



St Paul's House, Walton, Oxford

Archaeological Evaluation Report

March 2022

Client: Lucy Properties

Issue No: 1

OA Reference No: OXWSPHEV

NGR: SP 50677 07120



Client Name: Lucy Properties
Document Title: St Paul's House, Walton, Oxford
Document Type: Evaluation Report
Report No.: 1
Grid Reference: SP 50677 07120
Planning Reference: 19/02531/FUL
Site Code: OXWSPH21
Invoice Code: OXWSPHEV
Receiving Body: Oxfordshire County Museum Service
Accession No.: OXCMS:2021.53

OA Document File Location: Projects/o/Oxford-St Pauls_House-Walton_EV
OA Graphics File Location: Projects/o/Oxford-ST Pauls_House-Walton_EV_Geomatics

Issue No: 1
Date: March 2022
Prepared by: Tamsin Jones (Supervisor)
Checked by: Gerry Thacker (Senior Project Manager)
Edited by: John Boothroyd (Senior Project Manager)
Approved for Issue by: David Score (Head of Fieldwork)
Signature:



Disclaimer:

This document has been prepared for the titled project or named part thereof and should not be relied upon or used for any other project without an independent check being carried out as to its suitability and prior written authority of Oxford Archaeology being obtained. Oxford Archaeology accepts no responsibility or liability for the consequences of this document being used for a purpose other than the purposes for which it was commissioned. Any person/party using or relying on the document for such other purposes agrees and will by such use or reliance be taken to confirm their agreement to indemnify Oxford Archaeology for all loss or damage resulting therefrom. Oxford Archaeology accepts no responsibility or liability for this document to any party other than the person/party by whom it was commissioned.

OA South

Janus House
Osney Mead
Oxford
OX2 0ES

t. +44 (0)1865 263 800

OA East

15 Trafalgar Way
Bar Hill
Cambridge
CB23 8SQ

t. +44 (0)1223 850 500

OA North

Mill 3
Moor Lane Mills
Moor Lane
Lancaster
LA1 1QD

t. +44 (0)1524 880 250

e. info@oxfordarch.co.uk
w. oxfordarchaeology.com

Oxford Archaeology is a registered Charity: No. 285627



Chief Executive Officer
Ken Welsh, BSc, MCIFA
Private Limited Company, No: 1618597
Registered Charity, No: 285627
Registered Office: Oxford Archaeology Ltd
Janus House, Osney Mead, Oxford OX2 0ES

St Paul's House, Walton, Oxford

Archaeological Evaluation Report

Written by Tamsin Jones and Gerry Thacker

With contributions from John Cotter and illustrations by Gary Nobles and Lucy Gane

Contents

| | |
|--|-----------|
| Summary..... | vii |
| Acknowledgements | viii |
| 1 INTRODUCTION..... | 1 |
| 1.1 Scope of work..... | 1 |
| 1.2 Location, topography, and geology..... | 1 |
| 1.3 Archaeological and historical background..... | 1 |
| 2 AIMS AND METHODOLOGY..... | 3 |
| 2.1 Aims..... | 3 |
| 2.2 Methodology..... | 3 |
| 3 RESULTS..... | 5 |
| 3.1 Introduction and presentation of results..... | 5 |
| 3.2 General soils and ground conditions..... | 5 |
| 3.3 General distribution of archaeological deposits..... | 5 |
| 3.4 Trench 1..... | 5 |
| 3.5 Trench 2..... | 5 |
| 3.6 Finds summary..... | 5 |
| 4 DISCUSSION..... | 6 |
| 4.1 Reliability of field investigation..... | 6 |
| 4.2 Evaluation objectives and results..... | 6 |
| APPENDIX A TRENCH DESCRIPTIONS AND CONTEXT INVENTORY..... | 7 |
| APPENDIX B FINDS REPORTS..... | 8 |
| B.1 Pottery, clay pipe and glass..... | 8 |
| APPENDIX C BIBLIOGRAPHY..... | 9 |
| APPENDIX D SITE SUMMARY DETAILS..... | 10 |

List of Figures

- Figure 1 Site location
Figure 2 Site plan with trench locations

List of Plates

- Plate 1 Trench 1, view to NW
Plate 2 Trench 2, view to SW
Plate 3 Pit 106, Section 100

Summary

In early November 2021, Oxford Archaeology was commissioned by Lucy Properties to undertake an archaeological evaluation on the site of a proposed residential development on the intersection between Walton Street and Cranham Street in Jericho, Oxford. The works comprised monitoring of the removal of concrete foundations and excavation of two trenches.

A single pit was uncovered towards the south-western part of the site. Finds recovered from the fill date to the 17th-18th century.

Acknowledgements

Oxford Archaeology would like to thank Lucy Properties for commissioning this project. Thanks are also extended to David Radford, who monitored the work on behalf of Oxford City Council.

The project was managed for Oxford Archaeology by Gerry Thacker. The fieldwork was directed by Tamsin Jones, who was supported by Bernadette Rzadek. Survey and digitising was carried out by Bernadette Rzadek and Gary Jones. Thanks are also extended to the teams of OA staff that cleaned and packaged the finds under the supervision of Leigh Allen, and prepared the archive under the supervision of Nicola Scott.

1 INTRODUCTION

1.1 Scope of work

1.1.1 Oxford Archaeology (OA) was commissioned by Lucy Properties to undertake a trial trench evaluation of the site of a proposed alteration, extension and refurbishment of St. Pauls House, Walton Street, Oxford.

1.1.2 The work was undertaken as a condition of Planning Permission (planning ref: 19/02531/FUL). The conditions stated that: "No development shall take place until the applicant, or their agents or successors in title, has submitted a method statement for the sensitive demolition of standing structures at this site in such a manner as to avoid unnecessary disturbance to potential below ground archaeological remains. All works shall be carried out and completed in accordance with the approved written scheme of investigation, unless otherwise agreed in writing by the Local Planning Authority. 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 medieval and post-medieval remains, in accordance with policy DH4 of the Oxford Local Plan 2036."

1.1.3 A specification for the evaluation was agreed between David Radford of Oxford City Council and Gerry Thacker of OA in a WSI detailing the Local Authority's requirements for work necessary to inform the planning process (OA 2021); this document outlines how OA implemented those requirements, and the results of those requirements.

1.1.4 All work was undertaken in accordance with local and national planning policies including Chartered Institute for Archaeologists Guidance (CIfA 2014 rev. 2020).

1.2 Location, topography, and geology

1.2.1 The site lies at around 61.2m aOD, on the junction of Walton Street and Cranham Street in the Jericho area of Oxford and is centred on NGR SP 50677 07120.

1.2.2 The area of proposed development consists of the former Jericho Health Centre and the adjoining residential apartments, with a car park to the rear (Fig. 1).

1.2.3 The bedrock geology of the area is mapped as the Oxford Clay and West Walton Formation, mudstone which is sealed by the Northmoor Sand and Gravel Member (BGS online).

1.3 Archaeological and historical background

1.3.1 Neolithic pits have been found within excavations at Mansfield College, the Institute for American Studies and at the New Chemistry Laboratory. Work at St John's College's Kendrew Quadrangle has revealed a henge monument dated to around 3,000 BC. The henge would have encompassed the area now occupied by Keble College and the Pitt Rivers Museum.

1.3.2 A number of Bronze Age barrow ditches have been identified in central Oxford. It is probable that there was an extensive barrow cemetery dating to this period, extending along the gravel promontory between the River Thames and River Cherwell from University Parks,

southwards to the site of the Sackler Library. Work at the site of the Radcliffe Observatory – immediately to the east of Walton Street - has also revealed three large ring ditches.

1.3.3 Investigations at the Rex Richards and Rodney Porter buildings, found evidence of Iron Age ditches, pits and pottery. It is possible that rectilinear cropmarks observed in University Parks relate to Iron Age field systems and/or settlement.

1.3.4 A number of sites, along with moderate quantities of Roman pottery, have been found within the city and clearly indicate a Roman presence. Seven inhumations were found at the Radcliffe Science Library, and a timber building was found at Mansfield College. Other evidence including ditched enclosures and field systems indicate the presence of small-scale rural settlement dating from the late 1st to the 4th centuries.

1.3.5 Archaeological evidence for early-mid Saxon activity at Oxford is almost exclusively restricted to the southern limit of the southern edge of the Second Gravel Terrace, and the Thames crossing beyond. However, traces of a dispersed Saxon settlement, probably of 5th/6th-century date, were recorded at the Radcliffe Observatory site.

1.3.6 A possible late Saxon pit was recorded following observations made during the excavation of a small extension to a flower border at the rear of 75 Walton Street in 1975. The deposit from which the late Saxon pottery was recovered was overlain by a possible 15th-16th century midden deposit. A post-12th century glazed ridge tile from the latter deposit was thought to suggest a substantial dwelling nearby. It is feasible that the possible late Saxon pit is associated with the settlement of Walton mentioned in the Domesday survey of 1086, and that the midden deposit and “substantial dwelling nearby” relate to the later Manor at Walton, which may have originated as a grange of Oseney Abbey in the early 14th century.

1.3.7 A 1769 century survey of St Giles's Parish shows the possible location of the 18th century Walton farmhouse, which is thought to have occupied the site of the earlier manor, and lies at the northern end of Walton Street.

1.3.8 The 1878 OS map shows the site being occupied by a row of six terraced houses fronting onto Walton Street with gardens to the rear. From a contemporary photograph, the houses were of at least three stories tall, compared with the two story houses on Cranham Street. The houses were demolished in the late 1960s and the current health centre was constructed in 1971.

2 AIMS AND METHODOLOGY

2.1 Aims

A.1.1 The general aims and objectives of the evaluation were:

- i. To determine the presence or absence of any archaeological remains which may survive,
- ii. To determine or confirm the approximate extent of any surviving remains,
- iii. To determine the date range of any surviving remains by artefactual or other means,
- iv. To determine the condition and state of preservation of any remains,
- v. To determine the degree of complexity of any surviving horizontal or vertical stratigraphy,
- vi. To assess the associations and implications of any remains encountered with reference to the historic landscape,
- vii. To determine the potential of the site to provide palaeoenvironmental and/or economic evidence, and the forms in which such evidence may survive,
- viii. To determine the implications of any remains with reference to economy, status utility and social activity, and
- ix. To determine or confirm the likely range, quality and quantity of the artefactual evidence present.

2.2 Methodology

2.2.1 The fieldwork was undertaken in accordance with the methodology outlined in the written scheme of investigation (WSI; OA 2021). However, due to a high density of live buried services the trenches were repositioned from the location proposed in the WSI. Trench 1 was moved a approximately 2m to the north-west and Trench 2 approximately 6m to the north-east. Trench 2 was also reduced from a proposed length of 15m to 10m.

2.2.2 Layers of tarmac and concrete were removed using a mechanical excavator fitted with a breaker prior to the commencement of trench excavation. An Archaeologist was on site to oversee these works to mitigate the disturbance of any underlying archaeological deposits.

2.2.3 Once the overlying surfaces has been removed trench excavation was undertaken using a toothless ditching bucket under close archaeological supervision. Spoil was stored adjacent to the trench edges.

2.2.4 Machining continued in even spits down to the top of the natural geology. Once archaeological deposits and features had been exposed, further excavation preceded by hand as required.

2.2.5 The edges of Trench 2 were stepped for safety as the geological horizon was encountered below 1m depth. A ramp to allow safe access into the trench was located at the south-eastern end of the trench.

2.2.6 Digital photos were taken of archaeological features, trenches, and the evaluation work in general.

2.2.7 On site planning was undertaken using a GPS with sub 15mm accuracy. Section drawings were produced at 1:20 scale.

2.2.8 Upon completion of all archaeological excavation and recording, the trenches were backfilled with the arisings in reverse order of excavation.

3 RESULTS

3.1 Introduction and presentation of results

3.1.1 The results of the evaluation are presented below and include a stratigraphic description of the trench that contained archaeological remains. The full details of all trenches with dimensions and depths of all deposits can be found in Appendix A. Finds data is tabulated in Appendix B.

3.2 General soils and ground conditions

3.2.1 The soil sequence in the trenches was fairly uniform. Natural geology comprised a light yellow sandy gravel and was overlain a 'dirty natural deposit'. In turn, the 'dirty natural' was overlain by a series of made ground deposits and garden soils.

3.2.2 Ground conditions throughout the evaluation were generally good, and the site remained dry. Archaeological features, where present, were easy to identify against the underlying natural geology.

3.3 General distribution of archaeological deposits

3.3.1 Archaeological features were present in Trench 1.

3.4 Trench 1

3.4.1 Within the Trench 1 the natural geology was recorded as a light yellow sandy gravel, 108, which was overlain by a layer of disturbed natural, 104, noted as 'dirty natural'. Located at the south-eastern end of the trench, layer 104 was cut by gravel extraction pit 106. The full extent of the pit was not visible as it continued beyond the south-western and north-eastern trench baulks, but was observed to be at least 2m wide. The pit contained a single fill, 107, a light grey-brown friable silty sand with frequent gravel inclusions. The fill contained clay pipe, pottery, and glass of 17th-18th century date. The pit fill was sealed by layer 103, a fine dark grey-brown loam interpreted as a Victorian garden soil and associated with the terraced houses that once occupied the site. This was sealed by layer 102, a mixed deposit containing frequent brick fragments and interpreted as demolition rubble which accumulated during the removal of the terraced houses in the 1970s. This was in turn sealed by a layer of crush, 101, which formed a bedding layer for tarmac surface, 100.

3.4.2 At the north-western end of trench there was a brick wall and potential brick soak away which are likely associated with a building shown on Victorian maps. Two modern services crossed the centre of the trench.

3.5 Trench 2

3.5.1 Trench 2 contained a broadly similar sequence of layers to Trench 1, but was devoid of archaeological features.

3.6 Finds summary

3.6.1 Pottery sherds, clay pipe and glass were recovered from fill 107 of pit 106 (see Appendix B.1).

4 DISCUSSION

4.1 Reliability of field investigation

4.1.1 The proposed trench locations were designed to enable investigation of areas within the site assumed to be least disturbed by development in the 19th and 20th centuries. Due to the presence of live services Trench 2 was shortened and repositioned, and minor adjustments were required for Trench 1. However, the repositioned trenches were still excavated within area considered to have been least disturbed. The final locations offered the best opportunity to identify surviving archaeological remains within the site.

4.1.2 The machining was carried out cleanly, and in good weather conditions. This provided good visibility for potential archaeological features within the trenches. It was possible to easily identify, map, excavate and record features. Therefore, the results of the evaluation should be considered reliable.

4.2 Evaluation objectives and results

4.2.1 Overall, the evaluation can be considered to have achieved the aims outlined in Section 2. Where present archaeological features were successfully recorded, and artefactual evidence was recovered.

4.2.2 Archaeological features were noted in only one of the two trenches, Trench 1. The exposed features and deposits are of limited complexity and significance and can be associated with post-medieval and modern activity within the site.

4.2.3 The pit within Trench 1 is suspected to have originated as a gravel extraction pit before being utilised for the dumping of refuse. A wall and a soakaway were also noted but are associated with the terraced residential properties which occupied the site from the mid-19th century until their demolition in the 1970s.

APPENDIX A TRENCH DESCRIPTIONS AND CONTEXT INVENTORY

| Trench 1 | | | | | | |
|---|-------|-----------|-----------|---|---------------------------|--------------------------------------|
| General description | | | | | Orientation | NW-SE |
| Trench contains quarry pit at SE end. Possible soak away and Victorian stone structure at NW end. Consists of several layers overlying natural geology of silty sandy gravel. | | | | | Length (m) | 30 |
| | | | | | Width (m) | 2 |
| | | | | | Avg. depth (m) | >1.10 |
| Context No. | Type | Width (m) | Depth (m) | Description | Finds | Date |
| 100 | Layer | - | 0.05 | Asphalt, modern tarmac level | - | 1970s? |
| 101 | Layer | - | 0.12 | Levelling layer, ballast, fine grained silty sand | - | 1970s? |
| 102 | Layer | - | 0.14 | Demolition deposit. Dark brown sandy silt with fragments of modern brick | - | 1970s? |
| 103 | Layer | - | 0.22 | Garden soil. Fine grained dark greyish brown sandy loam | - | - |
| 104 | Layer | - | 0.17 | Dirty natural gravel levelling layer | - | - |
| 105 | - | - | - | VOID | - | - |
| 106 | Cut | - | 0.24 | Quarry pit | - | - |
| 107 | Fill | - | 0.24 | Fill of quarry pit 106, light yellow grey brown friable silty sand gravel | Clay pipe, glass, pottery | 17 th -18 th C |
| 108 | Layer | - | - | Natural | - | - |

| Trench 2 | | | | | | |
|--|-------|-----------|-----------|--|----------------|-------|
| General description | | | | | Orientation | NE-SW |
| Trench devoid of archaeology. Consists of several layers overlying natural geology of silty sandy gravel. Old service at NE end. | | | | | Length (m) | 10 |
| | | | | | Width (m) | 2 |
| | | | | | Avg. depth (m) | >1.06 |
| Context No. | Type | Width (m) | Depth (m) | Description | Finds | Date |
| 200 | Layer | - | 0.23 | Made Ground, dark brown friable sandy silt | - | - |
| 201 | Layer | - | 0.21 | Levelling layer, ballast, fine grained silty sand | - | - |
| 202 | Layer | - | 0.11 | Demolition deposit. Dark brown sandy silt with fragments of modern brick | - | - |
| 203 | Layer | - | 0.56 | Disturbed natural light yellow friable sand with gravel | - | - |
| 204 | Layer | - | - | Natural | - | - |

APPENDIX B FINDS REPORTS

B.1 Pottery, clay pipe and glass

Identified by John Cotter

| Context | Material | Description | Date |
|---------|-------------------|--|--------------------------------|
| 107 | Pottery | One bowl rim sherd post-medieval red ware (PMR); one body sherd in post medieval black glazed ware (PMBL). 57g | 17th – 18th century |
| 107 | Clay tobacco pipe | One complete pipe bowl and one broken pipe bowl. Three long fresh stems. 45g | 1690-1720 17th-18th century |
| 107 | Glass | One fragment thin-walled vessel glass. 1g | 17th – 18th century |

APPENDIX C BIBLIOGRAPHY

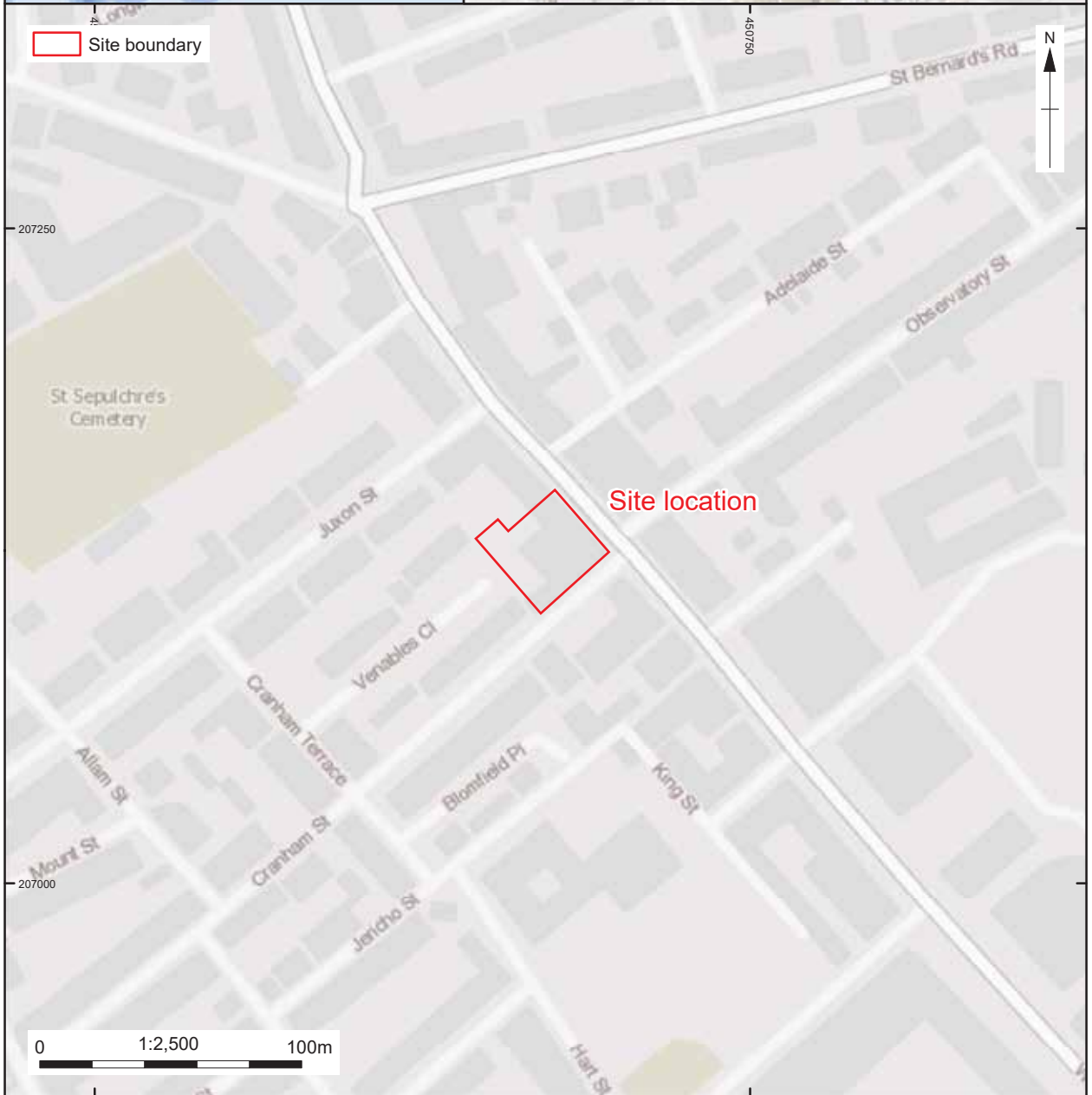
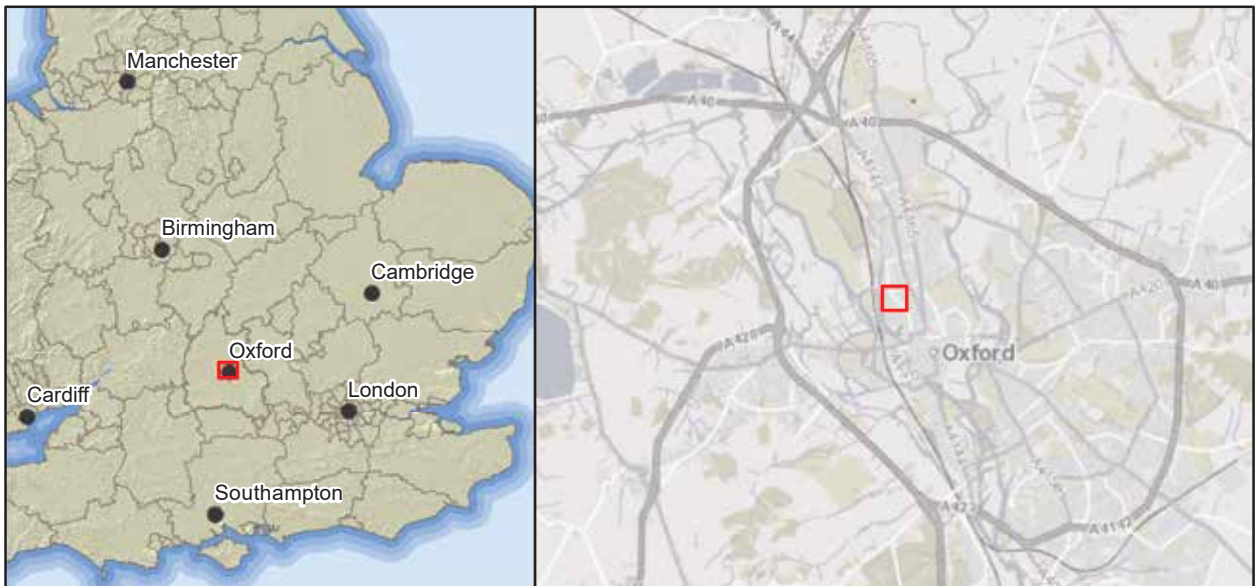
BGS online <https://mapapps.bgs.ac.uk/geologyofbritain/home.html>

CifA 2014 (revised 2020) Standard and Guidance for Archaeological Evaluation. Chartered Institute for Archaeologists. Reading

OA 2021. St Paul's House, Walton, Oxford. Written Scheme of Investigation for Archaeological Evaluation. Oxford Archaeology unpublished client document

APPENDIX D**SITE SUMMARY DETAILS**

| | |
|-----------------------------|--|
| Site name: | St Paul's House, Walton, Oxford |
| Site code: | OXWSPH21 |
| Grid Reference | SP 50677 07120 |
| Type: | Evaluation |
| Date and duration: | November 2021 |
| Area of Site | 1,200m ² |
| Location of archive: | The archive is currently held at OA, Janus House, and will be deposited with Oxfordshire County Museum Service in due course, under the following accession number: OXCMS:2021.53. |
| Summary of Results: | In early November 2021, Oxford Archaeology was commissioned by Lucy Properties to undertake an archaeological evaluation on the site of a proposed residential development on the intersection between Walton Street and Cranham Street in Jericho, Oxford. The works comprised monitoring of the removal of concrete foundations and excavation of two trenches. A single pit was uncovered in the south-western part of the site. Finds recovered from the fill date to the 17th-18th century. |



O:\O_codes\OXWSPHEVOXWSPHEV_Figure01.mxd\charles.rousseau\19/07/2021

Figure 1: Site location

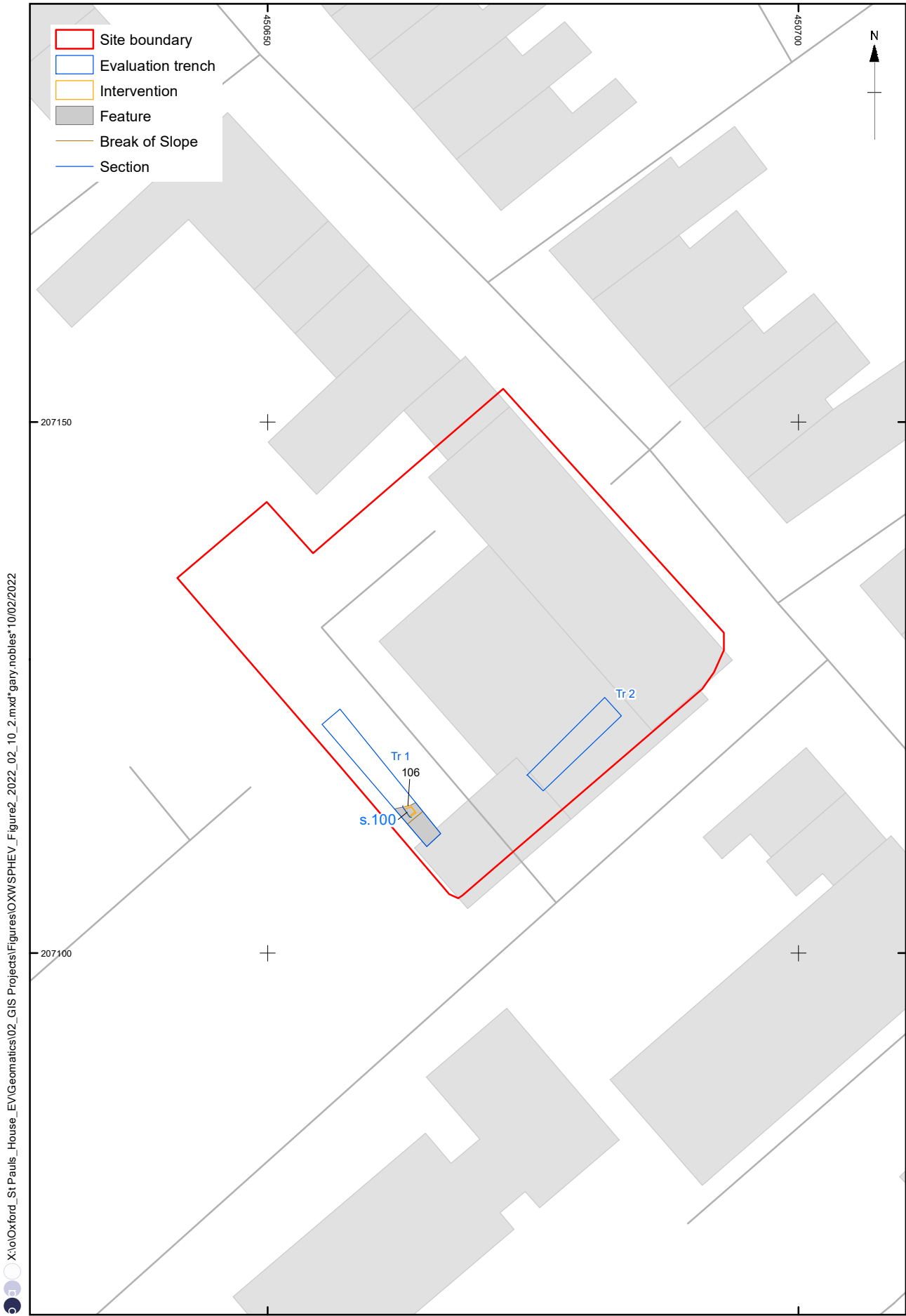
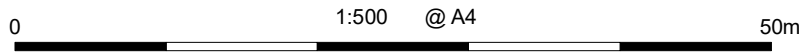


Figure 2. Site plan with trench locations



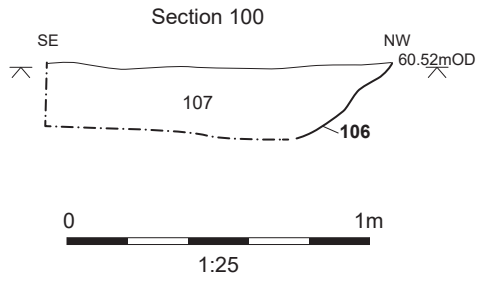


Figure 3: Pit 106, Section 100



Plate 1: Trench 1, view to NW



Plate 2: Trench 2, view to SW



Plate 3: Pit 106, Section 100, view to SW



**Head Office/Registered Office/
OA South**

Janus House
Osney Mead
Oxford OX2 0ES

t: +44 (0) 1865 263 800
f: +44 (0) 1865 793 496
e: info@oxfordarchaeology.com
w: <http://oxfordarchaeology.com>

OA North

Mill 3
Moor Lane
Lancaster LA1 1QD

t: +44 (0) 1524 541 000
f: +44 (0) 1524 848 606
e: [oanorth@oxfordarchaeology.com](mailto: oanorth@oxfordarchaeology.com)
w: <http://oxfordarchaeology.com>

OA East

15 Trafalgar Way
Bar Hill
Cambridgeshire
CB23 8SQ

t: +44 (0) 1223 850500
e: [oaeast@oxfordarchaeology.com](mailto: oaeast@oxfordarchaeology.com)
w: <http://oxfordarchaeology.com>



Chief Executive Officer
Ken Welsh, BSc, MCIFA
Oxford Archaeology Ltd is a
Private Limited Company, N^o: 1618597
and a Registered Charity, N^o: 285627