

WOODSTOCK HOUSE

WOODSTOCK, OXFORDSHIRE



Historic Building Appraisal & Assessment of Archaeology

July 2014

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Office contact details

The JESSOP Consultancy

12 West View
Iffley
Oxford
Oxon
OX4 4EX

The JESSOP Consultancy

29 Dewar Drive
Millhouses
Sheffield
South Yorkshire
S7 2GQ

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SUMMARY OF PROJECT DETAILS

OASIS ID: Thejesso1-178174

TJC Project Code: WSH14

Project Type(s): Historic Building Appraisal
Assessment of Archaeological Potential

National Grid Reference: SP 44400 16586 (centered); OX20 1UG

County: Oxfordshire

Parish: Woodstock

Local Authority: West Oxfordshire

Planning Reference: TBC

Designation Status(s): **Grade I Registered Historic Park and Garden** – No: 1000434
World Heritage Site – No: 1000091
Woodstock **Conservation Area**
Woodstock House – **LB II**; EH No: 435581
Cottage, Coach House and Stables – **LB II**; EH No: 435582
Boundary Wall (east) – **LB II**; EH No: 435583
Boundary Wall (north) – **LB II**; EH No: 435584
Boundary Wall (west) - **LB II**; EH No: 253004
China Corner – **LB II**; EH No: 1052913

HER Record No(s): 5475; 24725; 24906; 24907; 24908

Prepared by: Oliver Jessop MfA;
Ian Atkins MfA (Illustrations)

Reviewed by: Karen E Walker MfA FSA

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TABLE OF CONTENTS

EXECUTIVE SUMMARY	2
1 INTRODUCTION	4
2 METHODOLOGY	7
3 PLANNING LEGISLATION AND GUIDANCE	12
4 BASELINE CONDITIONS – THE SITE	16
5 UNDERSTANDING THE SITE - HISTORY	18
6 UNDERSTANDING THE SITE - ARCHAEOLOGY	24
7 UNDERSTANDING THE SITE – HERITAGE	27
8 EXISTING CONDITIONS AND IMPACTS	34
9 PROPOSED DEVELOPMENT IMPACTS	36
10 CONCLUSIONS AND RECOMMENDATIONS	39
11 SUPPORTING INFORMATION	40
APPENDICES	43

EXECUTIVE SUMMARY

This document presents the results of a historic building appraisal and an assessment of archaeology at Woodstock House, Rectory Lane, Woodstock, Oxfordshire. It has been prepared as supporting information for a planning application to reverse unsympathetic alterations to the internal fabric of Woodstock House, the Coach House and Stables and the removal of metal fire escapes and balconies. The baseline archaeological potential of the site is also assessed in relation to a proposal for a new swimming pool, to be located on the northwest side of the main house.

The Site (located at NGR: SP 44400 16586) includes six Grade II Listed buildings, is within the Woodstock Conservation Area, is on the boundary of the Blenheim, a World Heritage Site and a Grade I Registered Historic Park and Garden, and as such has considerable significance in regards to its cultural heritage value.

The existing building comprising Woodstock House dates from the c.1720s, and has been extended on at least two occasions. The original entrance faced south towards Blenheim Palace, but at the start of the 19thC was moved to the east. The building was converted in the 1950s to a residential care home and almost all of the original fixtures, fittings and architectural details have been removed.

To the northeast of the house is an 18thC linear range built as a Coach House, with stabling for horses, and with accommodation above. In the L18th – E19thC, the building was doubled in size to accommodate six new loose boxes. These buildings are Grade II Listed and represent an unusual example of private residential stabling within Woodstock. The interiors have been partially refurbished for accommodation.

The gardens, kitchen garden and boundary walls are well preserved, and reflect the remodeling of the site following re-orientation of the south entrance at the start of the 19thC.

The impact of the proposed alterations to the buildings is considered to be beneficial to the historic fabric, and the intent is to reverse unsympathetic 20thC alterations. Potential interventions into the existing walls will detract from the existing character of individual spaces, but are deemed to be positive alterations that will improve the circulation. The proposed site for a swimming pool to the northwest of the house, is within an area of unknown archaeological potential, however, some previous ground disturbance has occurred in this area. The impact upon the setting of the Conservation Area or Blenheim World Heritage Site will be negligible, as the building will be a low roofed design and shielded by planting.

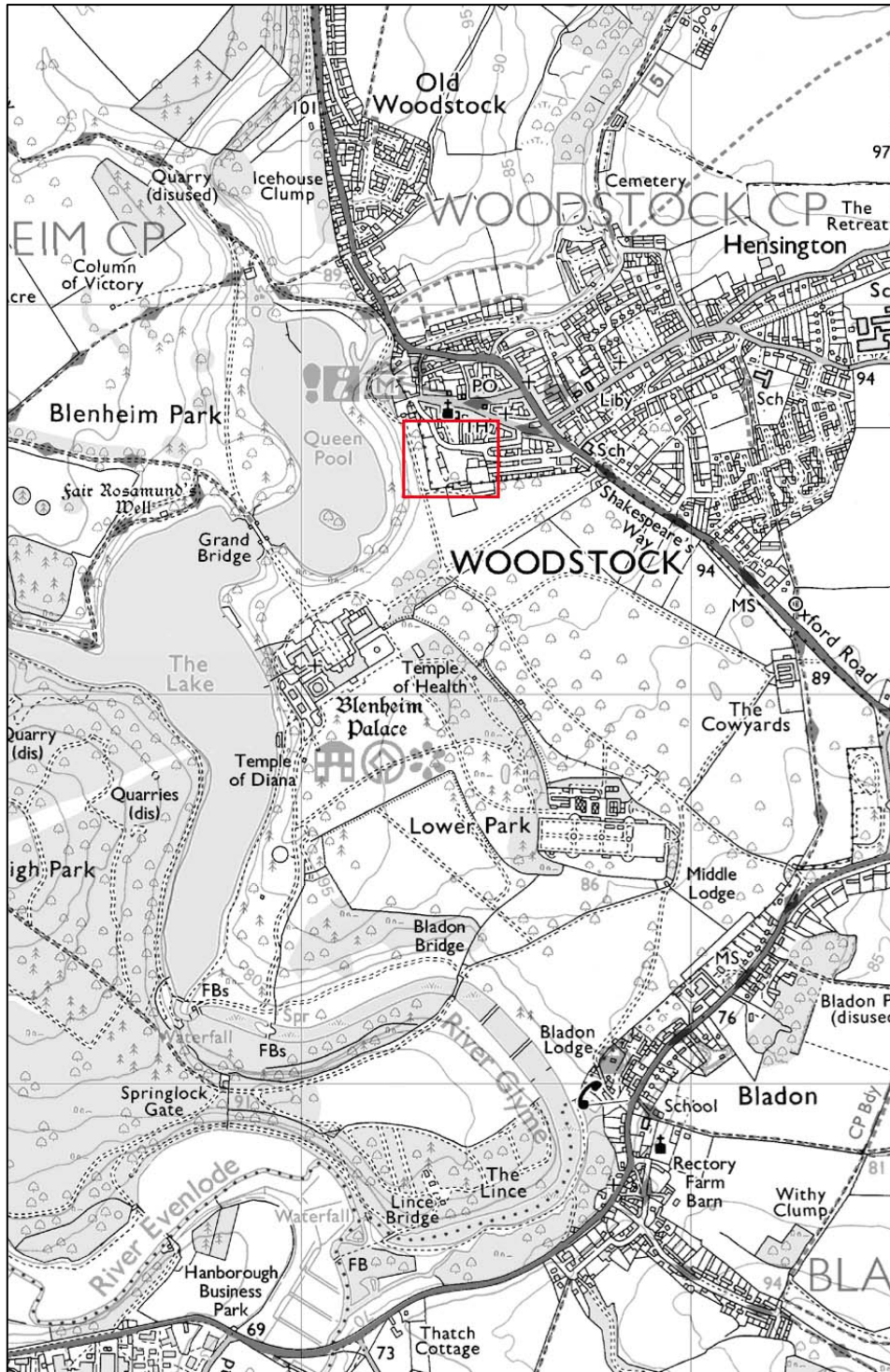


Figure 1: Location map of Woodstock House (Site marked with a red rectangle).
OS map reproduced under Licence No.BLK4450021. Ordnance Survey © Crown Copyright ©.

1 INTRODUCTION

1.1 SCOPE AND PURPOSE

This historic building appraisal and assessment of archaeology has been prepared by the JESSOP Consultancy (TJC) to provide supporting information for a scheme of sympathetic refurbishment to the extant built structures comprising Woodstock House, and within its surrounding gardens (**Figure 1**).

In addition to a consideration of the standing historic fabric, an assessment has been undertaken of the surrounding baseline archaeological resource within the immediate vicinity of the site, specifically to inform a proposal for a new swimming pool.

This document has been prepared at the request of Nick Cox Architects (NCA), on behalf of their Client.

1.2 AIMS AND OBJECTIVES

The intention of this report is to provide a baseline understanding of the archaeological and built heritage assets that fall within the boundary of the application. The historic fabric of Woodstock House has been examined and features of particular historic, or archaeological significance have been identified.

The report includes an assessment of the likelihood for earlier features of archaeological significance to survive below ground. The impact of the proposed alterations will be considered in relation to any heritage assets that are identified within the red line boundary (**Figure 2**).

The report will also make reference to the setting of the Site, and any aspects of the surrounding historic environment that may be affected, in either a negative or positive aspect by the proposed alterations. Its purpose is to aid the decision making process in regards to the future use, or development, of the Site, ensuring that the historic environment is considered as a unified entity and not in isolation (Clark 2001, 9).

1.3 ARCHIVE

There is no formal project archive associated with this survey, however a site specific record has been registered with the OASIS database (Online Access to the Index of archaeological investigations); project ID: **thejesso1-178174**.

1.4 DISSEMINATION

Digital and bound copies of this report will be distributed to NCA, the Client, and the Oxfordshire Historic Environment Record (HER). To ensure the privacy of the Client and following their approval, a summary statement of the results will be uploaded to the OASIS online database in a digital format for wider dissemination.

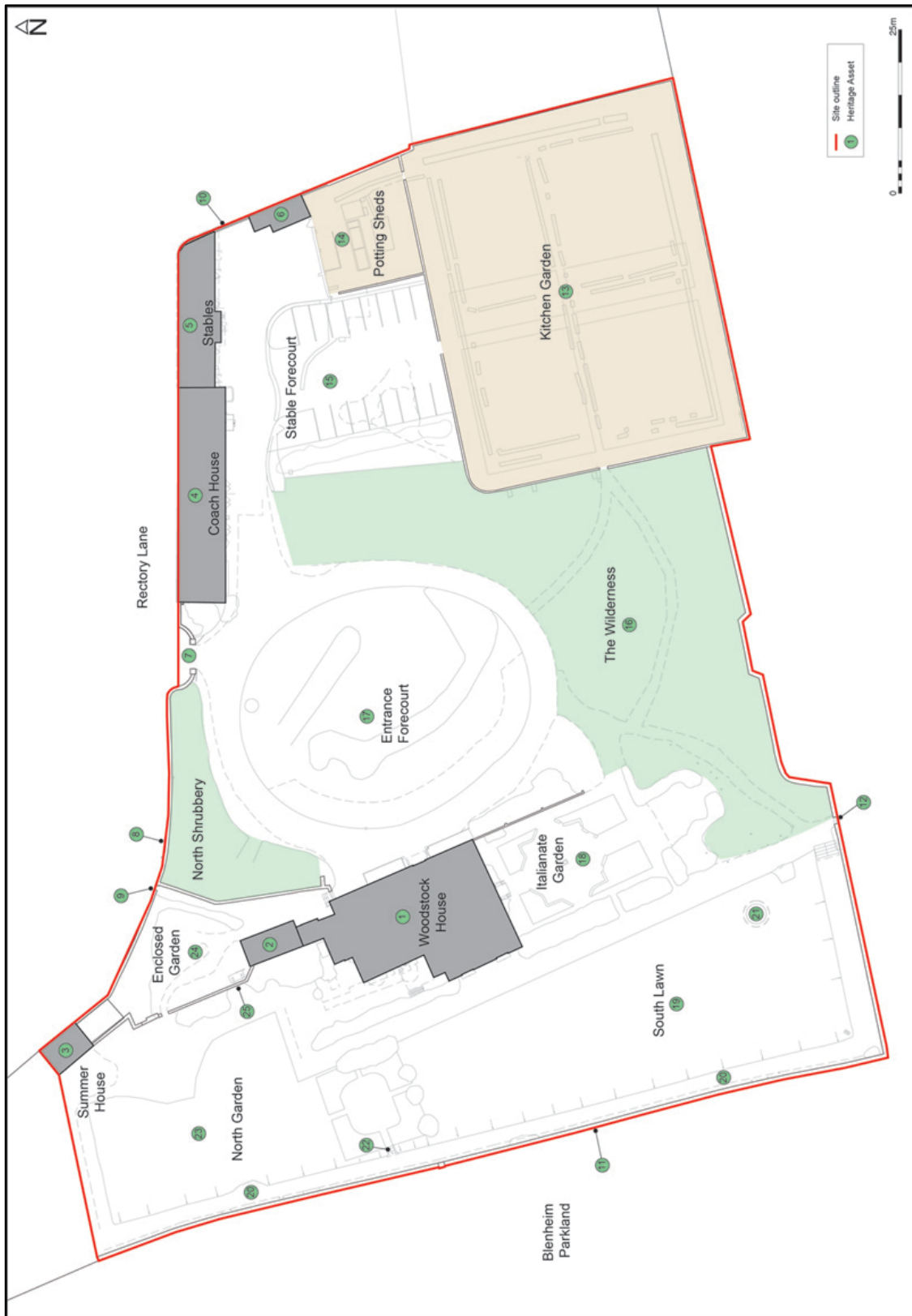


Figure 2: Site boundary and location of principal heritage assets.

Base mapping provided by Nick Cox Architects ©.

2 METHODOLOGY

2.1 INTRODUCTION

This historic building appraisal and assessment of archaeology has been prepared in accordance with guidelines issued by English Heritage (2006), the Institute for Archaeologists (IfA 2008, 2011), and with industry best practice. Consultation has been made with the records held by the Oxfordshire HER to ensure that the baseline archaeological data of any associated heritage assets are correct; HER data was supplied in May 2014.

2.2 LIMITATIONS

The scope of this report has been focused upon the assessment of features of significance within the red-line boundary of the Site (**Figure 2**), and whilst heritage assets within a 0.5km buffer have been considered, any beyond this are not discussed unless of considerable significance.

No geotechnical borehole, or trial pits logs, have been undertaken, or made available for consideration during this assessment of the archaeological resource.

The report is limited to the following:

- *Consultation with NCA in regards to the details of the proposed alterations;*
- *A review of relevant archive and documentary material;*
- *A Site visit in the form of a walk-over inspection of the Site and surrounding area;*
- *A consideration of the setting of the Site and the identification of heritage assets;*
- *The preparation of this report.*

2.3 NOMENCLATURE

The terminology used throughout this document has been derived from existing names and descriptions associated with the site and its surrounding area. Additional descriptions for the various garden compartments that surround Woodstock House, are based upon an assessment of the current and historic character of the site (**Figure 2**), however, it should be noted that future research may identify additional descriptions for these areas, or spaces.

2.4 SOURCES CONSULTED

This study has been undertaken taking into consideration the historical and archaeological background of the proposed development area. The following archaeological databases and archive repositories were consulted:

- Aerial Photographs
- Archaeological Data Service (ADS) – York
- Documentary sources, including archaeological publications where available
- Geological Mapping
- Heritage Gateway
- Historic mapping including relevant Ordnance Survey Maps and those held by the Blenheim Estate
- Internet Archives
- National Archives - Kew
- Oxfordshire Historic Environment Record
- Oxfordshire Record Office – Cowley
- RIBA Library - London
- The English Heritage Archive – Swindon
- The National Heritage List for England – English Heritage

2.5 ARCHAEOLOGICAL TIME PERIODS

Within this report the following archaeological time periods are used to describe sometimes broad, and unequal phases of past human activity.

- Prehistoric – Palaeolithic, Mesolithic, Neolithic (Pre 30,000BC – 2000BC)
- Prehistoric – Bronze Age and Iron Age (2000BC – AD43)
- Roman (AD43 – AD450)
- Saxon/Medieval (AD450 – AD1540)
- Post-Medieval and Modern (AD1540 to present)

2.6 SITE INSPECTION

The site was inspected on the 9th May 2014 to establish its condition (see photographs **Appendix 3.1-3.54**) and extant of visible remains of any heritage assets that might materially affect the proposed alterations to the Listed Building.

2.7 IMPACT ASSESSMENT METHODOLOGY

There is a lack of published guidance for the assessment and evaluation of designated and undesignated heritage assets; however, this section presents a methodology for awarding **value, magnitude of impact and significance of impact** that will be used within this document. Where an impact assessment is undertaken, it assesses the existing baseline conditions in relation to the elements of the scheme that could cause cultural heritage impacts. To reduce subjectivity when assessing the value of a designated, or undesignated heritage the following table provides a framework for awarding an appropriate grade:

Very High	<ul style="list-style-type: none"> World Heritage Sites (WHS), Scheduled Monuments of exceptional quality, assets of acknowledged international importance, or assets that contribute to International research objectives. Grade I Listed Buildings, and built heritage of exceptional quality. Grade I Registered Parks and Gardens, historic landscapes and townscapes of international sensitivity, or extremely well preserved historic landscapes and townscapes with exceptional coherence, integrity, time-depth, or other critical factor(s).
High	<ul style="list-style-type: none"> Scheduled Monuments, or assets of national quality and importance or that can contribute to National research objectives. Grade II* and Grade II Listed Buildings, Conservation Areas with very strong character and integrity, or built heritage that can be shown to have exceptional qualities in their fabric, or historical association. Grade II* and II Registered Parks and Gardens, Registered Battlefields and historic landscapes and townscapes of outstanding interest, quality and importance, or well preserved and exhibiting considerable coherence, time-depth or other critical factor(s).
Medium	<ul style="list-style-type: none"> Designated or undesignated assets of regional quality and importance that contribute to regional research objectives. Locally Listed Buildings, other Conservation Areas, historic buildings that can be shown to have good qualities in their fabric or historical association. Designated, or undesignated special historic landscapes and townscapes with reasonable coherence, integrity, time-depth or other critical factor(s). Assets that form an important resource within the community, such as for educational, or recreational purposes.
Low	<ul style="list-style-type: none"> Undesignated assets of local importance. Assets compromised by poor preservation, and/or poor survival of contextual associations, but with potential to contribute to local research objectives. Historic (unlisted) buildings of modest quality in their fabric, or historical association. Historic landscapes and townscapes with limited sensitivity, or whose sensitivity is limited by poor preservation, historic integrity, and/or poor survival of contextual associations.
Negligible	<ul style="list-style-type: none"> Assets with very little, or no surviving cultural heritage interest. Buildings of no architectural, or historical note. Landscape and townscapes that are badly fragmented and their contextual associations are severely compromised, or have little, or no historical interest.

MAGNITUDE

The magnitude of the potential impact is assessed for each site or feature independently of its archaeological, or historical value. Magnitude is determined by considering the predicted deviation from the current status of the site of feature and which is regarded as its baseline condition.

Substantial	<p>Positive</p> <ul style="list-style-type: none"> The proposals would remove or successfully mitigate existing damaging and discordant impacts on assets; allow for the restoration or enhancement of characteristic features; allow the substantial re-establishment of the integrity, understanding and setting; halt rapid degradation and/or erosion of the heritage resource.
	<p>Negative</p> <ul style="list-style-type: none"> Impacts will damage or destroy cultural heritage assets; result in the loss of the asset and/or quality and integrity; cause severe damage to key characteristic features or elements; almost complete loss of setting. The assets integrity or setting is almost wholly destroyed or is severely compromised, such that the resource can no longer be appreciated or understood.
Moderate	<p>Positive</p> <ul style="list-style-type: none"> Benefit to, or restoration of, key characteristics, features or elements; improvement of asset quality; degradation of the asset would be halted; the setting and/or context of the asset would be enhanced and understanding and appreciation is substantially improved; the asset would be brought into community use.
	<p>Negative</p> <ul style="list-style-type: none"> Substantial impact on the asset, but only partially affecting the integrity; partial loss of, or damage to, key characteristics, features or elements; substantially intrusive into the setting and/or would adversely impact upon the context; loss of the asset for community appreciation. The assets integrity or setting is damaged but not destroyed.
Slight	<p>Positive</p> <ul style="list-style-type: none"> Minor benefit to, or partial restoration of, one (maybe more) key characteristics, features or elements; some beneficial impact on asset or a stabilisation of negative impacts; slight improvements to the context or setting of the site; community use or understanding and appreciation would be enhanced.
	<p>Negative</p> <ul style="list-style-type: none"> Some measurable change in assets quality or vulnerability; minor loss of or alteration to, one (or maybe more) key characteristics, features or elements; change to the setting would not be overly intrusive or overly diminish the context; community use or understanding would be reduced. The assets integrity or setting is damaged but understanding and appreciation would only be diminished not compromised.
Negligible, or No Change	<p>Positive</p> <ul style="list-style-type: none"> Very minor benefit to or positive addition of one or more characteristics, features or elements. Minor changes to the setting or context of the site. No discernible change in baseline conditions
	<p>Negative</p> <ul style="list-style-type: none"> Very minor loss or detrimental alteration to one or more characteristics, features or elements. Minor changes to the setting or context of the site. No discernible change in baseline conditions

SIGNIFICANCE OF THE EFFECT

Once the value of a heritage asset, site or feature has been identified and the magnitude of the potential impact established, it is possible to formulate the significance of the effect of any change that may be proposed, which can be positive (beneficial), or negative (adverse). This is summarised in the following table.

SIGNIFICANCE of Effect upon Heritage Asset		MAGNITUDE of Potential Impact			
		Substantial impact	Moderate impact	Slight impact	Negligible / No impact
VALUE of Heritage Asset	Very High	Major	Major / Intermediate	Intermediate	Minor
	High	Major / Intermediate	Intermediate	Intermediate / Minor	Neutral
	Medium	Intermediate	Intermediate	Minor	Neutral
	Low, or Negligible	Intermediate / Minor; or Minor / Neutral	Minor; or Minor / Neutral	Minor / Neutral; or Neutral	Neutral

The significance of effect will have a different impact upon any changes that may be proposed to the site, feature, or heritage asset, as listed below:

Significance of Effect	
Major	<ul style="list-style-type: none"> • These effects are considered to be very important in the decision making process. • These effects are important at a national level and to statutory bodies.
Intermediate	<ul style="list-style-type: none"> • These effects are likely to be important to considerations, but not key factors, in the decision making process, unless cumulative effects combine to raise the overall significance. • These impacts are likely to be important at a regional and local level and to statutory bodies.
Minor	<ul style="list-style-type: none"> • These effects are unlikely to be critical factors in the decision making process, but are likely to be important factors in the design of a project. • These effects are important at a local level. There may be some contribution to, or variance with local heritage policies.
Neutral	<ul style="list-style-type: none"> • No effects upon cultural heritage or the effects are negligible. • There is no conflict with, or contribution to, policies for protection of heritage resources.

3 PLANNING LEGISLATION AND GUIDANCE

3.1 PLANNING CONTEXT

The wider planning legislation that underpins planning decisions in regards to archaeological sites and designated heritage assets, is detailed within the Ancient Monuments and Archaeological Areas Act 1979. This legislation (relating to England) has been strengthened by the subsequent National Heritage Acts (1983; 2002).

Further legislation in the form of the Planning (Listed Buildings and Conservation Areas) Act 1990, defines both a 'Listed Building' and a 'Conservation Area'. In considering whether to grant planning permission for development that affects a listed building or its setting, the local planning authority or, as the case may be, the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest (sect. 66.1)

3.2 NATIONAL PLANNING GUIDANCE – NATIONAL PLANNING POLICY FRAMEWORK

The National Planning Policy Framework (NPPF) was published on 27th March 2012. It replaces previous planning guidance as detailed in Annex 3, including Planning Policy Statement 5 (PPS5), which formed the basis of planning matters relating to the Historic Environment.

NPPF sets out the Government's planning policies for England and how these are expected to be applied. The new emphasis states that planning requirements within the planning system must be **relevant**, **proportionate** and **necessary** to each individual application (Para. 1). This guidance includes 12 Core Planning Principles that include promoting the different roles and character of our main urban areas and protecting the Green Belts around them. The conservation of heritage assets in a manner appropriate to their significance is also important, so that they can be enjoyed for their contribution to the quality of life of this and future generations (Para. 17).

NPPF encourages local planning authorities to identify and bring back into residential use empty housing and buildings (Para. 51), and make effective use of land that has previously been developed (brownfield land), provided that it is not of high environmental value (Para. 111). Section 12 of the NPPF, 'Conserving and enhancing the historic environment', seeks to ensure that heritage assets at risk, through neglect or decay, should be conserved (Para. 126). The setting of any heritage asset needs to be described in a planning submission, with the level of detail proportionate to the asset's importance (Para. 128).

Where a proposed development will lead to **substantial harm** or **total loss** of significance of a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or loss is necessary to achieve substantial public benefits that outweigh that harm or loss (Para. 133). Where a development proposal will lead to **less than substantial harm** to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal (Para. 134).

The effect of an application on the significance of a non-designated heritage asset should be taken into account in determining an application, although a balanced judgment will need to be made in regards to the scale of harm, or loss, and the significance of the heritage asset (Para. 135).

NPPF does, however, encourage planning authorities to look for opportunities for new development within Conservation Areas and World Heritage Sites and within the setting of heritage assets to enhance or better reveal their significance (Para. 137). Clear guidance is also given in regards to the requirements of developers to record and advance understanding of the significance of any heritage assets to be lost (wholly or in part) in a manner proportionate to their importance and to make this evidence publically accessible (Para. 141).

NPPF tasks local planning authorities to have up-to-date evidence about the historic environment in their area and to use it to assess the significance of heritage assets and the contribution they make to the environment (Para. 169). Where appropriate, landscape character assessments should also be prepared and integrated with an assessment of historic landscape character, especially where major expansion options are being considered in areas of landscape sensitivity (Para. 170).

3.3 NATIONAL PLANNING GUIDANCE – PLANNING POLICY STATEMENT 5

The wider planning legislation that underpins planning decisions in regards to archaeological

Prior to the publication of the NPPF, Planning Policy Statement 5 (PPS5), provided guidance for those tasked with making planning decisions, including property owners, developers and local authorities in regards to the preservation and investigation of archaeological remains. Whilst PPS5 is still relevant to applications already within the planning system, all new applications are governed by NPPF. PPS5 may still be used as a point of reference in regards to its definitions as follows:

- **Heritage Assets:** A building, monument, site, place, area or landscape positively identified as having a degree of significance meriting consideration in planning decisions.
- **Designated Heritage Asset:** A World Heritage Site, Scheduled Monument, Listed Building, protected Wreck Site, Registered Park and Garden, Registered Battlefield or Conservation Area designated as such under the relevant legislation.
- **Setting:** The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surrounds evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, and may affect the ability to appreciate that significance as neutral.
- **Significance:** The value of a heritage asset to this and future generations because of its heritage interest. That interest may be archaeological, architectural, artistic or historic (assets can have aesthetic, evidential, historic and communal values).

3.4 LOCAL PLANNING POLICY

The West Oxfordshire Local Plan adopted 2006 (reviewed in 2011) sets out what is deemed desirable and appropriate with land in the district and how development will be controlled. In relation to Conservation Areas it details that the existing buildings, land uses, historic settlement patterns and open spaces should remain largely undisturbed. Where development is acceptable, the following advice is offered in relation to Policies BE5, BE5A & BE6.

The West Oxfordshire Local Plan notes that: *'the historic core of the town is built at a relatively high density and within this area there are some limited opportunities for residential development, which are likely to be from conversions or changes of use and involve a small number of dwellings'*.

3.5 CONSERVATION AREAS – WEST OXFORDSHIRE

The Woodstock Conservation Area was designated in 1975. Whilst the development in Conservation Areas is more strictly controlled than elsewhere in the County, the purpose of a Conservation Area is not to prevent change, but to ensure that the important character of the area is conserved and that new development respects that distinctive character.

Extensions to existing houses and the conversion of appropriate structurally sound buildings, which are worthy of retention or make a positive contribution to the local scene, will also be allowed in some circumstances.

New buildings and extensions should be well designed in themselves, and in sympathy with the character of the area. They should respect the form, siting and scale of the surrounding

buildings. New development should incorporate, where appropriate, existing features of importance, such as trees, hedgerows, ponds, stone walls, paths and tracks.

Views into and out of the Conservation Area, as well as views within the settlement itself, should be carefully assessed. New development should be designed to ensure that these are not harmed.

The conversion of redundant historic buildings should respect the original character of the building and its setting. Historic or architectural features of merit should be protected or retained. Large extensions, or an accumulation of extensions, can easily obscure the simple form of traditional buildings and should be avoided. Some buildings with a particular visual or historic character may be harmed by new development, however well designed. In these cases development may not be allowed.

3.6 WORLD HERITAGE SITE – BLENHEIM

Blenheim Palace was inscribed as a World Heritage Site (WHS) in 1987. This is an internationally recognised designation that encourages the proper protection, conservation and presentation of the site. It was designated because the design and building of the Palace represent the beginning of a new style of architecture, unlike anything seen before it. It is set within a park designed by Lancelot ‘Capability’ Brown, vast in both concept and scale, which is a masterpiece of the highest order, and as such is widely considered as a ‘naturalistic Versailles’ (after HLM 2006).

3.7 STATUTORY DESIGNATIONS

The Site has the following statutory designations associated with it:

- The Site and its boundaries comprise of **six Grade II** Listed Buildings Woodstock House (EH No: 435581); Cottage, Coach House and Stables (EH No: 435582); Boundary Wall – east (EH No: 435583); Boundary Wall – north (EH No: 435584); Boundary Wall – west (EH No: 253004); China Corner (EH No: 1052913).
- The Site boundary forms part of a **Grade I** Registered Park and Garden (EH No: 1000434).
- The Site boundary forms part of a **World Heritage Site** (No: 1000091).
- The Site is within the Woodstock Conservation Area.
- The Site is included on the West Oxfordshire Historic Environment Record.

4 BASELINE CONDITIONS – THE SITE

4.1 STUDY AREA AND LAYOUT

The study area that comprises the Site of Woodstock House incorporates built structures, the surrounding gardens and boundary walls (**Figure 2**). It is located in the southwest corner of the town of Woodstock in West Oxfordshire. The Site encompasses an irregular plot, c.1.4ha in size, and represents the largest single private dwelling within the historic core of the town. The Site is demarked by stone boundary walls on all sides, with the Parkland of Blenheim Palace to the west and south (**Appendices 3.37, 3.38**), Cock Pit Lane to the east and Rectory Lane to the north (**Appendices 3.32-3.34**). The only vehicular access is via a formal entrance with stone gate piers and high gates fronting Rectory Lane (**Appendix 3.31**). Built against the central section of the south boundary is China Corner, an 18thC building designed to house the china collection of the Duke of Marlborough, although it has since been converted to a private dwelling.

The Site has been sub-divided into a series of compartments defined by specific buildings, or functions, such as the Wilderness, North Shrubbery, or Kitchen Garden. Woodstock House is located in the western part of the Site at NGR SP 44362 16590 (**Appendix 3.1**). To the west of the house are the North Garden and South Lawn, which have views towards Blenheim Palace (**Appendix 3.49**). There is a small summerhouse (**Appendix 3.20**) in the northeast corner of the North Garden and a small stone outbuilding (**Appendix 3.19**) to the north of Woodstock House.

The existing entrance to Woodstock House is from the east (**Appendix 3.2**) via a large oval entrance forecourt (**Appendix 3.47**), although it was originally approached from the south. Subsequent to this re-modeling the south approach has been adapted to an Italianate Garden (**Appendix 3.48**). To the north and south of the Entrance Forecourt are areas of planting - the North Shrubbery, and The Wilderness. The eastern part of the Site contains a large walled Kitchen Garden (**Appendix 3.39**), with an adjacent enclosure with glasshouses (**Appendix 3.40**) and a Garden Office (**Appendix 3.29**). To the north of the Kitchen Garden is the Coach House (**Appendix 3.21**) and Stables (**Appendix 3.27**). These form a single linear range along the north boundary to the Site, although they were built in two separate phases.

The layout of the Site represents a carefully planned design, with the service functions of the household, such as the Coach House and Kitchen Garden being located at a distance from the house, separated by mature planting and the large Entrance Forecourt.

4.2 PREVIOUS SURVEY AND INVESTIGATIONS

During the preparation of this document three previous reports have been identified that discuss the development and architectural history of Woodstock House. These are:

- An Architectural and Historical Report by Dr T. Mowl (2006)
- A History by P. Bushell and S. Van Loock (undated)
- A Desk-Based Assessment by Oxford Archaeology (2008)

A fourth report that provides a historic context for the wider setting of this area of Woodstock, is the Blenheim Palace World Heritage Site Management Plan (HLM 2014).

4.3 GEOLOGY

The underlying bedrock geology is the Forest Marble Formation – Limestone; a sedimentary bedrock formed approximately 165 to 168 million years ago in the Jurassic Period. Local environment previously dominated by shallow carbonate seas (BGS 2014).

No Site-specific geotechnical, or borehole data was available during the preparation of this report.

The Site is relatively level, although it has been banked up against the south and east boundary walls to form a terrace walk. This walk is c.2m above the ground level within surrounding Parkland along the North Drive leading to Blenheim Palace.

5 UNDERSTANDING THE SITE - HISTORY

5.1 INTRODUCTION

This section of the report examines the existing level of historical knowledge for Woodstock House. A historical summary is presented first, followed by a timeline of known historical events and individuals associated with the Site.

The second element explores the historical development of the surrounding landscape of Blenheim Palace, making reference to historic mapping, engravings, photographs and published accounts.

5.2 HISTORICAL SUMMARY

The historical evidence relating to the development of the Site since the mid 17thC has been described in detail in the Victoria County History for Oxfordshire (Crossley 1990) and in previous reports (Mowl 2006; OA 2008); and can be summarised as follows.

The earliest record is for the sale of a house on 2 acres (0.81 ha) of land in 1639. The property was sold again in 1695 as 'Dogkennel House' and it may have been subsequently used as a hunting lodge. During the revival of Woodstock at the start of the 18thC the core of the existing building forming Woodstock House appears to have been built to replace the earlier residence. This was on a slightly different location within the plot, which was enlarged by the purchase of new land, that included a 17thC cockpit and a houses that were replaced by the existing Stables and Coach House. The form and site of the cockpit is unknown, but it was replaced by a new cockpit beyond the eastern wall by 1715. The grounds were also extended towards the north, incorporating a house (Jenkins House) and malthouse, although they were both demolished in 1803 when Woodstock House was remodeled and enlarged. During the 18th and 19th centuries the house was let to a variety of wealthy tenants, indicating that the interiors (now lost) may have been lavish and in keeping with changing fashions of the time. The Site was bought by the Trustees of Blenheim in 1855, although it continued to be let until the 1950s, when it became a nursing home.

5.3 HISTORICAL TIMELINE

The following timeline is a record of key events and prominent individuals that are associated with the history of the Site. It has been derived from an assessment of previous reports (Mowl 2006; OA 2008; and HLM 2014) and published documents (Crossley 1990).

Date	Event
1639	Thomas White of Woodstock Park sold a new house on Back Lance (now Rectory Lane) in a close of c.2 acres to Benjamin Merrick (a Woodstock glover). This may correspond with 'Merrick's Lodge', which is first documented in the Borough muniments from 1635.
1640-60	Edmund Hiorne (Woodstock Town Clerk) sold a house and malthouse between Woodstock House and the Rectory to the north to Benjamin Merrick. This dwelling appears to have been rebuilt and passed to Charles Jenkins, Merrick's godson.
1662	Merrick's 'Woodstock House' was assessed as having seven hearths.
1675	Benjamin Merrick died and Woodstock House passed to Dudley Rogers.
1695	Dudley Rogers sold the estate as Dogkennel House to Thomas Napier of Hensington.
1720s	The tenant of Woodstock House was Philip, Duke of Wharton the powerful Jacobite politician.
1727	John Morse (a London goldsmith) bought Woodstock House from Thomas Napier.
1728	Charles Jenkins sold his house and malthouse to Thomas Peyton.
1737	John Morse died and left Woodstock House to a friend Walter Pryse.
1745	Walter Pryse died, and Woodstock House was bequeathed to his nine year old son Lewis Pryse.
1774	Lewis Pryse and his son Lewis Junior were living at Woodstock House, as detailed in their subscription to a publication in 1774 by John Bennett, 'Poems on Several Occasions'.
1776	Lewis Pryse Junior died in a hunting accident.
1779	Lewis Pryse Senior died and his wife Margaret inherited Woodstock House.
L18 th C	Grace Cottrell of Rousham House and her sister Elizabeth Cartwright (who died in 1803) owned Jenkins House.
1798	Margaret Pryse died and her grandson Pryse Pryse (Pryse Loveden) inherited Woodstock House.
1803	Pryse Pryse bought the Jenkins House, which was demolished.
1822	Pryse Pryse inherits Buscot Park, which became his main residence, although he was still involved with additions and remedial works to Woodstock House.

Date	Event
1829	The Pryses let Woodstock House to a tenant Henry Peyton (Member of Parliament for Woodstock).
1849	Pryse Pryse died and his estate was passed to his son Pryse Loveden.
1850	Pryse family leave Woodstock House.
1855	Woodstock House is sold to the Blenheim Trustees and the Duke of Marlborough.
1860-1885	Col. H .J. Thomas (a Woodstock Alderman) was the tenant at Woodstock House between 1861-1877 (Post Office Directories).
1885	Henry Jack Cumming and his wife Mary became tenants at Woodstock House
1891	The Cummings had two children and seven live-in domestic staff at Woodstock House. They were under the care of the cook Sarah Bansley (26), and included Martha Blissett (25), Rosa Banford (25), Annie Snow (35), Matilda Len (25), Ellen Timms (16), and Annie Webley (17) (census return).
1895	Audley Charles Miles was the tenant at Woodstock House (Kelly's Directory).
1900-1910	Isabel Smith was tenant at Woodstock House (Land Valuation records).
1910	Mrs Thomas registered as tenant at Woodstock House.
1914	Woodstock House was leased to Captain Lawrence Timpson. During his tenancy the drainage system was replaced by a local building firm W. H. Maisey & Sons.
1922	The tenancy was then sold on to Colonel (later Major-General) the Hon. Maurice Anthony Wingfield.
1934	Woodstock House was bought by Richard Stuart Todd (High Sheriff of Worcestershire in 1926), where he lived with his wife Lillian and their three children.
1950s	Woodstock House became a private care home ran by a company Blake & Godfrey.
L1950s-60s	Blake & Godfrey was purchased by Commander Bernhard Frederick Wilfred Besemer, who installed the marble fireplace in the drawing room.
1978	Mrs Besemer (her husband died in late 1960s) sold the business to Mrs Gossip.
1997	Mrs Gossip sold the business to Sally Roberts who renamed it as the Blanchworth Care Centre.

5.4 DEVELOPMENT OF THE BLENHEIM ESTATE (AFTER HLM 2014)

The buildings, gardens and parkland that form the Blenheim Estate and are encapsulated in the WHS, are beyond the land that comprises Woodstock House and the study area this document, however, their development is directly linked. The west and south boundaries to Woodstock House are defined by high stone walls (**Figure 2**), which also form the Estate boundary to Blenheim Park and thus form part of the WHS. It is for this reason that a summary of the development of the estate is outlined below.

Following the victory against the French at the Battle of Blenheim in 1704, upon his return to England, John Churchill, 1st Duke of Marlborough, was granted by Parliament and Queen Anne the royal manor of Woodstock. Parliament also voted to pay for the construction of a new house at the public expense. John Vanbrugh was appointed as the architect of this new Palace, which he designed with his assistant Nicholas Hawksmoor.

Construction work began in 1705, and to accompany the designs for the building new formal gardens, a wilderness and designed parkland were prepared. Vanburgh favored a linear north-south axis through the estate, upon which the Palace was located. Various individuals were involved with the layout of the landscape, including Henry Wise (gardener to the Queen), Stephen Switzer and Charles Bridgeman. The parkland was planned with linear rides, and an elaborate Great Parterre strongly influenced by military design, with raised walks connected by projecting bastions (see initial scheme by Bridgeman **Appendix 2.1**).

The actual layout that was created varied from the early drawings, however subsequent alterations have made it extremely difficult to unravel specific details of the earlier phases of design. One feature of note was the Grand Bridge which continued the long north avenue over the valley of the River Glyme. The central keystone was positioned by 1710, and at 30m, it was for a time, the largest single spanned structure in England.

One of the fundamental features of a Baroque garden was the clever use of water, for decorative effect and to enliven the experience of the visitor. Problems with creating a water supply for the gardens and for a lake beneath the bridge, resulted in a number of attempts to form linear ponds and canals, with success finally being achieved by Col. John Armstrong the Chief Engineer of the English Army.

Access to the Palace was intended by Vanburgh to be along the North Avenue and from the east from Woodstock, at the site of an earlier entrance. Avenues were planted in preparation for this new approach, however, the Marlborough's were unable to purchase the land and the

design was unachieved. To address this, Hawksmoor was re-employed to develop a new entrance to the northeast of the Palace, 'the Woodstock Gate'. This was modeled upon the Triumphal Arch of Titus in Rome and was accompanied by a carriage drive, both of which were completed in 1723. This drive ran below the boundary wall to the west of Woodstock House, and it is suggested that this wall may have been built as part of this new entrance to the Palace.

Further changes occurred to the layout of the gardens over the next twenty years, attributed to the 3rd and 4th Dukes. These alterations, culminated in the appointment of Lancelot 'Capability' Brown in 1764, whose approach concentrated upon the careful management of four elements of any landscape park – water; trees; buildings; and the landform setting of all these parts. Brown introduced new planting around the perimeter of the Park, and re-profiled the landscape around the Grand Bridge in such a manner that the valley could be flooded and a vast new lake created, with an elaborate cascade. Further changes to the layout, planting and appearance of various buildings within the park continued to be undertaken until the death of the 4th Duke in 1817. After this, the basic form and character of the park remained relatively unchanged.

5.5 ANALYSIS OF MAPPING AND AERIAL PHOTOGRAPHY – WOODSTOCK HOUSE

The earliest surviving cartographic evidence depicting the Site dates to 1709 (**Appendix 2.1**). This is a proposal for the development of the landscape around Blenheim Palace attributed to Charles Bridgeman, however, features beyond the park boundary appear to be slightly schematic. The Site can be divided into three sections, presumably representing land divisions. The western area (now the South Lawn and North Garden) appears to be part of the proposed parkland landscape, suggesting that it was not built on. Such an arrangement of land division is confirmed by a second more detailed plan from 1710 (**Appendix 2.2**), which also depicts that there was a boundary wall along the western boundary, which closely follows the existing layout. The northern boundary along Rectory Lane, is a rectangular building that does not correspond with any existing structures and may represent 'Merrick's Lodge'.

A third plan from 1719 (**Appendix 2.3**) contains a large amount of detail for the internal layout of the Site, although the red ink is faint and only partial features are visible. It can, however, be suggested that the Site was subdivided into two separate plots, with a north-south boundary on an alignment that corresponds with the east wall of Woodstock House. In the western plot, which has a long rectangular form, is a square building in the general position of Woodstock House and there are formal gardens to the west defined by paths on a rectilinear arrangement.

The eastern plot which is larger, encompasses what is now the Entrance Forecourt and Kitchen Garden, although neither of these are depicted on this illustration. There are a series of building outlines along the north boundary around a small courtyard, one appears to correspond with the building on the 1710 plan (**Appendix 2.2**). Further structures are represented towards the east, one of which may represent the Coach House that still exists today (**Appendix 3.21**).

John Boydell produced a series of engravings of Blenheim in 1752, and although the images were focused on the House, they did include a view from the northeast along the formal canal towards the Grand Bridge (**Appendix 2.4**). It is difficult to see any detail, the buildings depicted along the skyline of Woodstock, include St Mary Magdalene's Church on the north side of Rectory Lane and various roofs that are likely to represent buildings within the Site. There are no known engravings of Woodstock House from this date, although Boydell did engrave similar structures elsewhere on the Estate such as the North Lodge (**Appendix 2.5**), which prior to its Gothic enhancement had a number of similarities in its architectural form to the South elevation of Woodstock House (**Appendix 3.1**).

A survey from Blenheim Park by John Speirs in 1763 (**Appendix 2.6**), provides no details about the internal layout of the Site, but does indicate that it was in separate property ownership, being drawn as an empty blank space. Two maps from 1772 (**Appendix 2.7**) and 1789 (**Appendix 2.8**) are interesting as they depict the internal arrangement of buildings, but also that the Site has been amalgamated into a single plot. Furthermore, in 1789, there is a separate enclosure in the southeast, which may be the earliest depiction of the walled Kitchen Garden. The buildings adjacent to Rectory Lane are interpreted as representing the Coach House and ancillary structures. There is some difference in the depiction of the buildings, but they do suggest that there was an earlier structure immediately to the north, or northeast of Woodstock House, and that has subsequently been demolished.

The existing layout of the Site was firmly established by the 1860s (**Appendix 2.9**), which is depicted on a plan of the parish of Blenheim. The subsequent editions of the Ordnance Survey maps (**Appendix 2.10-13**) add to the detail of the garden layout and the path network, which appears to have been simplified during the mid 1950s, presumably coinciding with the adaptation of Woodstock House to a nursing home. The main alteration to the layout of the boundaries occurred after 1974 (**Appendix 2.13**), when the north wall was moved to the south by c.15m to its current position.

6 UNDERSTANDING THE SITE - ARCHAEOLOGY

6.1 INTRODUCTION

This section examines the archaeological context of the Site, being derived from records held in the Oxfordshire HER, within published accounts and previous reports prepared for Woodstock House (OA 2008). It presents a baseline description of known archaeology, divided into time periods, with significant find spots located on **Figure 3**, and numbered as **F1**, **F2**, etc.

6.2 PREHISTORIC – UPPER PALAEOLITHIC, MESOLITHIC, NEOLITHIC (PRE 30,000BC – 2000BC)

The evidence for human activity from the earlier Prehistoric periods is poor for the area surrounding Woodstock. There is evidence for settlement along rivers within the Cotswolds during the Mesolithic, although no evidence for such activity has been identified at Woodstock (Hey & Roberts 2008, 7). It has been suggested by Hey (2007, 7) that the landscape in the Neolithic period was predominantly woodland, with limited episodes of woodland clearances associated with the introduction of arable and cattle farming.

6.3 PREHISTORIC – BRONZE AGE AND IRON AGE (2000BC – AD43)

There is no identified Prehistoric archaeology from the Site. The closest find spot for Prehistoric archaeology is c.0.4km **F1** to the south of Woodstock House in the form of a Mesolithic blade. Archaeological investigations during the construction of the Woodstock Bypass, c1.2km to the north and east of the Site, field walking recovered a total of 49 flints. Interestingly, ten of these were found close to the River Glyme, suggesting Prehistoric activity near the River (OA 2008).

6.4 ROMAN (AD43 – AD450)

There is no evidence for Roman activity within the Site, however, previous investigations in the locality of Woodstock have identified a road network and dispersed settlements. During the archaeological investigations during the construction of the Woodstock Bypass (OA 1993) the remains of a possible corridor villa were excavated c.1.2km to the southeast of the Site and a larger settlement was noted c.1.5km to the northeast. The Roman road of Akeman Street is only c.1.3km to the north of the Site on a west-east orientation (Margary 1973, 159). Within Woodstock a Roman pin **F2** was found c.120m to the north of the Site and sherds of Roman pottery **F3** c.150m to the northeast. Additional antiquarian finds have been discovered in the general area of the Site, although their exact location was not recorded. These include a collection of Roman coins found near St. Mary Magdalene's church in 1755 **F4** which is on the

north side of Rectory Lane, and in 1810 an urn **F5** was excavated on a plot along Oxford Street, c.200m to the east of Woodstock House (Crossley 1990, 326).

6.5 SAXON/EARLY MEDIEVAL (AD450 – AD1540)

No evidence has been found within the Site boundary for Early Medieval activity. Bond and Tiller however (1987, 20), have discussed the possibility that Woodstock was on the boundary of two emerging Anglo-Saxon kingdoms in the 5thC. During this period Woodstock is assumed to have been used as Royal hunting ground, indicated by the name Woodstock, meaning 'stockade in the wood'. This has been interpreted as being a literal reference to a Royal hunting lodge and following inference from the fact that Aethelred II issued laws from Woodstock (Crawford and Dodd 2008, 4) and a Witan is documented to have occurred at Woodstock (Crossley 1990, 435).

6.6 LATER MEDIEVAL PERIOD (AD1066-1550)

No archaeological discoveries are recorded within the Site boundary, however, the HER has an entry that suggests that former medieval Woodstock town wall ran across the Site (see **Figure 3**). Interestingly however, no evidence has been recorded for the feature, nor is it included on the historic maps of Woodstock. The HER record states that the wall was still standing in 1785, but it is not mentioned in the Victoria County History for Woodstock (Crossley 1990) and if in existence would have prevented the construction of Woodstock House, or the stone boundary walls around Blenheim Park. In addition, if the medieval town wall did project across the Site as indicated, then this would not conform to the layout of the medieval settlement at Woodstock.

Within the immediate vicinity of the Site, evidence for medieval activity is in the form of surviving built structures, and the physical street layout Woodstock. Evidence for archaeological features is largely confined to areas within the surrounding parkland to the south and west, including: remains of fishponds **F6** c.250m to the west of the Site; a causeway that led to Woodstock Manor **F7** c.280m to the southwest (now beneath the lake crossed by the Grand Bridge); and two pillow mounds **F8**, **F9**, c.800-900m to the northwest.

Woodstock, as a settlement, continued to expand and develop after the 16thC, especially following the construction of Blenheim Palace and the surrounding gardens from 1705 (see **Section 5.4**).

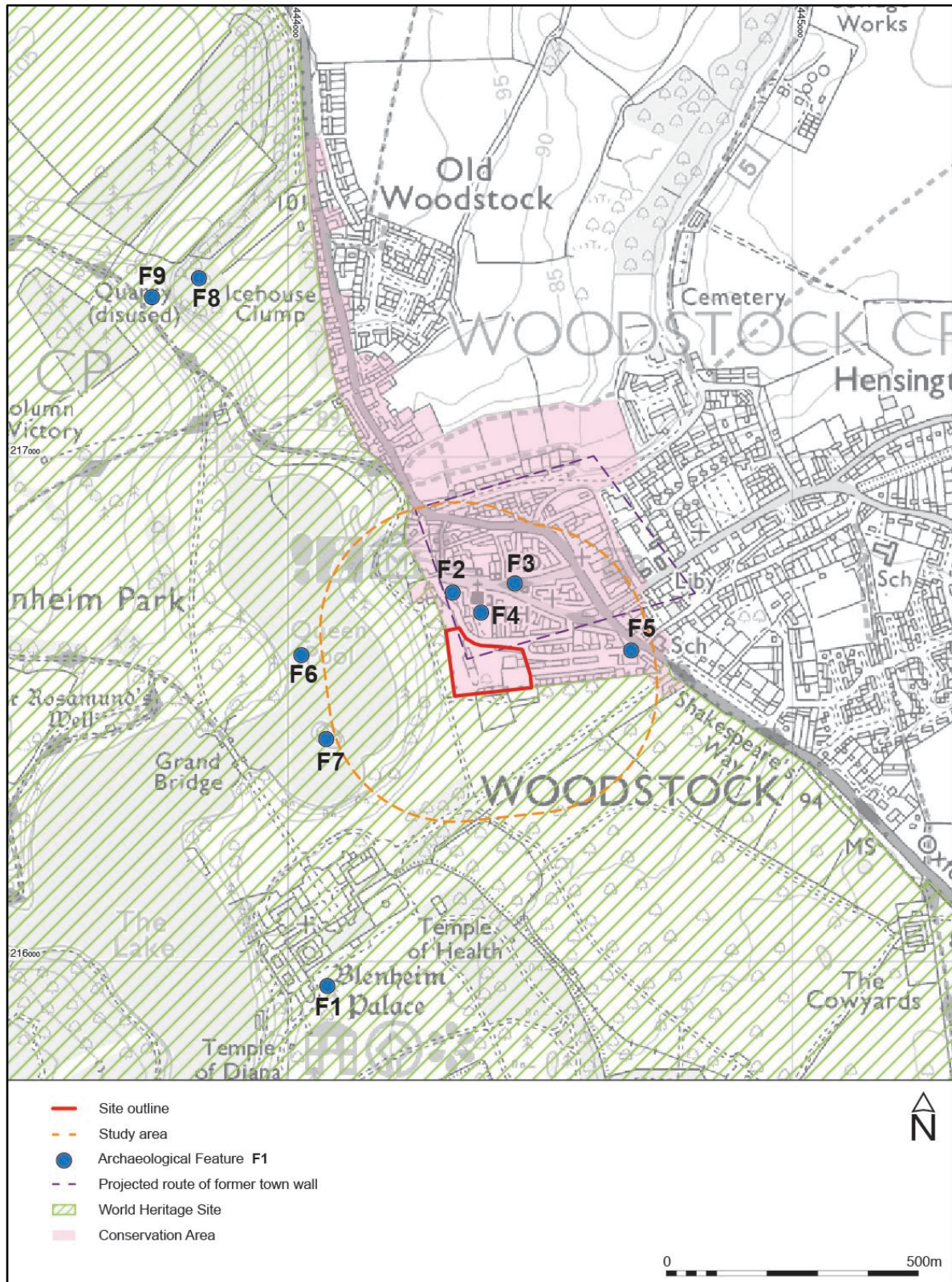


Figure 3: Location of archaeological features within the immediate proximity (0.5km) of the Site.

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7 UNDERSTANDING THE SITE – HERITAGE

7.1 INTRODUCTION

This section of the report provides an overview of the extant historic fabric and Heritage Assets that comprise the Site. It is not intended to provide a detailed architectural description of all aspects of each building, but an overview of the principal elements and structural features.

7.2 WOODSTOCK HOUSE

Woodstock House is a large detached building with an L-shaped plan (**Figure 4**) that has gradually evolved in a series of phases. It has not been possible to establish the exact sequence of development during this archaeological appraisal, however, if modern surface finishes are removed during any future refurbishment or alterations, then it should be possible to identify each period of alteration. The building is arranged over three floors, with a basement below the southwest quadrant of the building. The roof is pitched with large overhanging eaves. There are lower pitched roofs on extensions along the northwest side of the building, with a partially glazed roof above the central staircase. The fenestration largely comprises of timber framed hung-sash windows, with twelve lights – 3 over 4.

The internal layout is largely derived from the adaptation of the building in the mid 1950s into a nursing home, although, the form of larger rooms that have been subdivided can still be understood. This adaptation has had a serious impact upon the extent to which historic fixtures and fittings, and former decorative surfaces survive. For example, apart from the main stairwell, no decorative plaster ceilings were noted in any of the rooms, and only the two south facing ground floor rooms retained evidence for decorative paneling. This form of internal decorative would be expected within a large domestic building from the 18thC and it is suggested that there may have been extensive damage due to a catastrophic event such as a fire. It has been noted that parts of the upper floors are concrete, again, indicative of significant structural work during the 20thC.

The south façade (**Appendix 3.1**) was built as the principal entrance frontage of the house and faces towards Blenheim palace. The elevation can be divided into seven bay divisions. The central bay contains a projecting Doric entrance porch, with a section of blind walling above, with the remaining bays on either side containing windows on each floor. There are plain ashlar string courses at ground and second floor level, with a row of timber sockets beneath the second floor. There is a central chimney stack. Analysis of the stone coursing and window

lintels suggests that part of the upper-storey has been added, indicating that the existing roof may also be a secondary insertion. It can be inferred from the extant stonework that there may have been a low parapet above the second floor string-course, which would have created an appearance similar to that illustrated on the North Lodge in 1752 (**Appendix 2.5**).

At the start of the 19thC the house was extensively remodeled, resulting in the principal entrance being moved to the east (**Appendix 3.2**). The east elevation does not have the same symmetry as the south, but is divided into eight bays, the central six contain sash-windows with two entrance doors at ground level. The north doorway leads to the kitchen, whilst the main door has a projecting porch with a semi-circular fanlight. This porch and doorway is a secondary insertion into the historic fabric, and the scar from the alterations is visible at first floor level. There are two central chimney stacks between the six and eight bay.

The north and west façades of the building have a rubble stone construction, comparable to the south and east elevations (**Appendix 3.55**), although there are numerous extensions and alterations (**Appendix 3.56**). There is a modern metal fire-escape built against the northwest corner of the building, with a balcony at first floor level along the west façade. The windows of the west façade appear to have been significantly altered, presumably as part of the remodeling of the house at the start of the 19thC. The north gable has no openings on the upper floor levels, although at the second floor there are two vertical joints in the center of the elevation. This feature may represent the remains of a free-standing chimney stack, which would be consistent with the roof and second-storey being raised in height.

The basements comprise of an 'S' shaped series of interconnected rooms that can be subdivided into seven separate spaces. The painted walls are un-plastered, and retain evidence for exposed brick shelves (**Appendix 3.3**), and there is a light-well in the west wall. A small projection in the southwest part of the basement is for a wine store (**Appendix 3.4**).

The ground floor comprises of twenty-one rooms of varying sizes, many formed during the conversion of the building into a nursing home in the 1950s. There are two large rooms facing south (**Appendices 3.9, 3.10**), with a narrow stairway in-between, although this would have once formed the main entrance passageway into the house. Following the re-modeling of the entrance, a large double height stairwell (**Appendix 3.6**) was created with a cantilevered staircase (**Appendix 3.7**), above which was a vaulted ceiling with a central skylight (**Appendix 3.8**). Access into the stairwell was via an entrance lobby to the east (**Appendix 3.5**) with a glazed semi-circular fanlight, and an access passageway to the north.

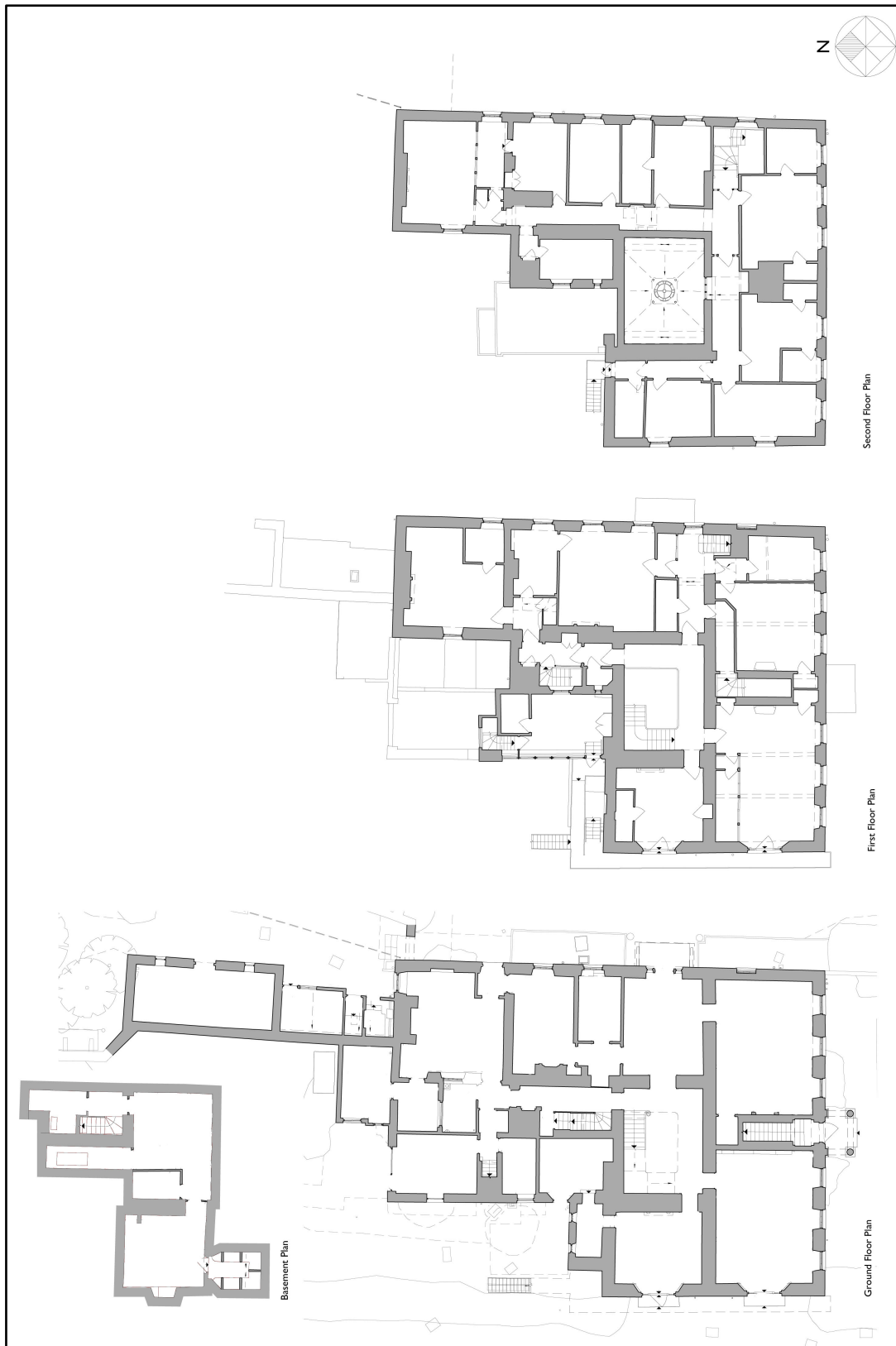


Figure 4: Layout plan of Woodstock House.

Base mapping provided by Nick Cox Architects ©.

This passageway to the north contained an ancillary stair to the upper floors, and basements below (**Appendix 3.11**). It also led to the kitchens and service areas of the house, indicated by the surviving 'bell board' (**Appendix 3.12**), c.E 20thC in date on the east wall. The kitchen (**Appendix 3.13**), pantries and various store rooms were located at the north end of the house, representing numerous stages of expansion and change between the mid 19th - mid 20th C.

Access to the upper floors was via a series of small secondary staircases (**Appendix 3.14**), many adapted since the 1950s. A lift was also inserted during this period. The upper floor rooms vary in size and form (**Appendices 3.15-18**), with eighteen on the first floor and twenty-three on the second floor. Very few historic features were survive, with many of the fireplaces being modern insertions.

7.3 THE COACH HOUSE AND STABLES

Along the northeast boundary of the Site are two adjacent buildings – the Coach House and Stables (**Figure 2**). The Coach House is earlier in date and originally incorporating stabling and a brewhouse. The Coach House, which is two-storeys in height, can be divided into two parts (**Appendices 3.21 - 3.22**): the western has a raised parapet; and the eastern has a pitched roof with dormers. The quality of the ashlar masonry is very high and much higher in quality that that used on Woodstock House, possibly due to its possible associated with an earlier demolished building along this north part of the Site.

The building has been converted to domestic accommodation (**Appendices 3.23 - 3.24**), however, the external arrangement of windows, doorways and double fronted carriage openings still reflects the former use of the building. Whilst the building has been converted, the upper floors still retain exposed elements of historic fabric, including the roof structure (**Appendix 3.25**), and occasional features such as wall vents (**Appendix 3.26**).

The eastern Stable Block is a single-storey structure, and like the Coach House, has high-quality ashlar masonry and architectural detailing (**Appendix 3.27**), with a projecting central bay. It is a purpose built stables, with six separate stalls, or loose boxes. Internally, each space is open to the rafters, and they retain features such as corner mounted hay baskets (**Appendix 3.28**).

7.4 HERITAGE ASSETS

This section of the report describes Heritage Assets (**HA1 to HA25**) that were observed during a walk over survey of the grounds surrounding Woodstock House. A total of twenty-five features were identified, the locations of which are marked on **Figure 2** and are listed in the table below:

HERITAGE ASSET NO.	NGR (CENTERED)	DESCRIPTION	DESIGNATION (LISTED BUILDING; HISTORIC ENVIRONMENT RECORD; WORLD HERITAGE SITE)
HA1	SP 44362 16593	Woodstock House (Appendices 3.1 to 3.18)	LB 435581; HER 5475
HA2	SP 44360 16617	Stone outbuilding to the north of HA1 (Appendix 3.19)	
HA3	SP 44344 16647	Brick built summer House in northeast corner of the North Garden, with southwest facing entrance (Appendix 3.20)	
HA4	SP 44424 16622	Two Storey stone built Coach House and stabling along the north boundary against Rectory Lane, converted to domestic accommodation (Appendices 3.21 to 3.26)	LB 435582; HER 24906
HA5	SP 44454 16622	Stone stable block built in northeast corner of site against HA4 (Appendices 3.29 to 30)	LB 435582; HER 24906
HA6	SP 44467 16608	Two storey brick garden office/ seed shed (Appendices 3.1)	
HA7	SP 44403 16625	A pair of large wooded gates providing direct access from the Rectory Lane to the north (Appendix 3.31)	LB 435584; HER 24908
HA8	SP 44410 16626 – SP 44345 16652	Stone boundary wall along the edge of Rectory Lane to the north of the Site (Appendix 3.32)	LB 435584; HER 24908

HERITAGE ASSET NO.	NGR (CENTERED)	DESCRIPTION	DESIGNATION (LISTED BUILDING; HISTORIC ENVIRONMENT RECORD; WORLD HERITAGE SITE)
HA9	SP 44369 16630	Pedestrian gate with a timber door in HA8 (Appendix 3.33)	World Heritage Site 1000091; LB 253004; HER 24725
HA10	SP 44462 16629 – SP 44480 16595	Stone boundary wall along the east boundary to the Site (Appendix 3.34)	LB 435583; HER 24907
HA11	SP 44314 16650 – SP 44374 16532	Large stone wall forming north-east boundary to Blenheim Park and defines the west and edge of the garden at Woodstock House (Appendix 3.35)	World Heritage Site 1000091; LB 253004; HER 24725
HA12	SP 44369 16532	Pedestrian access gate at southeast end of HA11 , providing a private means of access into Blenheim Park (Appendix 3.36)	
HA13	SP 44457 16565	Large walled kitchen garden in southeast of Site (Appendix 3.39)	
HA14	SP 44466 16595	Small brick walled garden to the north of HA13 containing timber framed glasshouses (Appendix 3.40)	
HA15	SP 44445 16598	The Stable Forecourt – an area of grass and mature shrubs forming a garden area in front of the converted Coach House HA4 (Appendix 3.45)	
HA16	SP 44412 16557	The Wilderness – a large shrubbery with mature trees and serpentine walks to the south of HA17 (Appendix 3.46)	
HA17	SP 44394 16599	The Entrance Forecourt – a large open area to the east of HA1 with an oval gravel drive surrounding a central lawn (Appendix 3.47)	

HERITAGE ASSET NO.	NGR (CENTERED)	DESCRIPTION	DESIGNATION (LISTED BUILDING; HISTORIC ENVIRONMENT RECORD; WORLD HERITAGE SITE)
HA18	SP 44367 16571	The Italianate Garden – a formal entrance court to the south façade of HA1 surrounded with high hedges and brick walls (Appendix 3.48)	
HA19	SP 44345 16560	The South Lawn – a large rectangular lawn to the southwest of HA1 (Appendix 3.49)	
HA20	SP 44320 16644 – SP 44364 16533	Raised terrace walk along the west and south of the North Garden and South Lawn (Appendix 3.50)	
HA21	SP 44358 16541	Small circular pond in southeast corner of the South Lawn (Appendix 3.21)	
HA22	SP 44328 16605	A short flight of stone steps up HA20 (Appendix 3.52)	
HA23	SP 44334 16632	The North Garden – an area of grass lawn with a raised terrace HA20 to the west with views over Blenheim Park (Appendix 3.53)	
HA24	SP 44357 16630	The Enclosed Garden - bounded by stone walls and hedges forming a private space (Appendix 3.54)	
HA25	SP 44352 16627	A blocked oval window in the stone wall running up to HA2 (not photographed due to vegetation)	

8 EXISTING CONDITIONS AND IMPACTS

8.1 THE SETTING

The setting of the Site is represented by Rectory Lane to the north, which is designated as a Conservation Area and Blenheim Park to the south and west which is a World Heritage Site. As a settlement, Woodstock still retains the feel of a rural market town on the edge of the Cotswolds, with building plots fronting on to the pavement. Elements of the Medieval street layout can still be identified, with elongated property divisions extending away on either side of the Market Place and High Street. Characteristic elements of the village are the use of stone as a building material for walling, wooden framed windows and stone slates for a roof covering. There has been a limited amount of infill development dating from the 20th century in gardens and open spaces, however this does not have a noticeable impact upon the Conservation Area as a whole.

The open parkland, with views across to Blenheim Palace and the Grand Bridge, forms a grand setting to Woodstock House from the south and west. This area is designated as a World Heritage Site and the stone boundary walls form a permanent feature of this protected landscape, which enhance the setting of Woodstock House when viewed from the southwest.

8.2 EXISTING IMPACTS - BUILT HERITAGE

The existing structures within the Site comprising of Woodstock House, the Coach House and Stables, the garden buildings, and the brick and stone walls are believed to date to between the 18th and 19thC. The construction of all these elements will have impacted upon any previous buildings, or structural elements on the Site, most notably the various phases of adaptation of the interior of Woodstock House, especially when the principal entrance was moved from the south to the east.

8.3 EXISTING IMPACTS - ARCHAEOLOGY

Previous archaeological impacts upon any underlying deposits within the Site are predominantly associated with adaptation of the buildings, and the excavation of their foundations and the cellars beneath Woodstock House. The creation of the boundary walls to the south and west of the Site, enabled a raised platform to be created upon which Woodstock House was built. The extent to which this impacted upon any earlier archaeological features within the western part of the Site is unknown. It can be suggested, however, that as the ground appears to have been raised, by comparison to the surrounding topography within Blenheim Park, then any

archaeological deposits in this part of the Site will be at a greater depth than elsewhere and have had a higher chance of survival.

The construction and subsequent demolition of earlier range to the north of the existing house will have had a negative impact upon any earlier archaeological features. The exact location of this structure is unclear, although a site to the west of the North Shrubbery is likely.

The central part of the Site beneath the oval Entrance Forecourt, has been essentially maintained as an open area since the Late 18thC, and the potential for relatively undisturbed archaeological deposits within this area can be regarded as high.

The eastern section of the Site will have been negatively impacted upon by both the construction of the Coach House and Stables, and the walled Kitchen Gardens. These gardens have undergone extensive cultivation since their construction, so any surviving deposits beneath the level of such soil disturbance may be truncated.

8.4 SUMMARY OF EXISTING IMPACTS AFFECTING SURVIVAL

Existing impacts upon the survival of potential archaeological remains that have been identified during this study are as follows:

- The excavation of building and wall foundations, and the excavation of cellars would have had a negative impact upon any archaeological resource;
- The formation of a raised platform to the west of Woodstock House will have had a significant positive impact on the survival and preservation of any pre-18thC buried deposits;
- The creation and use of a large Kitchen Garden will have had a significant impact upon any archaeological resource, although deep features, or footings present may partially survive;
- The apparently limited amount of ground disturbance within the central section of the Site will have a positive impact upon the potential survival of archaeological deposits;
- The alteration to, and removal of, the historic fabric of the built structures during phases of remodelling in the 18th – 19thC will have had a negative impact upon the integrity of earlier parts of the buildings, especially in relation to the loss of historic fixtures and fittings.

9 PROPOSED DEVELOPMENT IMPACTS

9.1 POTENTIAL IMPACTS

The proposed alterations to the Site include alterations to the extant Listed Buildings, but not the Listed boundary walling, and as such, any impacts upon the potential archaeological resource, the surrounding historic environment, and any heritage assets within, or in direct proximity to the red-line boundary, will vary across the Site (**Figure 2**). A framework for considering the value of heritage assets and the magnitude of potential impact is presented in **section 2.7**, of this report, a summary of which is presented below.

Value of asset	Proposed alteration	Magnitude of impact	Significance of effect
High	Internal alterations to Woodstock House, involving the insertion of new doorways and openings	Substantial	Major
High	Removal of mid-19 th C partitions and bathrooms within Woodstock House	Moderate	Intermediate
High	Removal of the entrance porch on the east elevation of Woodstock House	Moderate	Intermediate
High	Removal of the metal fire escape and balconies to the rear of Woodstock House	Moderate	Intermediate
High	Alteration to interior circulation routes	Moderate	Intermediate
High	Refurbishment of the interior of the Coach House	Moderate	Intermediate
High	Insertion of new connecting doorways between the individual stalls in the 19 th C stables	Substantial	Major
High	Refurbishment of the single story outbuilding to the north of Woodstock House	Substantial	Major
High	The provision of new services within the built structures	Moderate	Intermediate
High	The external excavation of new service routes	Moderate	Intermediate
High	The construction of a new swimming pool to the northwest of Woodstock House	Substantial	Major

These activities could result in:

- Damage to the built fabric of the standing structures by the creation of new openings, having an impact upon the individual character of each room;
- Permanent complete or partial loss of an archaeological features, or deposits;
- Permanent or temporary loss of the physical, and or/visual integrity of a feature (including the streetscape frontage the Woodstock Conservation Area, and the boundary of the Blenheim World Heritage Site);
- Damage by the excavation of new service routes, or as a result of grubbing up of redundant services or foundations;
- Damage by the excavation of a new Swimming Pool.

9.2 ARCHAEOLOGY – PHYSICAL IMPACTS

The construction of a new swimming pool to the northwest of Woodstock House, which will include any new service trenches, and foundations, has the potential to encounter archaeological deposits from the Roman, Medieval, or Post-medieval periods, although as this part of the site appears to have been raised above the surrounding parkland to form an artificial terrace, any remains would be buried at some depth.

9.3 BUILT HERITAGE – PHYSICAL IMPACTS

The magnitude of impact of the proposed alterations in regard to the standing buildings will vary from Moderate to Substantial, although, where the interventions into the historic fabric will be very localised and comprise of the insertion of new doorways, or openings between rooms.

9.4 BUILT HERITAGE – VISUAL IMPACTS

External impacts upon the character, or appearance of either the Woodstock Conservation Area, or Blenheim World Heritage Site (WHS) will be minimal. The removal of the 20thC fire escape against Woodstock House will enhance the west façade of the building, especially when viewed from the southwest within the WHS. The proposal to remove the 19thC porch on the east elevation, will detract from the character of this part of the building, although, it is not an original feature as it dates to the remodeling of the entrance from the south to the east at the start of the 19thC.

The proposed construction of a new swimming pool against the northwest side of Woodstock House is within an area that is currently shielded from the surrounding gardens (**Appendices 3.55, 3.56**). It is therefore concluded that if the design has a low profile and the existing planting is retained, it will have no impact upon either the Conservation Area, or the Blenheim WHS.

The adaptation of the stone outbuilding to the north of Woodstock House into the changing area for the new swimming pool will have a minimal impact upon the existing historic fabric, which is in an advanced state of disrepair and neglect. The re-instatement of a new watertight roof, windows and doors, will ensure that there is no further loss of the building, and re-instate a heritage asset associated with Woodstock House.

The proposed alterations to the Coach House and Stables are mainly internal, although the opportunity to enhance the setting of this part of the site and re-location of parking will be a positive enhancement to the visual appearance of these structures.

10 CONCLUSIONS AND RECOMMENDATIONS

10.1 ARCHAEOLOGICAL POTENTIAL

The Site reflects aspects of the late 17th – 19th century expansion of the village of Woodstock and the development of the Parkland surrounding Blenheim Palace. There are no recorded archaeological remains within the Site boundary, although within the immediate vicinity heritage assets of Prehistoric to Post-medieval date have been identified. The site is immediately adjacent to the Woodstock Conservation Area and the Blenheim WHS, although the proposed alterations will have a **negligible** impact upon them.

10.2 DESIGNATED STATUS

The research undertaken in respect of the Site defined by the red line boundary (**Figure 2**) can confirm the following:

- The Site **does not** contain any Scheduled Ancient Monuments;
- The Site and its boundaries **does** comprise of **six Grade II** Listed Buildings;
- The Site Boundary **does** form part of a **Grade I** Registered Park and Garden;
- The Site Boundary **does** form part of a **World Heritage Site**;
- The Site **does not** fall within a Registered Battlefield;
- The Site **does** fall within the Woodstock Conservation Area;
- The Site **is included** on the West Oxfordshire Historic Environment Record.

10.3 CONCLUSION

The impact of the proposed alterations to the buildings is considered to be beneficial to the historic fabric, and intends to reverse unsympathetic 20thC alterations. Potential interventions into the existing walls will detract from the existing character of individual spaces, but are deemed to be positive alterations that will improve the circulation. The proposed swimming pool will be low profile and will have no impact upon the surrounding setting of the Conservation Area, or the Blenheim World Heritage Site.

In summary, the archaeological potential of the Site is deemed to be medium and the impact upon the potential archaeological resource by the proposed works will be low having been damaged by later phases of alteration and ground disturbance.

11 SUPPORTING INFORMATION

11.1 AUTHORSHIP

This document has been researched and prepared by Oliver Jessop MIfA of the JESSOP Consultancy. Ian Atkins MIfA produced the report illustrations, and preliminary editing has been undertaken by Karen E Walker MIfA, FSA.

11.2 ACKNOWLEDGEMENTS

Andrew Waite and Nick Cox of Nick Cox Architects have provided details of the proposed alterations, site plans and reference material and are acknowledged for this.

Jim Yates and Roger File at the Blenheim Estate Office are thanked for arranging access and providing copies of the previous surveys that have been undertaken.

Susan Lisk at the Oxfordshire Historic Environment Record (HER) is thanked for her help with locating appropriate historic material, mapping and records. The staff at the Oxfordshire County Record Office in Cowley were also helpful in locating historical accounts of Woodstock.

Elise Percifull and Steven Thomas of HLM are thanked for advice regarding the development of Woodstock House in relation to the adjacent World Heritage Site.

11.3 SOURCES AND REFERENCES CONSULTED

PRIMARY SOURCES CONSULTED: MAPPING AND ENGRAVINGS

- 1709 – A plan of Blenheim (attributed to Charles Bridgeman)
- 1710 – A plan of Blenheim
- 1719 – A plan of Blenheim House and Gardens (Ref: Shelf E6)
- 1752 – A North West View of Blenheim House and Park in the County of Oxford, with Woodstock in the Distance by John Boydell (British Museum)
- 1763 – A survey of Blenheim Park (Ref: Collection Centre Canadien d'Architecture DR1985:0146)
- 1763/4 – A plan for the intended alteration of the water at Blenheim Palace (attributed to Lancelot Brown)
- 1772 - A map of the manor of Woodstock and the seven demense towns (surveyor Thomas Pride (Ref: Shelf E6)

- 1787 – A plan of Blenheim Palace, Gardens, Park and Plantations (drawn by Thomas Pride for W. Mavor)
- 1811 – Ordnance Survey Surveyor Drawing – Woodstock (British Library – Shelfmark 162.item No.9)
- 1861/3 – The parish of Blenheim (Ref: Shelf E6)
- Ordnance Survey Map, 1884, 6" (1st Edition)
- Ordnance Survey Map, 1899, 6" (2nd Edition)
- Ordnance Survey Map, 1922, 1:2,500
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- Ordnance Survey Mastermap, 2014, 1:1,250
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Planning (Listed Buildings and Conservation Areas) Act. 1990.

Planning Policy Statement 5 (PPS5).

West Oxfordshire Local Plan adopted 2006 (reviewed in 2011)

INTERNET RESOURCES

- ADS: www.archaeologydataservice.ac.uk
- British Geological Survey: www.bgs.ac.uk
- British History Online: www.british-history.ac.uk
- British Library: www.catalogue.bl.uk
- Government Legislation and Guidance: www.legislation.gov.uk
- Heritage Gateway: www.heritagegateway.org.uk
- Images of England: www.imagesofengland.org.uk
- National Archives: www.nationalarchives.gov.uk/a2a
- National Heritage List: <http://www.english-heritage.org.uk/professional/protection/process/national-heritage-list-for-england/>
- West Oxfordshire: www.westoxon.gov.uk

APPENDICES

APPENDIX 1: ENGLISH HERITAGE LISTED BUILDINGS REGISTERS

APPENDIX 2: HISTORIC MAPPING

APPENDIX 3: RECORD PHOTOGRAPHS

Appendix 1:
English Heritage Listed Buildings Registers

APPENDIX 1.1

Name: **WOODSTOCK HOUSE**

List entry Number: 1252573

Location

WOODSTOCK HOUSE, RECTORY LANE

The building may lie within the boundary of more than one authority.

County	District	District Type	Parish
Oxfordshire	West Oxfordshire	District Authority	Woodstock

National Park: Not applicable to this List entry.

Grade: II

Date first listed: 22-Sep-1975

Date of most recent amendment: Not applicable to this List entry.

List entry Description

Summary of Building

WOODSTOCK RECTORY LANE SP4416NW (South side) 9/233 Woodstock House 22/09/75 GV II House. c.1730, with alterations of early C19. Coursed limestone rubble with ashlar front; hipped concrete tile roof; mid C19 yellow brick stacks. L-plan with rear right wing. 3 storeys; symmetrical 6-window range. Fine Doric portico: 6-panelled door with overlight set in mid C18 moulded wood architrave. Flat stone arches over 6-pane sashes. Raised storey bands; early C19 wood brackets to eaves. Right side wall, of 6-window range; has early C19 doorway with large bracketed hood over beaded 4-panelled door with flanking lights and decorative fanlight; semi-circular arch over mid C18 six-panelled door with fanlight; flat stone arches over 6-pane sashes, with thick glazing bars to 5 mid C18 sashes on first floor.

Interior: mid C18 and C19 panelled doors. Room to right has mid C18 fielded panelling. Room to right has mid C18 panelled dados. Stair-hall to rear has early C19 dog-leg with landing staircase with wreathed handrail and wrought-iron balustrade, panelled door architraves with paterae, and double doors with decorative fanlight to hall on right with stone flag floor. House owned by wealthy London goldsmith John More between 1727 and 1737, who gave it to Pryse family in 1737. The early C19 alterations date to after 1803 when they amalgamated 2 properties on the site. (Information from VCH

Listing NGR: SP4436216590

Selected Sources

1. Book Reference - Author: Salzman, L F - Title: The Victoria History of the County of Oxford - Date: 1939

National Grid Reference: SP 44362 16590

APPENDIX 1.2

Name: **WALL ALONG SOUTH SIDE OF RECTORY LANE APPROXIMATELY 16 METRES NORTH OF WOODSTOCK HOUSE, TOGETHER WITH ATTACHED GATEPIER**

List entry Number: 1252884

Location

WALL ALONG SOUTH SIDE OF RECTORY LANE APPROXIMATELY 16 METRES NORTH OF WOODSTOCK HOUSE, TOGETHER WITH ATTACHED GATEPIER, RECTORY LANE

The building may lie within the boundary of more than one authority.

County	District	District Type	Parish
Oxfordshire	West Oxfordshire	District Authority	Woodstock

National Park: Not applicable to this List entry.

Grade: II

Date first listed: 27-Jul-1988

List entry Description

Summary of Building

WOODSTOCK RECTORY LANE SP4416NW (South side) 9/236 Wall along S side of Rectory Lane and approx. 16m N of Woodstock House, together with attached gatepier GV II Wall. Early C19. Stone-coped limestone rubble wall, approximately 62 metres long. Early C19 ashlar gatepier with moulded entablature to east. Included for group value.

Listing NGR: SP4436416636

APPENDIX 1.3

Name: **THE COTTAGE, THE COACH HOUSE AND ATTACHED STABLES APPROXIMATELY 40 METRES NORTH EAST OF WOODSTOCK HOUSE AND ATTACHED WALL AND GATEPIER**

Location

THE COTTAGE, THE COACH HOUSE AND ATTACHED STABLES APPROXIMATELY 40 METRES NORTH EAST OF WOODSTOCK HOUSE AND ATTACHED WALL AND GATEPIER, RECTORY LANE

The building may lie within the boundary of more than one authority.

County	District	District Type	Parish
Oxfordshire	West Oxfordshire	District Authority	Woodstock

National Park: Not applicable to this List entry.

Grade: II

Date first listed: 22-Sep-1975

List entry Description

Summary of Building

WOODSTOCK RECTORY LANE SP4416NW (South side) 9/234 The Cottage, The Coach house 22/09/75 and attached stables approx. 40m NE of Woodstock House and attached wall and gatepier (Formerly listed as Outbuildings of Woodstock House) GV II Brewhouse and coachhouse with saddle room and stables, now flats. Early C19. Coursed limestone rubble with ashlar front; gabled former tile roof; C20 brick end stacks. 3-unit plan. 2 storeys; symmetrical 3-window range. Keyed semi-circular arch over C20 door with fanlight. Similar arches over C20 double doors with vertical glazing bars to fanlight, and 8-pane sash with radial bars to left. Flat stone arches over horned 8-pane sashes on first floor. Raised storey bands; moulded cornice beneath parapet. Former coachhouse, now flats, to right: of similar materials and one storey and attic; 4-window range, with semi-circular arches over 2 double doors to left and C20 windows, timber lintel over C20 door to right and C20 gabled half-dormers. Interiors not inspected. Subsidiary features: early C19 stable range to right, of limestone rubble with hipped stone slate roof; one-storey, 11-bay range with central 3-bay projection; semi-circular arches over stable doors, and centre-hung casements set in revealed panels. Subsidiary features: tall stone-coped limestone rubble wall, approximately 7 metres long, attached to early C19 gatepier with moulded entablature and capping to left.

Listing NGR: SP4443816621

Selected Sources

Legacy Record - This information may be included in the List Entry Details

National Grid Reference: SP 44438 16621

APPENDIX 1.4

Name: **WALLS AND OUTBUILDING APPROXIMATELY 60 METRES EAST OF WOODSTOCK HOUSE**

Location

WALLS AND OUTBUILDING APPROXIMATELY 60 METRES EAST OF WOODSTOCK HOUSE, RECTORY LANE

The building may lie within the boundary of more than one authority.

County	District	District Type	Parish
Oxfordshire	West Oxfordshire	District Authority	Woodstock

National Park: Not applicable to this List entry.

Grade: II

Date first listed: 27-Jul-1988

List entry Description

Summary of Building

WOODSTOCK RECTORY LANE SP4416NW (South side) 9/235 Walls and outbuilding approx. 60m E of Woodstock House GV II Walls. Late C18 and early C19. Approximately 30 metres of stone-coped limestone rubble wall, with early C19 outbuilding of Flemish bond brick with gabled concrete tile roof, is attached to stone-coped kitchen garden walls of approximately 54 x 42 metres. Wall to south-east has limestone rubble wall outer wall and inner wall of English Garden wall bond; other brick walls of similar bond and English bond, with limestone ashlar buttresses to west. Included for group value.

Listing NGR: SP44446 16583

Selected Sources

1. Legacy Record - This information may be included in the List Entry Details

APPENDIX 1.5

Name: **PARK WALLS, SURROUNDING BLENHEIM PARK**

List entry Number: 1052878

Location

PARK WALLS, SURROUNDING BLENHEIM PARK

The building may lie within the boundary of more than one authority.

County	District	District Type	Parish
Oxfordshire	West Oxfordshire	District Authority	Woodstock

National Park: Not applicable to this List entry.

Grade: II

Date first listed: 27-Jul-1988

UID: 253004

List entry Description

Summary of Building

BLENHEIM SP41NW, SP41NE, SP41SW, SP4417,SP4416,SP4461NW. 2/22, 3/22, 4/22, 7/22, SP4416NE Park walls, surrounding 8/22,9/22,10/22 Blenheim Park GV II Park walls. Mostly 1722-1729 by William Townesend and Bartholemew Peisley; medieval origins and later repairs. Squared and coursed limestone, with canted coping. Enclose area of medieval park, and run for approximately 14.5 KM.

(Blenheim Park is included in the HBMC Register of Parks and Gardens at Grade I; D. Green: Blenheim Palace, 1951, pp102, 313-4)

Listing NGR: SP4172617624

Selected Sources

1. Book Reference - Author: Green, D - Title: Blenheim Palace - Date: 1951 - Page References: 102,313-4
2. Unpublished Title Reference - Title: Part 34 Oxfordshire - Journal Title: Register of Parks and Gardens of Special Historic Interest in England

National Grid Reference: SP 41726 17624

APPENDIX 1.6

Name: **CHINA CORNER (THAT PART IN BLENHEIM CIVIL PARISH) CHINA CORNER (THAT PART IN WOODSTOCK CIVIL PARISH)**

Location

CHINA CORNER (THAT PART IN BLENHEIM CIVIL PARISH)CHINA CORNER (THAT PART IN WOODSTOCK CIVIL PARISH), RECTORY LANE

The building may lie within the boundary of more than one authority.

County	District	District Type	Parish
Oxfordshire	West Oxfordshire	District Authority	Woodstock

National Park: Not applicable to this List entry.

Grade: II

Date first listed: 27-Jul-1988

Date of most recent amendment: Not applicable to this List entry.

List entry Description

Summary of Building

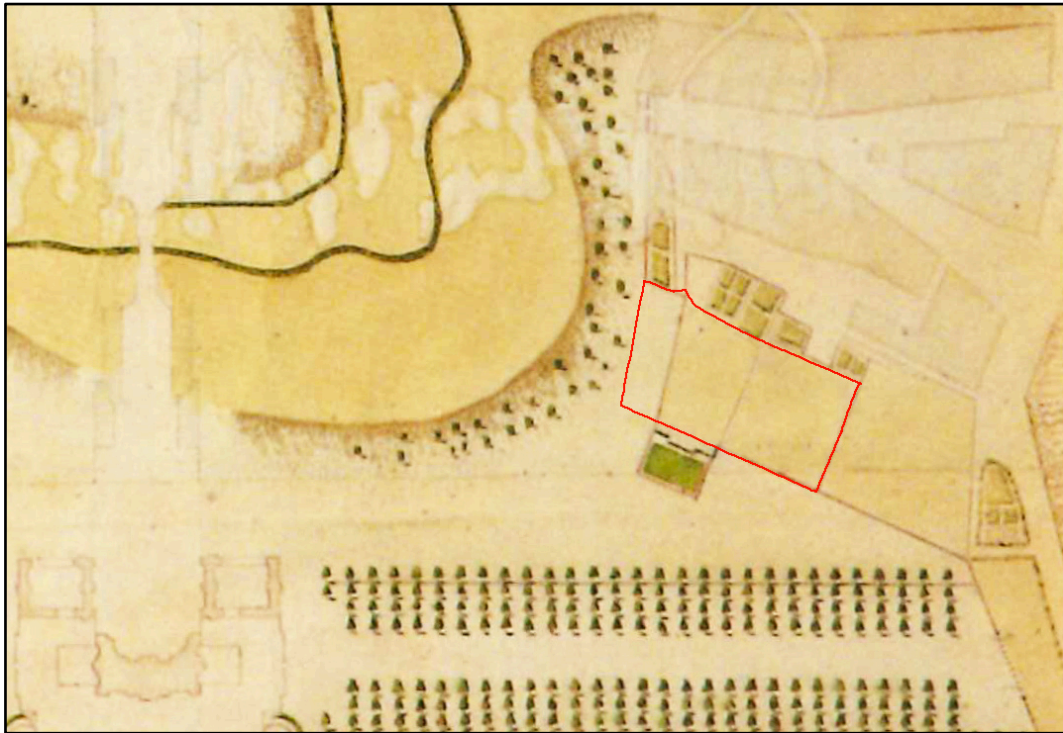
BLENHEIM SP4416NW 9/2 China Corner (that part in Blenheim C.P.) GV II Shown on Ordnance Survey map as Home Lodge. House. Late C18. Limestone ashlar; coursed limestone rubble. Gabled stone slate roofs; stone ashlar ridge and end stacks. 3-unit plan. 3 storeys; 3-window range. Gabled hood over central 6-panelled door with fanlight, flanked by 3-storey bay windows. Stone lintels over 6-pane sashes and 3-pane second-floor sashes. Raised storey bands and parapet. 2-storey, 2-window ranges, flanking main range, have 8-pane sashes and raised band beneath parapet. Lower 2-storey service block to right has semi-circular arched doorway, 2 eight-pane sashes and raised band beneath parapet. Late C19 range to rear.

Interior not inspected but likely to be of interest.

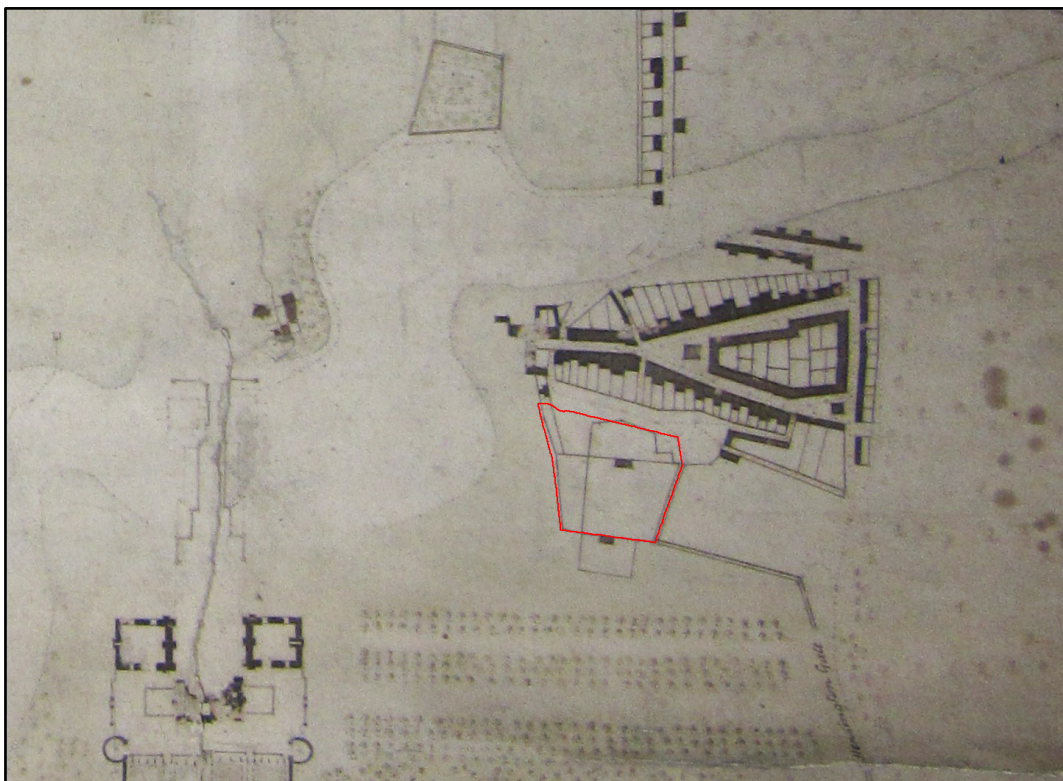
A small section of this house is in Woodstock C.P. See under Rectory Lane. (Blenheim Park is included in the HBWC Register of Parks and Gardens at Grade I)

Listing NGR: SP4440016532

Appendix 2: Historic Mapping and Engravings



Appendix 2.1: Extract from 1709 – A plan of Blenheim, attributed to Charles Bridgeman
(due to the drawn scale, the Site boundary is irregular)



Appendix 2.2: Extract from 1710 – A plan of Blenheim
(due to the drawn scale, the Site boundary is irregular)



Appendix 2.3: Extract from 1719 – A plan of Blenheim



Appendix 2.4: A North West View of Blenheim House and Park in the County of Oxford, with Woodstock in the Distance by John Boydell, 1752 © British Museum.



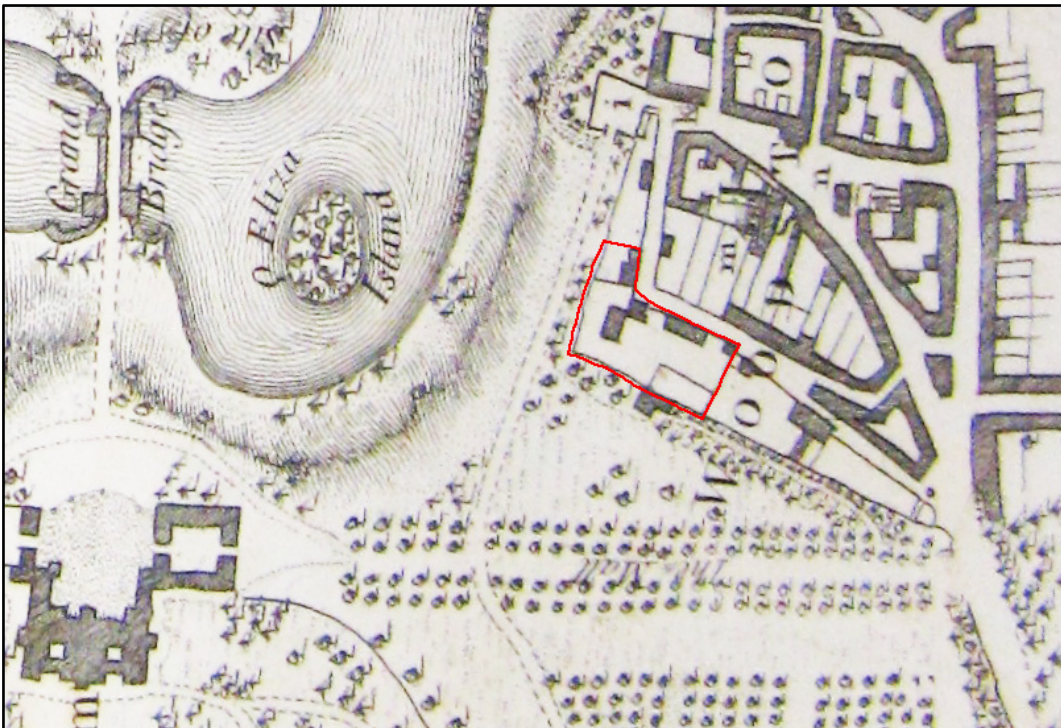
Appendix 2.5: A View of the North Lodge at Blenheim House and Park in the County of Oxford, by John Boydell, 1752 © British Museum.



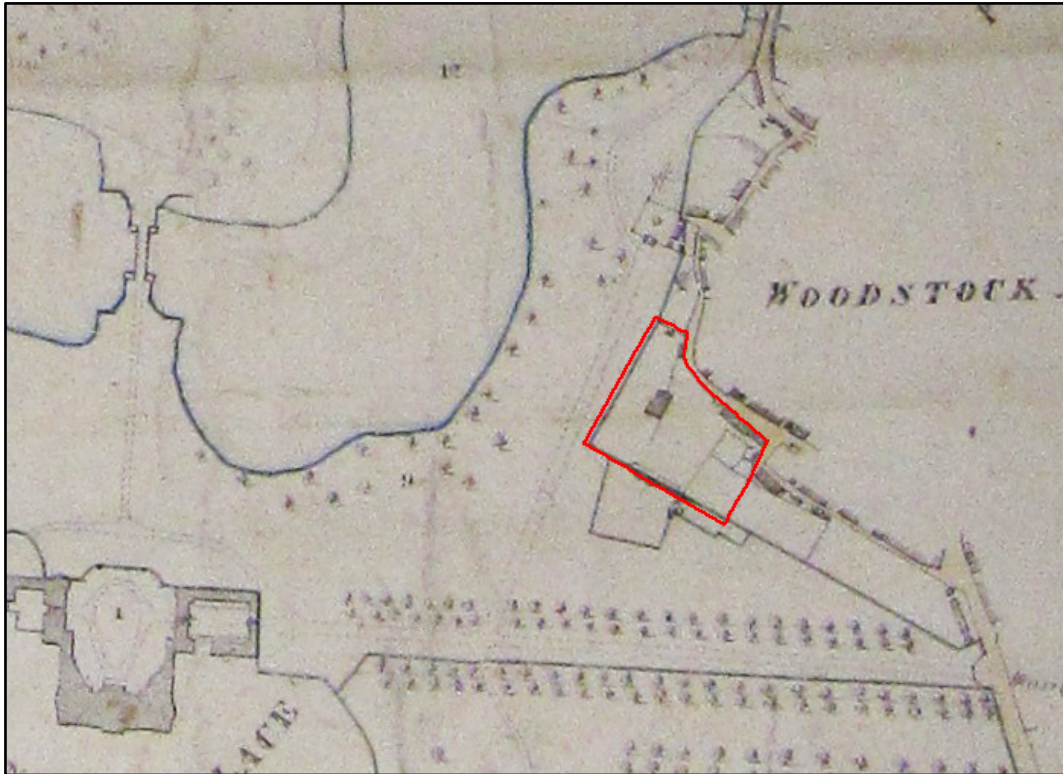
Appendix 2.6: Extract from a survey of Blenheim Park by John Speirs, 1763 © Collection Centre Canadien d'Architecture (Ref: DR1985:0146); note due to the drawn scale, the Site boundary is irregular



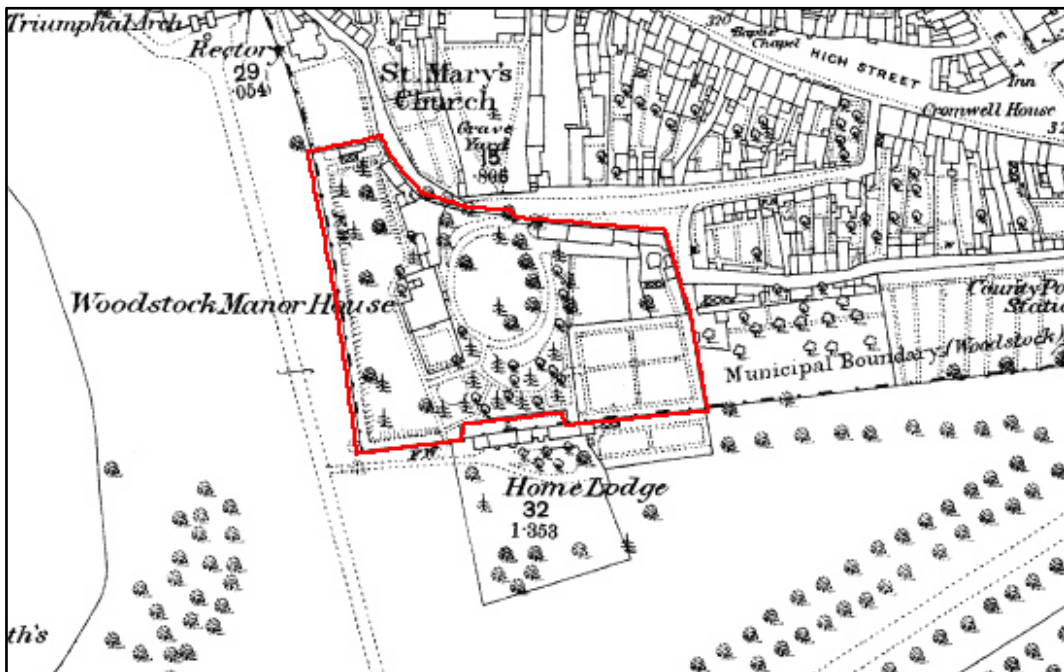
Appendix 2.7: Extract from a map of the manor of Woodstock and the seven demense towns by surveyor Thomas Pride, 1772 © Blenheim Palace (Ref: Shelf E6)



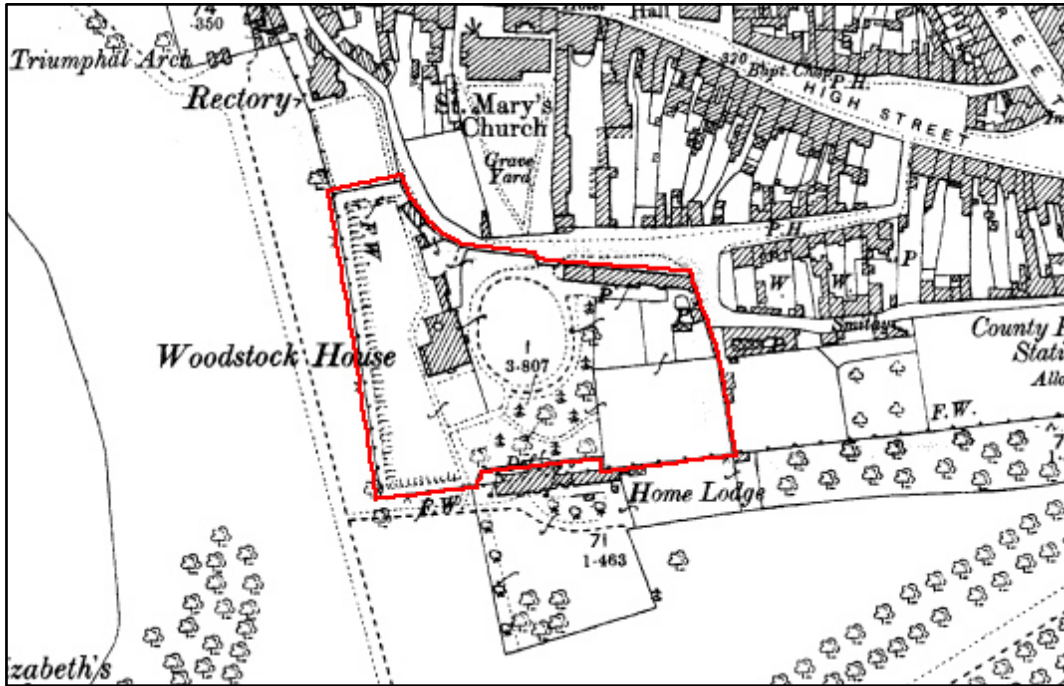
Appendix 2.8: Extract from 1789 plan by Cadell Strand © Blenheim Palace.



Appendix 2.9: Extract from 1861/3 plan of the parish of Blenheim
 © Blenheim Palace (Ref: Shelf E6)



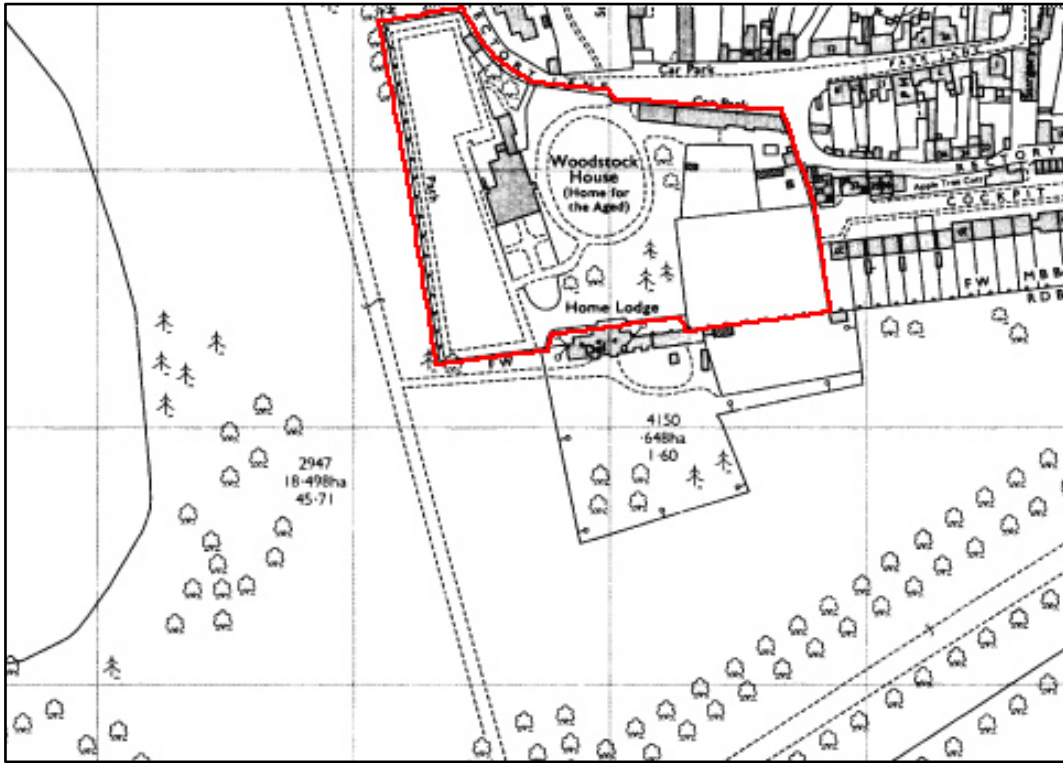
Appendix 2.10: Extract from 1884 Ordnance Survey map, 1:2,500
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Appendix 2.11: Extract from 1899 Ordnance Survey map, 1:2,500
 OS map reproduced under Licence No.BLK4450021. Ordnance Survey © Crown Copyright ©.



Appendix 2.12: Extract from 1922 Ordnance Survey map, 1:2,500
 OS map reproduced under Licence No.BLK4450021. Ordnance Survey © Crown Copyright ©.



Appendix 2.13: Extract from 1974 Ordnance Survey map, 1:2,500
OS map reproduced under Licence No.BLK4450021. Ordnance Survey © Crown Copyright ©.

Appendix 3: Record Photographs



Appendix 3.1: General view of south elevation of Woodstock House **HA1**; note the row of timber sockets beneath the second floor string course (1m scale).



Appendix 3.2: General view of east elevation of Woodstock House **HA1** from Entrance Forecourt **HA17** (1m scale).



Appendix 3.3: General view of basement below Woodstock House **HA1**; note former light well to the left, and vertical wall scars in paintwork from former brick wine shelves (1m scale).



Appendix 3.4: *In-situ* wine shelves in southwest section of basement below Woodstock House **HA1** (1m scale).



Appendix 3.5: General of entrance hall of Woodstock House HA1; note glazed fanlight (1m scale).



Appendix 3.6: General of main stairwell in Woodstock House HA1 (1m scale).



Appendix 3.7: Detail of the main staircase in Woodstock House **HA1** (20cm scale).



Appendix 3.8: Detail of vaulted ceiling and skylight above the main staircase in Woodstock House **HA1**.



Appendix 3.9: General view of ground floor room in Woodstock House **HA1**; note paneling (1m scale).



Appendix 3.10: General view of ground floor room in Woodstock House **HA1**; note paneling (1m scale).



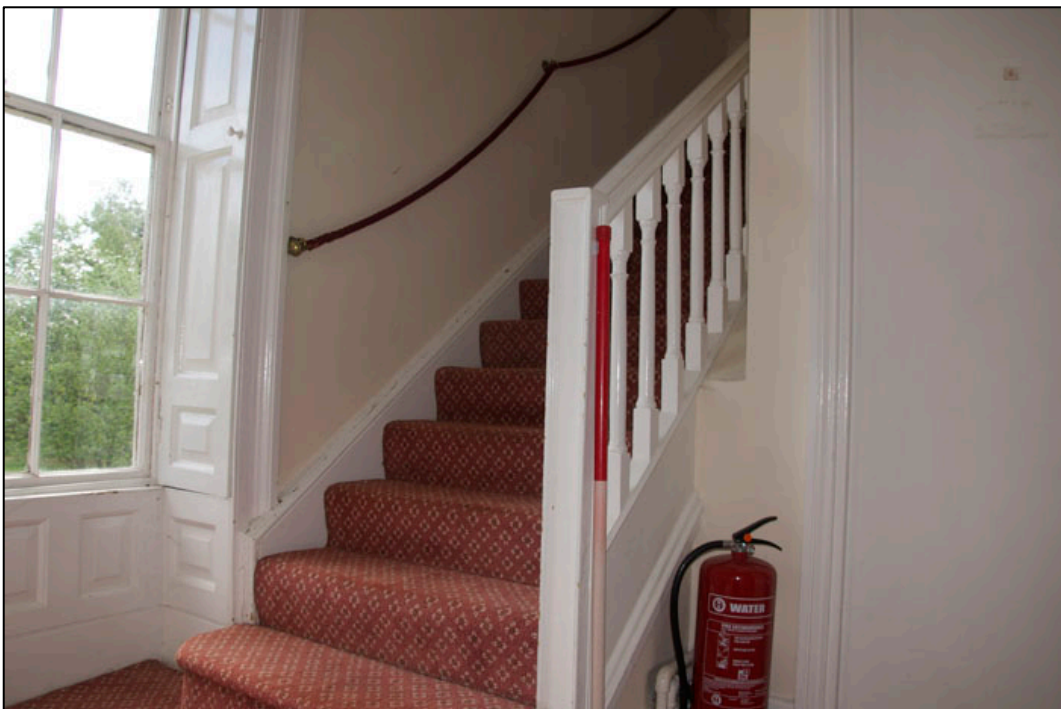
Appendix 3.11: General view of ground floor service staircase in Woodstock House **HA1** (1m scale).



Appendix 3.12: Detail of surviving bell board in ground floor corridor of Woodstock House, **HA1**.



Appendix 3.13: General view of ground floor kitchen in Woodstock House, HA1; note blocked window (1m scale).



Appendix 3.14: Detail of first floor ancillary staircase in Woodstock House, HA1; note window shutter (1m scale).



Appendix 3.15: General view of southwest first floor bedroom Woodstock House HA1 (1m scale).



Appendix 3.16: Detail of blocked marble fireplace on first floor of Woodstock House HA1 (1m scale).



Appendix 3.17: General view of second floor bedroom in south wing of Woodstock House HA1 (1m scale).



Appendix 3.18: Detail of southwest corner bedroom on second floor of Woodstock House HA1 (1m scale).



Appendix 3.19: General view of stone outbuilding **HA1**, looking west; note advanced state of decay (1m scale).



Appendix 3.20: Detail of northwest facing elevation of summer house **HA3** (1m scale).



Appendix 3.21: General view looking northeast along façade of Coach House HA4 (1m scale).



Appendix 3.22: Detail of looking northwest of coach doorways in south façade of Coach House HA4 (1m scale).



Appendix 3.23: Detail of interior room on ground floor of Coach House HA4 (1m scale).



Appendix 3.24: Detail of interior room on first floor of Coach House HA4 (1m scale).



Appendix 3.25: Detail of interior room on first floor of Coach House **HA4**; note previous refurbishment (1m scale).



Appendix 3.26: Detail of *in-situ* cast-iron wall vent on first floor of Coach House **HA4** (20cm scale).



Appendix 3.27: General view of south façade of stable block **HA5**, looking north (1m scale).



Appendix 3.28: Detail of interior of former loose box in stable block **HA5**, looking north.



Appendix 3.29: General view of southwest corner of garden office/seed house **HA6**, looking north (1m scale).



Appendix 3.30: Detail of first floor room in garden office/seed house **HA6**, looking southeast (1m scale).



Appendix 3.31: Detail of entrance gate and stone piers HA7 from Rectory Lane, looking north (1m scale).



Appendix 3.32: General view along north boundary wall HA8 flanking Rectory Lane, looking southeast (1m scale).



Appendix 3.33: Detail of pedestrian doorway **HA9** in north boundary wall **HA8** (1m scale).



Appendix 3.34: General view along east boundary wall **HA10**, looking southeast (1m scale).



Appendix 3.35: General view of southwest corner of parkland boundary wall **HA10**, looking north (1m scale).



Appendix 3.36: Parkland doorway **HA12** in southeast corner of parkland boundary wall **HA10** (1m scale).



Appendix 3.37: General view of parkland boundary wall **HA10**, looking northeast from parkland (1m scale).



Appendix 3.38: General view from first floor balcony of Woodstock House **HA1**, looking southwest towards Blenheim Palace; note proximity to World Heritage Site



Appendix 3.39: General view of walled Kitchen Garden **HA13**, looking west (1m scale).



Appendix 3.40: Detail of wooden glass house in small walled garden **HA14**, looking (1m scale).



Appendix 3.45: General view of stable forecourt **HA15**, looking southeast (1m scale).



Appendix 3.46: General view of serpentine path in the Wilderness **HA16**, looking east (1m scale).



Appendix 3.47: View across the entrance forecourt **HA17** towards Woodstock House **HA1** (1m scale).



Appendix 3.48: View looking down on the Italianate Garden **HA18** from south wing of Woodstock House **HA1**.



Appendix 3.49: View across the South Lawn **HA19** towards Blenheim Palace.



Appendix 3.50: View along raised terrace walk **HA20**, looking south towards Blenheim Palace.



Appendix 3.51: Detail of circular pond **HA21** built within the southeast corner of the South Lawn **HA19** (1m scale).



Appendix 3.52: General view of steps **HA22** that provide access from the North Garden **HA23** up to the terrace walk **H20**, looking north (1m scale).



Appendix 3.53: General view of the northwest corner of the North Garden HA23 (1m scale).



Appendix 3.54: General view of the enclosed garden HA24, looking north (1m scale).



Appendix 3.55: General view of the northwest corner of Woodstock House, looking south (1m scale).



Appendix 3.56: General view of northwest corner of Woodstock House, looking north.