the purposes of investigating and surveying the wall it has been split into 4 sections, and numbered as such on the attached drawings.

Over the last one hundred and thirty plus years section 2 of the wall is believed to have deflected up to 255mm out of plumb. It is believed that the last round of repairs on the wall were carried out six years ago, and between 5 and 15mm of movement has occurred since that time.

There is also a bulge in the wall which is believed to have been caused by outward pressure, or inadequate bearing capacity of the wall foundations.

At the joint line of section 2 at the interface with the east wall the top of the north wall has moved out by around 80mm from the line of the end of the east wall. The joint has been in-filled with mortar, however there are signs of movement since the joint wall in-filled.

The joint has been filled with cement mortar, as has much of the re-pointing over the years with inappropriate repairs.

Section 2 of the wall is 14.30m long to a point where it reduces in height by 860mm.

The second section of wall is approximately 400mm thick and its height on the outer elevation is around 3750mm and on the inner elevation 2280mm, retaining approximately 1470mm of ground inside the Lodgings garden.

On the garden side of the wall there is a terrace area formed with York stone paving slabs. The width of this terrace being approximately 5m plus a sloping embankment.

The dry-stone walls to the Lodgings Garden were constructed as enclosing walls to form a walled garden area. The general ground level around the Lodgings is level, but within the garden area the ground level has been raised against the north boundary by 1.47m so as to form a raised terrace area.

When the wall was originally built there would have been no mortar pointing to the joints on the north face of the wall. Over time the face has been completely pointed. It is not believed that the pointing has added to the deflection problems.

A structural engineer has surveyed the wall and presented the findings to the College in his report. The Structural Report predicts that the wall will eventually fail, although

no timescale can be determined. The major health and safety risk of unexpected collapse is identified, which would not be picked up from ongoing monitoring, and there is a greater chance of unexpected collapse than further gradual movement.

PROPOSAL

This application proposes, following the demolition of section of dry-stone wall (see separate Listed Building Consent application) to rebuild the wall reusing materials set aside from the demolition works.

The section of wall to be rebuilt is section 2 as shown on drawing 0363 - 01 and approximately 2m² of section 3 to straighten and realign the wall.

The rebuilding works will include a new concrete foundation and toe, and retaining wall to the garden side of the wall, faced in reclaimed stone to the north face, up to the level of the earth bank behind, where the wall will be rebuilt complete to the original level.

Whilst the original wall is unlikely to have been pointed, all remaining sections are pointed, and for strength and durability, and to match the existing sections, it is proposed to point the rebuilt section of the wall with lime mortar.

SEQUENCE OF OPERATIONS

Excavate to construct a new reinforced slab foundation, wall base and retaining wall along the length of the section of wall to be rebuilt.

Existing drains and cable ducts/pits to be protected on both a temporary and permanent basis.

Stone drain to be formed back of wall with weep holes through the wall.

Re-build wall using stone set aside for reuse from demolition works, with lime mortar to dress retaining wall, facing stone to be tied back into new retaining wall with stainless steel ties.

Approximately 2300mm height of wall to be reconstructed on top of new stone faced reinforced wall in lime mortar.

Re-bed copings and relay stone slabs to terrace.

Make good the tarmac surface to the footpath.

Reinstate any lights and fittings to wall.

Remove diversion of footpath.

See attached drawing 0363 - 02 for additional design details. Depending upon actual ground and foundation conditions found upon demolition of wall, it may be possible to reduce the design size of the foundation and/or the projecting nib on the toe.

DESIGN AND ACCESS STATEMENT

As the movement on the wall creates a health and safety risk, the College will have to very soon make a judgement on closing the adjacent path, which is the main access from Longwall Street, Grove Buildings and the Auditorium to the main site, the meadows and walks.

The footpath will need to be closed on a temporary basis to provide a safe working environment for the demolition and rebuilding works, and will be opened up as soon as the works are complete.

TREES

The Great Plane Tree located between New Buildings and the President's Lodgings was planted in 1801. The Head Gardener of Magdalen College has inspected the site, reviewed the proposals, and advised that, although surface roots may be found within the area of the excavations for the new foundations, there is unlikely to be any substantial root system found and the removal of surface roots will not have a detrimental impact on the tree itself.

No surface root systems were found when the trial pit was excavated.

ASSOCIATED APPLICATIONS

A Listed Building Application has been submitted in conjunction with this application to demolition of section two of the wall.

DEMOLITION (AND REBUILD) OF PRESIDENTS LODGINGS GARDEN WALL

SUPPORTING INFORMATION

The garden wall to the Presidents Lodgings Garden is of dry-stone construction dating circa 1880 or before. It is constructed in three sections running along the east and north boundaries to the garden, with a fourth section to the north wall being an extension to the west past St Swithun's Quad.

For the purposes of investigating and surveying the wall it has been split into 4 sections, and numbered as such on the attached drawings.

Over the last one hundred and thirty plus years section 2 of the wall is believed to have deflected up to 255mm out of plumb. It is believed that the last round of repairs on the wall were carried out six years ago, and between 5 and 15mm of movement has occurred since that time.

There is also a bulge in the wall which is believed to have been caused by outward pressure, or inadequate bearing capacity of the wall foundations.

At the joint line of section 2 at the interface with the east wall the top of the north wall has moved out by around 80mm from the line of the end of the east wall. The joint has been in-filled with mortar, however there are signs of movement since the joint wall in-filled.

The joint has been filled with cement mortar, as has much of the re-pointing over the years with inappropriate repairs.

Section 2 of the wall is 14.30m long to a point where it reduces in height by 860mm.

The second section of wall is approximately 400mm thick and its height on the outer elevation is around 3750mm and on the inner elevation 2280mm, retaining approximately 1470mm of ground inside the Lodgings garden.

On the garden side of the wall there is a terrace area formed with York stone paving slabs. The width of this terrace being approximately 5m plus a sloping embankment.

The dry-stone walls to the Lodgings Garden were constructed as enclosing walls to form a walled garden area. The general ground level around the Lodgings is level, but within the garden area the ground level has been raised against the north boundary by 1.47m so as to form a raised terrace area.

When the wall was originally built there would have been no mortar pointing to the joints on the north face of the wall. Over time the face has been completely pointed. It is not believed that the pointing has added to the deflection problems.

A structural engineer has surveyed the wall and presented the findings to the College in his report. The Structural Report predicts that the wall will eventually fail, although

no timescale can be determined. The major health and safety risk of unexpected collapse is identified, which would not be picked up from ongoing monitoring, and there is a greater chance of unexpected collapse than further gradual movement.

PROPOSAL

This application proposes demolition for section 2 and around 2m² of section 3 of the Lodgings garden wall for rebuilding (see separate Planning Application).

SEQUENCE OF OPERATION

Wisteria to be cut back as far as possible

Divert footpath using signage and barriers

Remove slabs from garden area

Provide scaffolding, support etc as per method statement

Take down wall using a mixture of hand and mechanical methods

Set aside materials for reuse

DESIGN AND ACCESS STATEMENT

As the movement on the wall creates a health and safety risk, the College will have to very soon make a judgement on closing the adjacent path, which is the main access from Longwall Street, Grove Buildings and the Auditorium to the main site; the meadows and walks.

The demolition works are only to support the rebuilding of the wall to make it and the pathway safe once again.

ASSOCIATED APPLICATIONS

A Planning Application has been submitted in conjunction with this application to rebuild the wall. The details of the rebuilding are covered within the planning application submission.

OXFORD, MAGDALEN College Wall

OXMAGW09

Box 1 File 2

A. REPORT



SCAN PDF

FILMING INSTRUCTIONS

Submitter OASouth

No. of CD copies: 3

Headings

Site information

Line 1: [OASouth] County:[Oxfordshire] Parish:[Oxford] Site:[Magdalen College Wall]

Site code[OXMAGW 09]

Line 2: Excavators name[MUNBY J]

Line 3:

Classification of material

Tick if present

Classification of material	Tick if present
Index to archive	
Introduction	
A:Final Report	✓
A:Publication Report	
B:Site Data – Text: Diary/Daybook/Fieldnotes	
B: Site Data – Text: General Summaries	
B: Site Data – Text: Primary Context Records	
B: Site Data – Text: Synthesised Context Records	
B: Site Data – Text: Survey Reports	
B: Site Data – Text: Catalogue of Drawings	
B: Site Data – Text: Primary Drawings	
B: Site Data – Text: Synthesised Drawings	
C: Finds Data – Text: Primary Finds Data	
C: Finds Data – Text: Synthesised Finds Data	
C: Finds Data – Text: Specialist Reports	
C: Finds Data – Text: Box/Bag List	
D: Catalogue of Photos/Slides/Videos/X--rays	
E: Environmental/Ecofact Data: Primary Records	
E: Environmental/Ecofact Data: Synthesised Records	
E: Environmental/Ecofact Data: Specialist Reports	
F: Documentary	
F: Press and Publicity	
G: Correspondence	
H: Miscellaneous	

OASIS DATA COLLECTION FORM:

England

[List of Projects](#) | [Manage Projects](#) | [Search Projects](#) | [New project](#) | [Change your details](#) | [HER coverage](#) | [Change country](#) | [Log out](#)

Printable version

OASIS ID: oxfordar1-91785

Project details

Project name	Oxford Magdalen College Wall
Short description of the project	Oxford Archaeology was commissioned to carry out an archaeological watching brief and building recording at Magdalen College, High Street, Oxford. The work was part of a condition attached to the granting of a Listed Building Application for the demolition and reconstruction of a 16m length of the president's Lodging Garden Wall. Over many years, the wall has begun to lean forward and bulge visibly towards the north. Measures such as iron supports and cement repair had been implemented over time but recently it had become evident that a more long term solution was required. Magdalen College proposed to dismantle the wall and rebuild it with the original stone, using materials such as lime mortar to bond, which is compatible with the historic fabric. The wall was photographed and recorded by Oxford Archaeology prior to demolition and an archaeological watching brief was maintained during the period of below ground disturbance. A later phase of construction was identified at the top of the wall however, due to weathering, repointing and the general poor condition of the face of the wall on both sides, no more phases were identified. The below ground watching brief revealed evidence of the wall's foundations but no earlier archaeological features.
Project dates	Start: 10-07-2009 End: 10-07-2009
Previous/future work	No / Not known
Any associated project reference codes	OXMAGW09 - Sitecode
Any associated project reference codes	OXCMS:2009.48 - Museum accession ID
Type of project	Building Recording
Site status	Listed Building
Current Land use	Other 6 - Land boundary
Monument type	NA None
Significant Finds	NA None
Methods & techniques	'Photographic Survey','Survey/Recording Of Fabric/Structure'
Prompt	Listed Building Consent

Project location

Country England
 Site location OXFORDSHIRE OXFORD OXFORD Magdalen College Wall
 Study area 16.00 Square metres
 Site coordinates SP 5208 0628 51.7523343906 -1.245454146420 51 45 08 N 001 14 43 W
 Point

Project creators

Name of Organisation Oxford Archaeology
 Project brief originator Oxford City Council
 Project design originator Oxford Archaeology
 Project director/manager J. Munby
 Project supervisor F. Deirdre

Project archives

Physical Archive Exists? No
 Digital Archive recipient Oxford Archaeology
 Digital Archive ID OXMAGW09
 Digital Contents 'Stratigraphic'
 Digital Media available 'Images raster / digital photography', 'Text'
 Paper Archive recipient Oxfordshire County Museum Service
 Paper Archive ID OXCMS:2009.48
 Paper Contents 'Stratigraphic'
 Paper Media available 'Context sheet', 'Photograph', 'Plan', 'Report', 'Unpublished Text'

Project bibliography 1

Publication type Grey literature (unpublished document/manuscript)
 Title President's Lodgings Wall, Magdalen College, Oxford
 Author(s)/Editor(s) Forde, D
 Date 2010
 Issuer or publisher Oxford Archaeology
 Place of issue or publication Oxford
 Description A4 bound client report

Entered by Susan Rawlings (susan.rawlings@oxfordarch.co.uk)
Entered on 20 January 2011

OASIS:

Please e-mail English Heritage for OASIS help and advice

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Cite only: /dl/export/home/web/oasis/form/print.cfm for this page

OXFORD, MAGDALEN COLLEGE WALE

OXMAGW09

Box 1 File 3

B. PRIMARY CONTEXT DATA



SCAN PDF

FILMING INSTRUCTIONS

Submitter OASouth

No. of CD copies: 3

Headings

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F: Documentary	
F: Press and Publicity	
G: Correspondence	
H: Miscellaneous	

1. General view of Wall facing SE
2. Bulge in Wall, FW
3. Crack in Wall, F SW
4. Steel supports on NF, FS
5. Coursing on NF, FS
6. " " F SW
7. Cement repairs on SF, F NE
8. Evidence of movement on SF
9. Foot of Wall at S Side, FN
10. Section of Wall after dismantling, FW
11. Area of Wall after dismantling, FS

094 060
120R

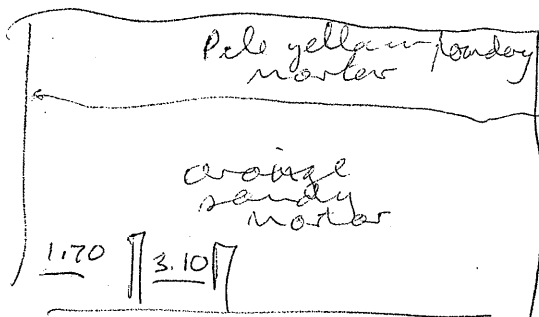
N Face

Wall is approx 14.40m x 3.62m

- Bulges outward considerably from the centre on the north side.

Obscured by pollution and lichen but a later phase of masonry is visible approx 1.5m from top. Cap stones are in poor condition

Wall has been repointed with cement over time and faces of stones are in poor condition (slightly better condition where vegetation appears to have been removed in recent years.



- large crack in masonry where wall joins west wall. Crack has been repaired with thick cement. This now has large cracks in it and is coming away from west wall - Shows evidence that wall has bulged out since repair was made.

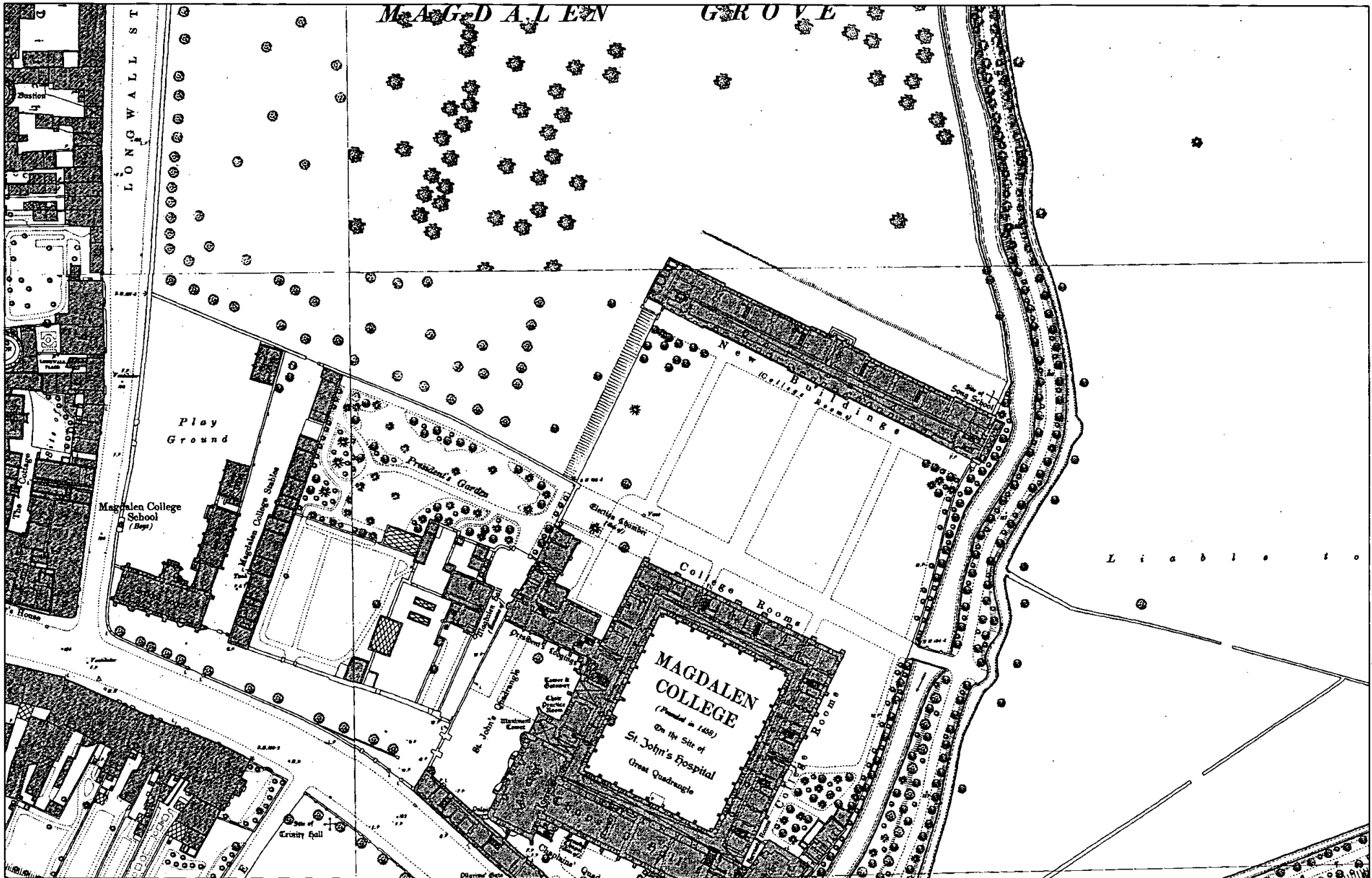
- Two steel supports built against wall toward west side. These may have been put in place to support wall or they may have another purpose.

S Face

Wall is approx 2.40m high on south side.

It is not immediately noticeable from this side that the wall is bulging but where it meets the west wall, the concrete repairs have cracked off and the wall has moved away from them. There is a low stone sitting which was presumably built against the wall. There is now a gap of up to 10cm between them.

Mortar appears to be failing in parts of the wall visible through vegetation. Other areas have been pointed with cement. Towards the bottom where the wall meets the garden flower bed, stone is in poor condition.



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Date:
SLA:
Scale

14 October 2009
Not Set
1:1279

BUILDING ARCHAEOLOGY RECORD SHEET

SITE NAME: *President's Lodgings Wall, Magdalen Hall*
 SITE CODE: *OXMACW-09*

REF. NO. *Post Ex*
 (context / room no.)

SHEET *1* of *1*

- Wall has been removed to a depth of approx 600mm
 Underneath the masonry is a hard mortar
 foundation - Original foundation.
- There is a straight joint between Wall 1 and
 Wall 2 but the section where wall 2 has
 been removed from wall 3 is jagged and
 broken suggesting that they were bonded
 by masonry coursing. This may be later
 repair work.
- Masonry including coping stones has been
 piled near site of wall ready for
 re-construction.

Completed by:

DF

Checked by:

Date:

4.1.8.2009

Additional Sheets?

—

Magdalen College wall 10/09/09:

Wall is Approximately 14.4m long and 3.62m high. It is orientated east to west. It is obscured by pollution and lichen but irregular patchy phasing can be seen throughout, most notably the latest phase approximately 1m thick along the top underneath the cap stones. Where cement repointing has fallen off, a distinctive orange, sandy mortar can be seen. The faces of the stones throughout the wall are in very poor condition. They are in slightly better condition where it appears that vegetation was removed in recent years.

The wall bulges outward considerably in the centre of the south facing side. Cement repair has been used on the west side of the wall where it meets the corner of the west wall. As it has bulged forward, this thick layer of cement has cracked and is coming away from the west wall. It shows that the wall has moved by a few centimetres since the repair was made.

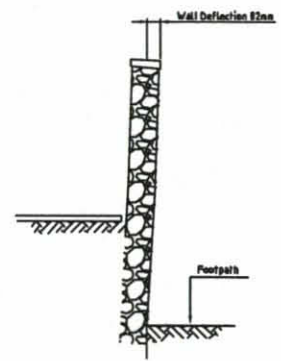
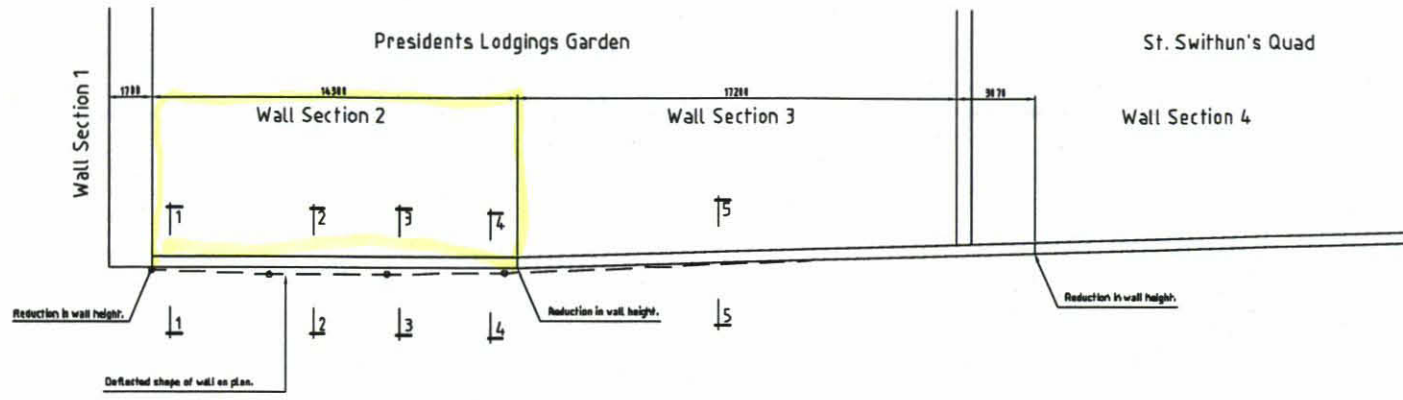
There are two steel supports built against the wall towards the west side. These may have been put in place to support the wall.

On the south side is a raised garden and the wall stands approximately 2.4m above this. It is not immediately noticeable from this side that the wall is bulging but on closer inspection it would appear that it is the garden that is causing the wall to bulge outwards. On this side of the wall is a low stone seating which was presumably built against it. There is now a gap of up to 10cm between the wall and the seat. Where the wall meets the west wall, the concrete repairs have cracked off and the wall has moved away from them.

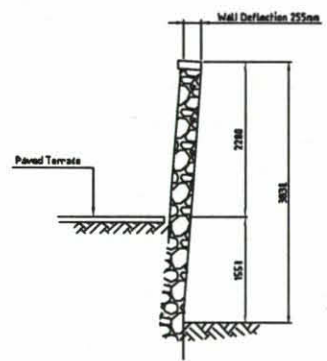
Mortar appears to be failing in parts of the wall visible through vegetation. Other areas have been painted with cement. Towards the bottom where the wall meets the garden flower bed, the stone is in very poor condition.

ox magno 09

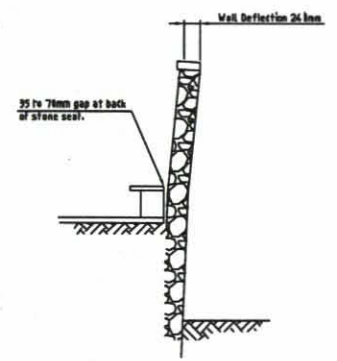
NOTES



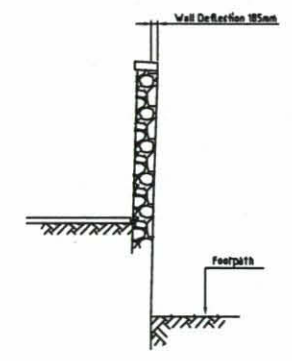
Section 1 - 1



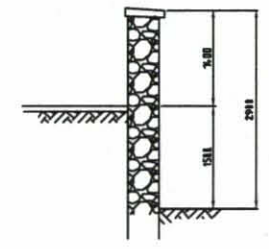
Section 2 - 2



Section 3 - 3



Section 4 - 4



Section 5 - 5

This drawing is to be read in conjunction with all relevant specifications and standards. The Contractor must check all sections dimensions, any discrepancies are to be reported to and resolved by the Consultant before work in connection with this drawing is started and to the satisfaction of the Consultant.

MILNE MC CONSULTING
CONSULTING ENGINEERS

Magdalen College - Oxford

Client

Magdalen College
Wall to Presidents Lodgings Garden

Job
Wall Survey & Location Plan

0363 - 01

0363-01

OXFORD, MAGDALEN COLLEGE WALL

OXMAGW09

Box 1 File 4

D. CATALOGUE OF PHOTOGRAPHS



SCAN PDF

FILMING INSTRUCTIONS

Submitter OASouth

No. of CD copies: 3

Headings

Site information

Line 1: [OASouth] County:[Oxfordshire] Parish:[Oxford] Site:[Magdalen College Wall]

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Classification of material	Tick if present
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A:Publication Report	
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E: Environmental/Ecofact Data: Specialist Reports	
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F: Press and Publicity	
G: Correspondence	
H: Miscellaneous	



PHOTOGRAPHIC RECORD SHEET

Site Code: OX MAG
W09

Site Name: MAGDALEN COLLEGE, OXFORD

Film No: 1

Camera Number:

Lens Number:

Black & White/colour

Date	Shot No	View from	Context(s)	Initials
	0			
	1		Wall Prior to demolition - North face	
	2			
	3			
	4			
	5			
	6			
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	16		Wall Prior to demolition, South face	
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05.08.09

254 mm x 203 mm
(10 x 8 inches)



PHOTOGRAPHIC RECORD SHEET

Site Code:
OXWAGW09

Site Name: MAGDALEN COLLEGE, OXFORD

Film No: 2

Camera Number:

Lens Number:

Black & White/colour

Date	Shot No	View from	Context(s)	Initials
	0			
	1		Foundation of wall after demolition	
	2			
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05.08.09



Oxford Archaeology

DIGITAL PHOTO RECORD SHEET

Sheet 1 of 2

Site Code: OXMA6W
09

Site Name: Presidents Lodging wall,
Magdalen College

Camera:

Date	Shot Number	View	Context(s)	Initials
10/7/09	1	SE	North face	DF
	2	SE	"	DF
	3	E	"	
	4	SE	"	
	5	E	"	
	6	SE	North face East side	
	7	S	" Services	
	8	SW	" Cement repairs	
	9	W	East face	
	10	W	"	
	11	W	North face	
	12	SW	" showing bulge	
	13	SW	" showing weathering	
	14	S	North face	
	15	SW	"	
	16	SE	"	
	17	N	South face	
	18	N	"	
	19	N	"	
	20	N	"	
	21	N	"	
	22	NE	Cement repair NE corner of South	
	23	NE	"	
	24	NE	"	
	25	N	Evidence of movement on South	
	26	N	"	
	27	N	"	
	28	NE	Weathering at base of south face	
	29	N	Stone work on south face	
	30	N	Weathering of stonework on South	
	31	N	South face	
	32	N	"	
	33	N	"	
	34	N	"	
	35	N	"	
	36	N	Weathering at base of South face	
	37	N	Stone work on south face	



Oxford Archaeology

DIGITAL PHOTO RECORD SHEET

Sheet 2 of 2

Site Code: OXMAGW
09

Site Name: President's Lodgings Wall,
Magdalen College

Camera:

Date	Shot Number	View	Context(s)	Initials
10/7/09	38	NE	South face - Cement repair	DF
"	39	NW	President's Lodgings garden	
4/8/09	40	SE	Garden after removal of wall	
	41	SE	W 1 after removal	
	42	S	Exposed foundation	
	43	S	Exposed sereines	
	44	SW	Removed coping stones	
	45	SE	Removed coping stones	
	46	N	Removed masonry	
	45	W	"	
	48	N	"	
	48	W	Section of wall 3	
	50	W	"	
	51	W	Exposed foundation	
	52	S	Section of wall 3	
	53	SE	Area of removed wall	
	54	SE	"	
	55	SE	"	
	56	S	Masonry of north face	
	57	SE	Area of removed wall	
	58			
	59			
	60			
	61			
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