

Eynsham Sports Pavilion

Design and Access Statement

On behalf of Eynsham Parish Council



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1.0 Introduction

1.1 This Design and Access Statement has been prepared by Stanhope Wilkinson Associates on behalf of Eynsham Parish Council to support a planning application for the construction of a new sports pavilion to replace an existing pavilion building on the edge of Eynsham village. Pre-Application proposals were submitted on 16th Aug 2019 and a response, including advice and guidance was received from WODC on 25th Sept 2019.

This statement will describe the background to the proposals including the community consultation undertaken before setting out the detail design process for the building.

1.2 This Statement should be read in conjunction with technical reports and drawings which accompany the application.

2.0 Context

2.1 The Site and Surroundings

The application site is located on the southern side of Oxford Road to the south-east edge of Eynsham village. Playing fields and recreational areas lie to the north, south and east of the site; residential houses and community open space lie to the west. A public right of way passes to the west of the site running north-south adjacent to the playing fields.

The site occupies part of the wider Eynsham playing and recreational fields which are owned and managed by Eynsham Parish Council for the recreational use of parishioners. This land is mainly marked out with football pitches of various sizes to suit different age groups. The overall area of the whole playing fields site is shown on the site location and land registry plans accompanying the application.

The application site area (comprising existing and proposed car parking, storage compound and the immediate area around the new building) measures around 0.26ha and slopes gently down from west to east, and is slightly lower than the adjacent road.

The existing playing fields and car park are generally flat and level.

2.2 Conservation Area

The Eynsham Conservation Area covers most of the south east corner of Eynsham and extends to the B4449 ring road including housing, open landscape and fields. See [Appendix 2](#) for Conservation Area map.

The Sports Pavilion site lies within the conservation area and close to a Scheduled Ancient Monument including areas of special archaeological interest.

Several Grade II listed buildings are located on the opposite side of Oxford Road. These comprise:

- The Elms (a large detached house and garden, approximately 35m from the nearest point of the Pavilion site)
- Lord's Row (two cottages, approximately 95m from the nearest point of the Pavilion site)
- Lord's Farmhouse with attached barn etc (approximately 110m from the nearest point and on the corner of Oxford Road and Queen Street).

2.3 Existing Pavilion Building

The existing pavilion building was opened in the 1970s to provide sports changing facilities with a club room, small kitchen and WCs. The building is single storey in natural stone and timber board cladding with a flat roof and a gross internal area of around 260m².

To the north of the building is located a storage compound enclosed by a 1.8m high stone wall (with blockwork inner face) which houses an ancillary storage building and a freestanding storage container; together with miscellaneous loose equipment such as goal posts.

The existing pavilion building comprises four team changing rooms, together with a small club room and other accommodation as noted above; used principally in support of outdoor field sports.

Changing spaces, layout and related facilities do not comply with current design recommendations of Sport England, Football Foundation and similar organisations, and the building lacks storage space.

The existing clubroom/social space provides little capacity for wider or more varied recreation and social activities. The kitchen facilities are very small and access to WCs is limited.

2.4 Existing Access & Parking

Vehicular Access and car parking for the pavilion and playing field facilities consists of two existing car parks situated to the north and south of Oxford Road. Access to the larger (south) car park adjacent to the Pavilion is at a combined entrance/exit with lockable barrier, around 50m to the east of the pavilion.

The combined parking capacity is around 56 spaces (individual bays are not marked). Apart from some improvements and the provision of designated disabled parking bays, it is not proposed to significantly alter or extend the existing parking areas. (See drawing 301-P1 for existing parking layout and provision).

Pedestrian access to the Pavilion site and from the village centre to the west is by pedestrian pavements on both sides of Oxford Road. The southern pedestrian route passes into and terminates at the Pavilion site. The Pavilion lies around 400m (*around 5 minutes' walk*) from The Square in the centre of Eynsham.

A raised/humped pedestrian crossing with safety barriers links the north and south sides of Oxford Road and is around 20m from the existing Pavilion; this crossing will be retained.

Immediately to the west of the Pavilion site a gravelled track provides maintenance access to the pitches beyond; and access also to neighbouring residential properties. This access point is heavily used during the annual Eynsham Carnival, held on the playing fields.

A public footpath right of way, accessed via the access track to the west of the application site, runs along the western boundary of the wider playing fields site; and links to further public footpaths running east-west towards the 'Fishponds' open space, around 700m from the application site.

Public transport: Oxford Road is served by frequent bus services – route S1 - running between Oxford and Witney / Carterton. Nearest stops are on the High Street and at The Talbot, each around 350m from the Pavilion site.

2.5 Neighbouring Playing Fields and related Facilities

The pitches served by the Pavilion comprise one senior and one junior football pitches to the south of Oxford Road; and similar provision to the north. Depending on demand, space is available for further pitches to be marked-out – see the Pitches Plan included at Appendix 3.

The southernmost part of the recreation ground site, most prone to flooding as noted below, is not usually marked-out as playing pitches.

Related play and sporting facilities nearby and to the north side of Oxford Road include a play area for younger children (around 30m from the existing pavilion) and a skateboard park (around 150m from the existing pavilion).

2.6 Flood Risk Areas

Environment Agency online maps show that the southern part of the overall playing fields site (but not the Pavilion nor most of the car park) lies within Flood Zone 2 (to north and closer to the Pavilion) or within Flood Zone 3 (to south and further away).

The northern part of the overall playing fields site (i.e. north of Oxford Road) lies within Flood Zone 2.

See Appendix 4 for indicative flood risk map.

See Section 4.2 for further consideration of design for mitigation of flood risk.

3.0 The Proposals

3.1 The Brief, Requirements & Community Involvement

The Parish Council seeks to improve the quality of sports facilities and expand capacity to support current and future user groups, particularly with improved flexibility of layout and rooms in a new pavilion building.

The existing pavilion is a single storey structure constructed in the 1970s and is coming to the end of its useful life. The building has deteriorated and no longer fulfils the need of the growing Eynsham community. It was decided early on in the design process that adaptation and extension of the existing building could not achieve the stated aims and a replacement building was considered the only option.

The application proposes the construction of a new two-storey pavilion providing changing and indoor facilities, together with the opportunity for social events and activities. Under the proposals, sports accommodation including changing rooms and sports equipment storage is predominantly at ground floor; and accommodation for social events is predominantly at first floor.

The proposals were developed through a process of extensive consultation and iterative design development between the Parish Council's Working Party, key stakeholders and members of the public: leading to the current design. Consultation has included a submission of earlier proposals to West Oxfordshire District Council for planning pre-application advice; and subsequent discussion and adaption of the original proposals.

Sport England Consultation: The general design guidance provided by Sports England has been incorporated in the current design proposals.

The further specific advice of Sport England's Principal Planning Manager Bob Sharples will be invited concurrently with the planning application.

3.2 Layout and Amount

The replacement facilities have been planned to meet the needs of established and future sports users, together with wider recreational and social activities. The objective of replacing the four existing team changing rooms with improved changing accommodation, again four team changing rooms but meeting current design guidance and aspirations) together with integrated equipment storage and entrance lobby, leads to a ground floor footprint significantly larger than the existing building.

In line with the Parish Council's aspirations and with design guidance published by Sport England, the Football Foundation and similar bodies, the improved and enlarged sports facilities include provision for more diverse users including greater use by women, children and people with disabilities. The replacement pavilion will enhance and broaden the appeal of existing sports activities.

The building orientation on the site was considered to be particularly important in providing an outlook from the first-floor halls towards the playing pitches. The position of the building together with the continuous sheltered viewing balcony seeks to achieve this important requirement.

Proposed Facilities at Ground Floor

- Four team changing rooms together with officials' and dedicated disabled changing.
- A more attractive and spacious entrance hall area and lobby. From here circulation throughout the building has been arranged to provide independent access to all areas of the building; including lift access to the first floor.
- Dedicated storage accessible from outside; primarily accommodating sports equipment; also accommodating equipment serving the annual Eynsham Carnival.
- A new free-standing storage building to replace the existing store. *(see drawing 604 for details of the proposed storage building located within the service compound)*

Proposed Facilities at First Floor

- A large and adaptable main hall at around 157m² with dedicated storage spaces and the potential for indoor sports and larger scale community events including parties, weddings, etc. The hall provides views across the playing fields and direct access to the sheltered viewing balcony.
- A smaller hall at around 42m² with access to the viewing balcony and views of the playing fields, suitable for smaller meetings and events.
- A good sized kitchen serving both the large and small halls.
- Good provision of WCs and support spaces, including improved disabled facilities compared to the existing pavilion.

3.3 Access: Policies and Design Approach

Generally the new pavilion has been planned to serve a wide variety of user groups, across a wide range of ages, abilities and interests.

People with disabilities will be supported by ensuring all areas of the building comply with DDA design guidance. The intention is for the whole site to be as level as possible to aid the transition from outside to inside and movement around the building, particularly for wheelchair users and users with other disabilities.

Within the building all areas will be accessible and will accommodate a wide range of possible users; through the inclusion of wide circulation spaces, and specialised toilet and changing facilities thereby allowing everyone to take advantage of the facilities and activities available.

Specific design measures for accessibility are indicated on the drawings and include:

- Parking bays for disabled use.
- Level thresholds at entrance doors and throughout the building.
- Wheelchair-accessible WCs sized to include baby change facilities.
- Appropriate colour and tonal contrasts to aid people with visual impairments.
- Hearing aid loops in the halls and meeting areas to support people with hearing impairments.
- WC facilities accessible from outside are provided for the use of spectators and players during events and opening times.

3.4 Access: Transport & Parking

The Parish Council's transport policy is generally to encourage users of the pavilion to visit the site on foot, by bicycle or by public transport; wherever this is practical. Many of the pavilion users are expected to live locally and for this reason the main route and footpath from the village will be enhanced and opened up to provide an improved route leading directly to the main entrance of the building (*the Pavilion lies around 400m - around 5 minutes' walk - from the centre of Eynsham*).

The whole site is readily accessible to pedestrians and is used for informal activities such as dog-walking. A public footpath right of way, accessed via the access track to the west of the application site, runs along the western boundary of the playing fields site; and links to further public footpaths running east-west towards the 'Fishponds' open space, around 700m from the application site.

Cycle Provision: Secure and sheltered parking for cycles located near to the main entrance. Twelve spaces are indicated on the drawings.

Car parking provision: The main route to the site for cars will be via the existing access from Oxford Road. The existing car parks comprise two areas, with the area to the north of Oxford Road designated as overflow parking for the pavilion. The combined capacity of both car parks is around 56 spaces provided in an ad-hoc arrangement with no bay marking. Three new spaces designated for disabled users will be located near to the pavilion entrance and marked-out to current standards.

Service Vehicles & Bin Collection: The layout of the car park and access from Oxford Road accommodates service and emergency vehicles, and this arrangement will not change. The existing track to the west of the site will remain and provides direct access to the playing fields.

Segregated refuse and recycling bins will be provided and stored with the compound area. On the designated collection day these bins will be moved to a collection point on the Oxford Road, in a similar manner to the current arrangement.

3.5 Scale and Appearance

The new building will be a two-storey structure with simple, gabled low-pitched roofs aligned and orientated to allow the installation of PV panels on south-facing pitches. An extended overhang of the roof along the south elevation will provide shade and shelter to the continuous viewing balcony overlooking the playing fields.

3.6 Proposed Materials

External Walls: will consist generally of light, self-coloured render over a dark blue brick plinth. Above this, walls will be clad in vertical composite timber boarding in a mid-grey colour.

Main roof: pitches vary from 11.5 to 30 degrees as indicated on the section drawings, and clad in natural zinc with standing seam joints. Alternatively, a single ply membrane may be specified achieving a similar appearance. Edges and fascias to the roofs will be dark grey to match the roof with boarded, off-white soffits.

Roof Features: The roof will incorporate 'Velux' or similar flush-fitting roof lights providing natural top light to the first floor social areas; together with "windcatcher" type natural ventilation units near to the ridge as indicated on the drawings.

The south facing roof pitch will incorporate extensive photovoltaic (PV) panels, as further noted under Section 3.8, Sustainability.

External Windows & Doors: will be in a composite timber/aluminium construction comprising timber inner frames with external aluminium facings colour coated in a mid-grey colour. Glazing to the south and eastern elevations will have tinted solar control glass to reduce solar gain and control the interior environment.

Steel security shutters with a matching powder-coat finish will be incorporated over doors to the south elevation; to improve security when the building is shut. External doors to the externally-accessible Stores and Plantroom will similarly be in steel construction; including louvres where required for natural ventilation.

3.7 Landscaping & Environment

Context: Open grassed playing fields owned and managed by the Parish Council lie to the south of the application site. To the northern site boundary is Oxford Road which is screened by mature roadside trees, comprising mainly of field maple and a few mixed trees and undergrowth. This forms an important visual screen from along the main road into the village. (See tree report and constraints plan)

It is proposed to tidy and maintain the tree screen adjacent to the site, and dead or poor trees removed (T9 & T11). Trees T3, T4 & T5 will also be removed in order to open up, enhance and improve the footpath leading to the new pavilion entrance. This route to the pavilion is currently partially obstructed by the existing trees creating a dark, uninviting approach.

Existing site trees: within the application site will be protected and retained where practical, with the exception of trees T1-silver birch and T2-walnut which are to be removed to make way for the new building. It is proposed to mitigate these losses by the planting of an additional group of specimen trees to the east of the building on the grassed area flanking the car park. (See external works drawing 605 for soft landscape proposals)

Additional tree screening to the north-west corner of the compound will be included to enhance and compensate for the partial removal of the tree screen along Oxford Road.

Hard landscape Features: Proposed hard landscape and surfaces are indicated on external works drawing 605, and will include permeable and hard paved surfaces to extend or reinstate surfaces local to the new building.

External Amenity & Safety Lighting: to improve safe and convenient pedestrian access to the new building new lighting will be installed within the main entrance forecourt of the building, in the form of low level bollard type fittings arranged to cast light downwards with minimal overspill in order to minimise visual disturbance to the surrounding environment. These will be illuminated from dusk to building closure seven days a week.

Further amenity lighting will be mounted on external walls and roof soffits of the new building for general amenity and to illuminate external paths and entrance doors. Building mounted light fittings will generally be circular LED type and operated by proximity sensors and over-ride controls.

3.8 Sustainable Construction & Energy Efficiency

There is a nationally recognised need to reduce carbon emissions to counter the negative impacts of climate change through the inclusion of sustainable design elements and energy efficient features within all types of development. Eynsham Parish Council is therefore keen to achieve an environmentally sound, sustainable and low-energy pavilion building.

Policies: Under Regulation 25B of the Building Regulations there is a requirement for all new buildings occupied by public authorities to be nearly “zero-energy” from 1st January 2019.

In a letter to the Parish Council in March 2019, the Oxfordshire Association of Local Councils defined the requirement for nearly zero-energy as *‘a building that has a very high energy performance, as determined in accordance with a methodology approved under regulation 24, where nearly zero or a very low amount of energy required should be covered to a very significant extent by energy from renewable sources’*.

In order to achieve the nearly zero-energy criteria, and sustainable aspirations of the PC, the following design principles will be incorporated or explored in the final building design:

- Construction materials: Generally the building will be of conventional masonry construction with insulation standards exceeding current Building Regulation requirements. Subject to practicality and cost-benefit assessment, consideration will be given to locally sourced materials with low embodied energy and carbon footprint. Potential appropriate materials include engineered timber structural frames, natural zinc roofs and rainwater goods.
- A well insulated building fabric together with triple-glazed windows and doors will aim to achieve overall U values well above current standards, and provide the basis for all other energy related features.
- Building Orientation and roof form: The principal roof form has been designed to provide the optimum angle and orientation for the installation of photovoltaic (PV) panels to the south facing roof. Options for storage of electricity produced by the panels on site will be explored, subject to further cost-benefit assessment.
- Natural daylight and ventilation: The environment in the main first floor halls will be enhanced by the inclusion of opening roof lights and controllable “windcatcher” type passive ventilation units mounted on the roof. The main hall will be controlled further by the double aspect windows allowing cross ventilation and natural light to enter from both sides, eliminating dark areas.
- Mechanical ventilation with heat recovery: Shall be installed throughout ground floor changing rooms, WCs and potentially in other internal areas. All windows to these areas shall be sealed, non-opening to control the internal environment and limit heat losses.
- General space heating: Consideration will be given to incorporating low-energy technologies such as air or ground source heat pumps to provide general heating and domestic hot water, although further detailed studies may conclude that an all-electric system may achieve the required low energy aim, particularly when coupled with the PV panel and storage system.
- Rainwater harvesting: To capture and store rainwater for watering playing fields may be considered.

4.0 Environmental Considerations

4.1 Arboriculture & Tree Report

The application is supported by an arboricultural study and report undertaken by Sylva Consultancy as follows:

- Tree Survey and Constraints Plan (Stage 1). Conducted in accordance with BS 5837 to identify importance and quality of trees on site and the influence these trees may have on the development.
- Arboricultural Impact Assessment (Stage 2). Which highlights potential conflicts and provides reasoned explanation for any tree losses, together with protection measures for those trees to be retained.

4.2 Flood Risk and Drainage Assessment

The application is supported by a Flood Risk Assessment prepared by Ark Environmental comprising:

- Flood Risk Assessment: The application site is in EA Flood Zone 1, with areas to the far east in FZ2 & FZ3; the site is also within a new climate change flood extents area. However the pavilion building is in an area of the site at lowest risk of flood, and is therefore considered to be appropriate development. Specific flood response management plans based on flood depths are explored further in the report.
- Sustainable Drainage System & Strategy Plan: The FRA report contains critical flood planning assessment including strategies for the use of a Sustainable Drainage System (SuDS) to address the potential impact of climate change.

Surface Water Disposal:

Subject to the recommendations of the FRA, and further infiltration testing to confirm the suitability of existing ground conditions, a rainwater infiltration strategy would be the preferred solution for the site including a SuDS design for the disposal of rainwater.

The intention is to collect and direct 50% of run-off from the roof area to a rainwater storage/attenuation layer below the car park. The remaining roof run-off will be collected and stored within a below-ground storage tank providing water for grounds and landscape irrigation. Any excess rainwater will be directed to a separate soakaway/ attenuation pit below the grassed areas.

Foul Drainage Disposal:

All foul drainage will be routed via a gravity system to the existing drainage system serving the existing building.

4.3 Ecology & Biodiversity

A wildlife survey and ecological report has not been undertaken for the application site and surrounding areas. The nature of the site, comprising car park, buildings and open storage areas, does not indicate any significant wildlife habitats, protected species or features at risk of disturbance by the proposed development. The proposals replace existing buildings and site facilities with a similar, albeit larger, development, and we do not believe any wildlife or important landscape features will be adversely impacted.

4.4 Heritage Impact Assessment

The sports pavilion site is affected by a number of nearby heritage assets and has a potential impact on the setting of nearby listed buildings and the Scheduled Ancient Monument to the west.

Please see further assessment at Appendix 5.

4.5 Noise Impact Statement

Context

The pavilion site lies on the edge of Eynsham, with few residential properties nearby. Potential noise impact will be limited by physical separation; by construction measures; and by management arrangements; as noted further below.

Neighbouring properties comprise:

- The Elms - a large detached house, approximately 60m to the north the proposed replacement Pavilion; on the opposite side of Oxford Road; and with principal outlook, entrances and windows orientated away from the Pavilion.
- Willowbank, 4 Oxford Road - original house approximately 65m to the west the proposed replacement Pavilion; and with newer separate dwellings, the nearest being approximately 30m to the west. Note that the layout of the proposed Pavilion has been developed with windowless storage spaces at first floor, and windowless changing rooms at ground floor; specifically to shield the nearer Willowbank houses from potential noise disturbance.
- 2 Oxford Road - approximately 40m to the south-west of the proposed replacement Pavilion.
- Park Cottage - approximately 100m to the south-east of the proposed replacement Pavilion

Construction & ventilation

The new pavilion building will be in substantial masonry construction; with windows triple-glazed to increase thermal and sound insulation values. Ventilation to ground floor changing areas, also to first floor kitchen and WCs, will be mechanical with heat recovery and control of noise break-out. Natural ventilation to larger first-floor spaces will be by controllable 'wind-catchers' - rather than by opening windows.

Timing of activities

To further reduce risk of noise leakage to the surrounding environment and to avoid causing nuisance to the neighbouring houses, licensing arrangements will be set in place by the Parish Council, such that the timing of social events will be strictly controlled.

Sports activities will naturally be limited to hours of daylight (no flood-lighting is provided to the existing pitches and no new floodlighting is proposed under this application)

It is anticipated that the first-floor social accommodation element of the proposed pavilion may host social activities seven days a week, during daytime and typically to 10PM; and up to midnight on special occasions.

Appendix 1:

Photos of Existing Building & Site



View of the pavilion from the playing fields looking North

Car park to the right, Oxford Road is beyond the trees



View of the pavilion from the car park looking West



Looking South-East from the pavilion across the playing fields, with private house on the far side of the site



Looking North-West showing private housing on the adjacent site



Oxford Road leading out of Eynsham village

Footpath access to the pavilion is on the right



Access track off Oxford Road, leading to the playing fields

Separate storage building is visible over the stone boundary wall



Footpath access to the pavilion, off Oxford road looking East



Gated entrance to the external walled storage compound

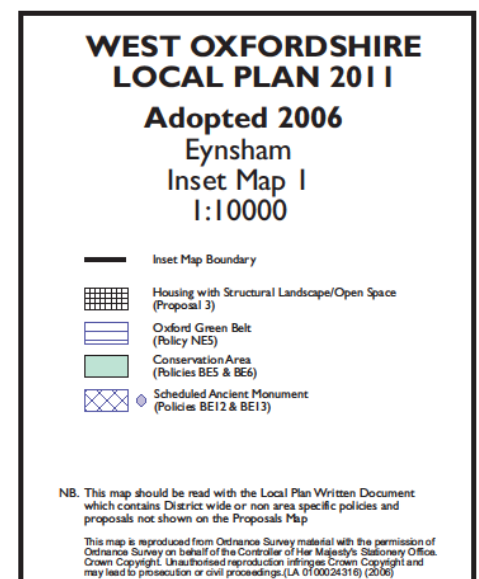
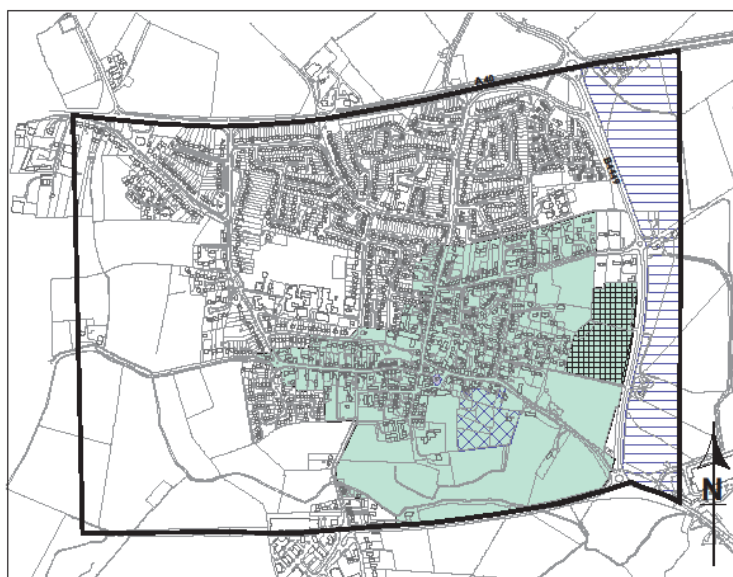
Separate store building and containers are visible in the background



Storage building located within the walled compound

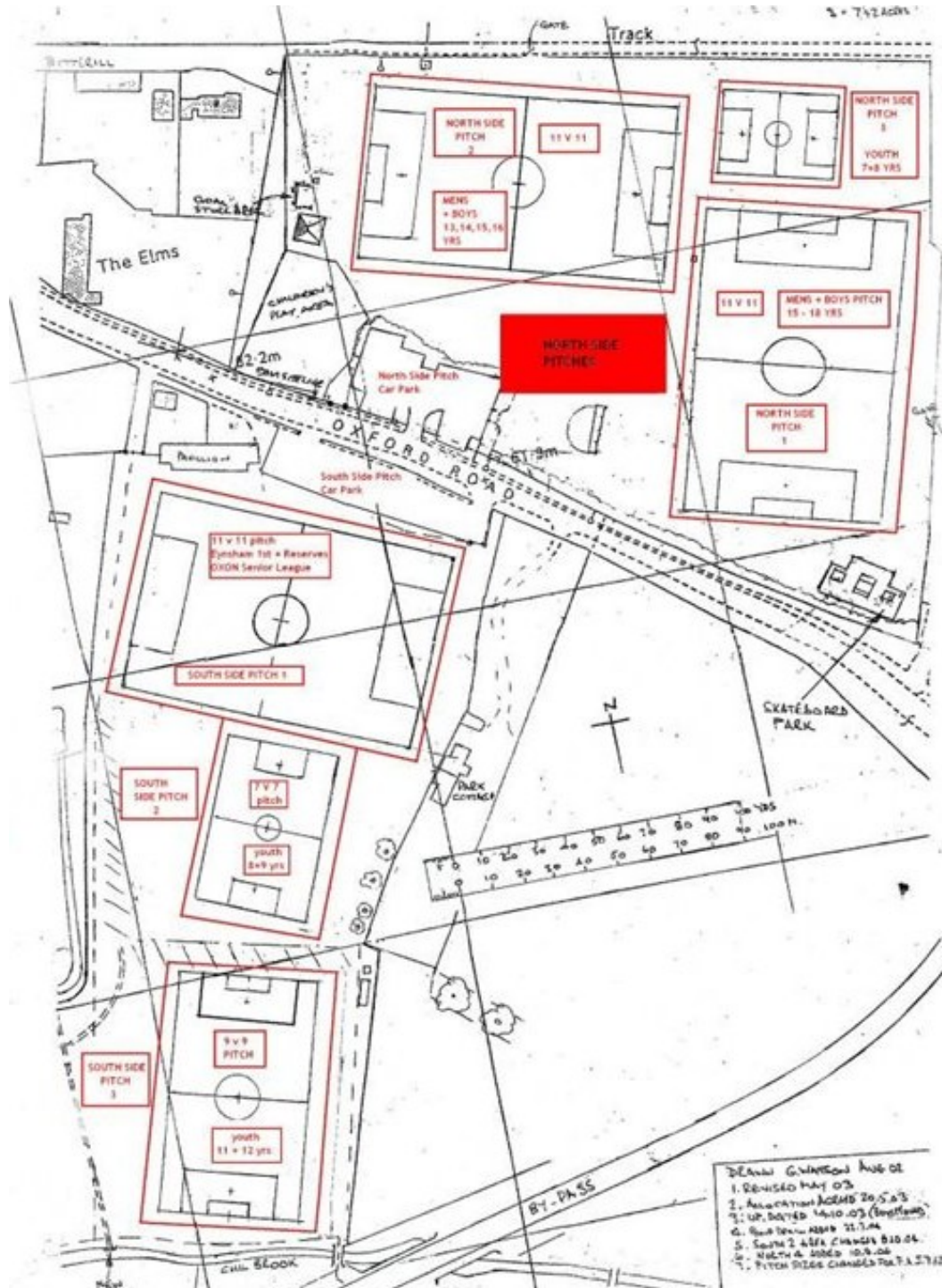
Appendix 2:

Eynsham Conservation Area



Appendix 3:

Pitches Plan

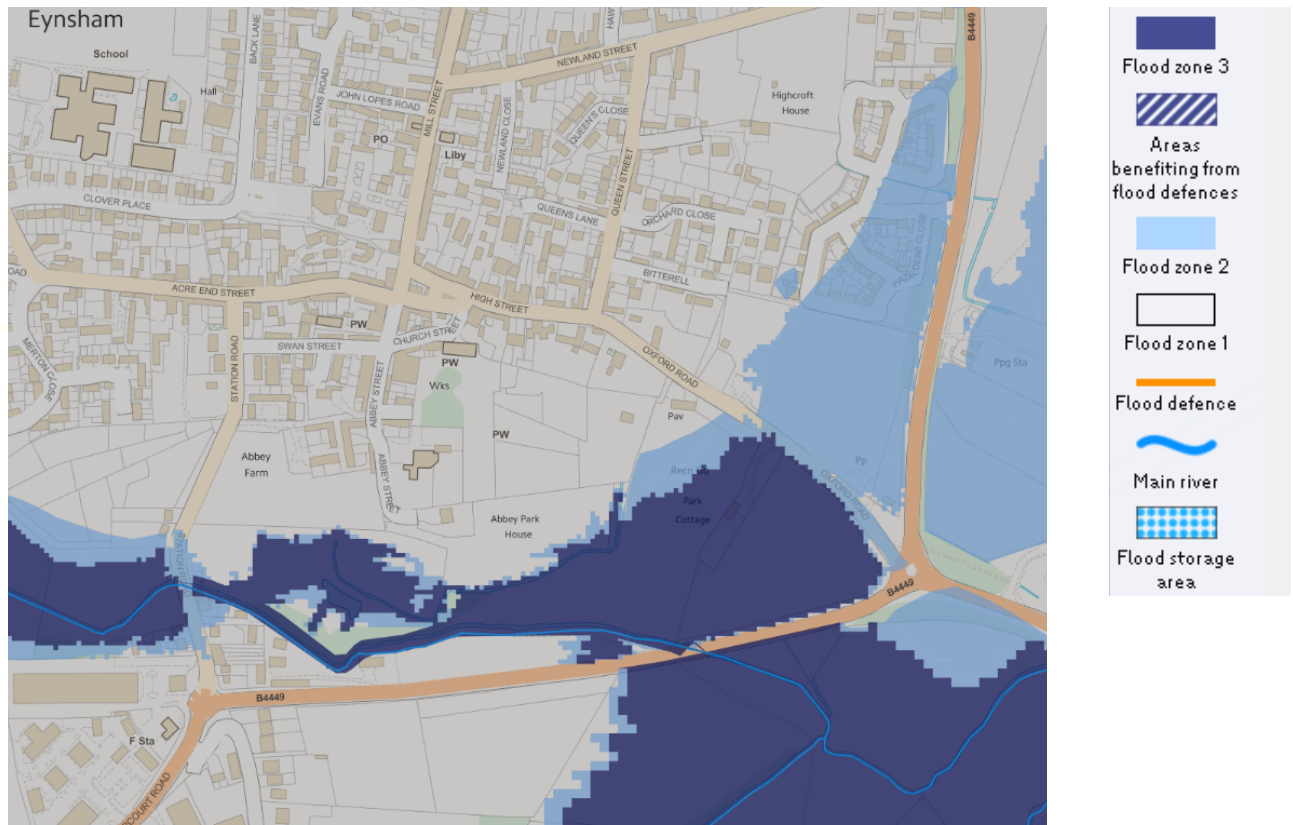


(Note that the southernmost pitch is not usually marked-out)

Appendix 4:

Indicative Flood Risk Plan

(See also Flood Risk Report forming part of the Application)



Appendix 5:

Heritage Statement

1.1 Site Location

The site of proposed development is located on the south side of Oxford Road in Eynsham approximately 125m east of the junction with Queen Street. The application site is approximately 0.26 hectares in area and it lies at approximately 62.25mOD (entrance to existing pavilion) rising to around 62.85mOD along the west boundary of the application site.

The site currently comprises the existing pavilion, outbuildings, partial boundary walls and fences, and the existing car park serving the pavilion.

The geology is limestone gravel overlying clay.

1.2 Archaeological Background

From The 1990 Victoria County History of the County of Oxford: Volume 12; and related sources

The Pavilion development site is close to a Scheduled Ancient Monument (SAM118). This is the site of a Benedictine Abbey of Eynsham that was founded in 1005 towards the end of the period of late Saxon monastic reform. The new foundation replaced an existing Minster Church.

For about fifty years the Norman Conquest Eynsham Abbey and it was deserted; then in 1109 Henry I confirmed a Charter of Foundation, which led to a complete rebuilding of the Abbey. Thereafter Eynsham Abbey prospered becoming the third richest religious house in Oxfordshire.

After the Dissolution the Abbey and all its lands passed into private hands. No trace of the Abbey complex survives above ground.

The abbey site covered a wide area on the south side of Eynsham village: land between Station Road on the west and the Wharf stream on the east, the church and High Street on the north, and the Chil brook on the south seems to have been kept in hand by the abbey for much of the Middle Ages, and was later known as the Parks.

The walled precinct was presumably much smaller and the chief monastic buildings evidently stood in an area south of the original parish churchyard known in 1650 as Abbey Court; to the west stood the home farmstead and tithe barn, on the site of Abbey Farm.

The main abbey buildings were restricted largely to the churchyards of the parish and Roman Catholic churches (*i.e. St Leonard's Church and St Peter's Church*) although buildings extended c. 10 m. east of the parish churchyard. Other structures, probably outbuildings, lay further east.

In 1851 a large number of 14th-century inlaid tiles were dug up in the nursery garden (part of the Parks) 15 yd. south of the churchyard; and further east a well and cistern, also surrounded by medieval tiles.

In modern times grave-digging in the extended churchyard revealed massive foundations, floor tiles, and stone and lead coffins.

Along the south side of the field was what appeared to be the boundary ditch of the precinct, dividing it from the fishponds.

1.3 Archaeological investigations at 4 Oxford Road; 2015

Archaeological evaluations including trenched excavations have previously been carried-out in February 2015 on the nearby site at 4 Oxford Road; in connection with planning application 16/04043/S73 and related applications and Conditions.

The evaluation identified a substantial ditch, some 2.2m deep, which the archaeological report interpreted as probably representing the northern boundary to the grounds of the medieval Benedictine Abbey of Eynsham.

This feature was identified in Trench 1 on the 4 Oxford Road site; around 50m to the west of the nearest point of the proposed replacement pavilion building.

The report also noted significant importation of soil to raise the ground level and landscaping in forming the garden of 4 Oxford Road; in order to raise the land above the water table; and that the ground level is markedly lower (around 0.8m) beyond the stone wall defining the eastern extent of No 4 – i.e. at the adjacent access track to the playing fields.

Separately, the topographical survey of the pavilion site shows that the ground levels at the pavilion itself, are around 0.6m lower than the access track – an overall level difference of around 1.4m.

The significance of this level difference is that the flood plain lies beyond the grounds of the medieval Abbey and that no medieval building development should be expected within the flood plain.

1.4 Archaeological investigations on other local sites

St Peter's Church: Archaeological excavations in the early 1990s by the Oxford Archaeological Unit in the area of St Peters Church and adjacent graveyard - *approximately 300m to the west of the pavilion development site* - have established that well preserved archaeological features relating to the Abbey survive below ground; in the form of walls, floors and robber trenches.

The Shrubbery: An archaeological field evaluation was undertaken in the grounds of the "Shrubbery" - *approximately 140m to the west of the pavilion development site* - by Oxford Archaeology in 1992. This evaluation identified thick medieval plough soil sealing earlier Anglo-Saxon features at depths between 0.65 and 0.8m; which was interpreted to suggest that the Shrubbery grounds are located within a field system providing foodstuffs for the Abbey.

(No Abbey building features were identified in the evaluation of the Shrubbery site)

1.5 The Pavilion site in relation to the main abbey buildings

The Pavilion site is around 225m east of St Leonard's Church; and around 250m east of St Peter's Church; i.e. at a significant distance from the assumed location of the main abbey buildings.

CONCLUSION

On the basis of:

- the remoteness of the proposed Pavilion redevelopment site from the known location of the original Abbey buildings,
- the Pavilion site's location within the historic flood plain and beyond the presumed boundary of the Abbey precincts as established by previous archaeological investigations at 4 Oxford Road, and
- the prior development of the existing pavilion building, outbuildings and car park

It is proposed that no detailed archaeological site investigations are necessary in support of the current planning application; but that an archaeological watching brief might be considered at construction stage.