
Project:	K450 Bampton Sewage Treatment Works		
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Approved by:	N Hull	Checked by:	N Carty
Subject:	Bampton Sewage Treatment Works – Historic Environment Screening Assessment		

1 Introduction

1.1 Overview

This historic Environment Screening Assessment has been produced by Mott MacDonald Limited on behalf of Thames Water Utilities Ltd., (hereafter, 'Thames Water') in advance of proposed development at Bampton Sewage Treatment Works (STW).

This high-level Historic Environment Screening Assessment (hereafter, 'screening assessment') has been requested by Thames Water to understand any heritage constraints, archaeological potential and consent requirements for the works, and to make recommendations for further work, where appropriate.

1.2 Site location

Bampton STW is located to the south of Bampton, Oxfordshire (OS Reference: SP 32230 02730) and is shown in Appendix A. The STW is accessed via a single entrance, off Buckland Road. The STW is situated in a predominantly rural setting and is bound by trees to the north and east, and open agricultural fields to the west. Shill Brook runs along the north of the site. Immediately east of the STW is Bampton Garage (industrial) and Bampton Garden Plants (commercial), and to the south beyond Buckland Road is the Bampton Recreation Ground and Pavilion. The residential area of Bampton is located approximately 250m northwest.

The site is an operational STW owned by Thames Water, comprising of wastewater infrastructure, associated buildings, managed grassed areas and hardstanding.

The Red Line Boundary (RLB) measures approximately 0.74 hectares (ha) and includes the area of proposed construction, as well as the works compound.

1.3 Scope of the screening assessment

This screening assessment provides a high-level appraisal of the historic development of the area, including designated and non-designated heritage assets and archaeological potential, as well as identifying any potential impacts to the historic environment associated with this proposed development.

It does not constitute, nor replace, a Desk-Based Assessment (DBA) as defined by the Chartered Institute for Archaeologists (CIfA) *Standard and guidance for historic environment desk-based assessment*¹.

1.4 Proposed development description

All works will be limited to existing operational land (shown below in figure 1.1). The design is yet to be finalised; however, it is likely to include:

- New 100m³ balance tank, upstream of inlet works, includes rerouting of inlet rising mains to new balance tank;
- Modifications to existing inlet works and storm weir to accommodate 36 l/s;
- New gravity fed final settlement tank (FST) inlet distribution chamber and outlet distribution chamber;
- New 11.1m diameter FST, matching existing FSTs on site, with new sludge draw off chamber. To be built on top of old demolished primary settlement tank area;
- New internal access and hard standing to proposed new structures/processes;
- Upgrade existing return activated sludge pumps downstream;
- New 150m³ thickened sludge holding tank;
- New potable water washdown points;
- Replace existing telemetry outstation; and
- Installation and/or update to associated mechanical, electrical, instrumentation, control and automation equipment, software integration, draw pits, and ducts.

All redundant plant and equipment associated with these works will be safely decommissioned, dismantled, cleaned where required and removed.

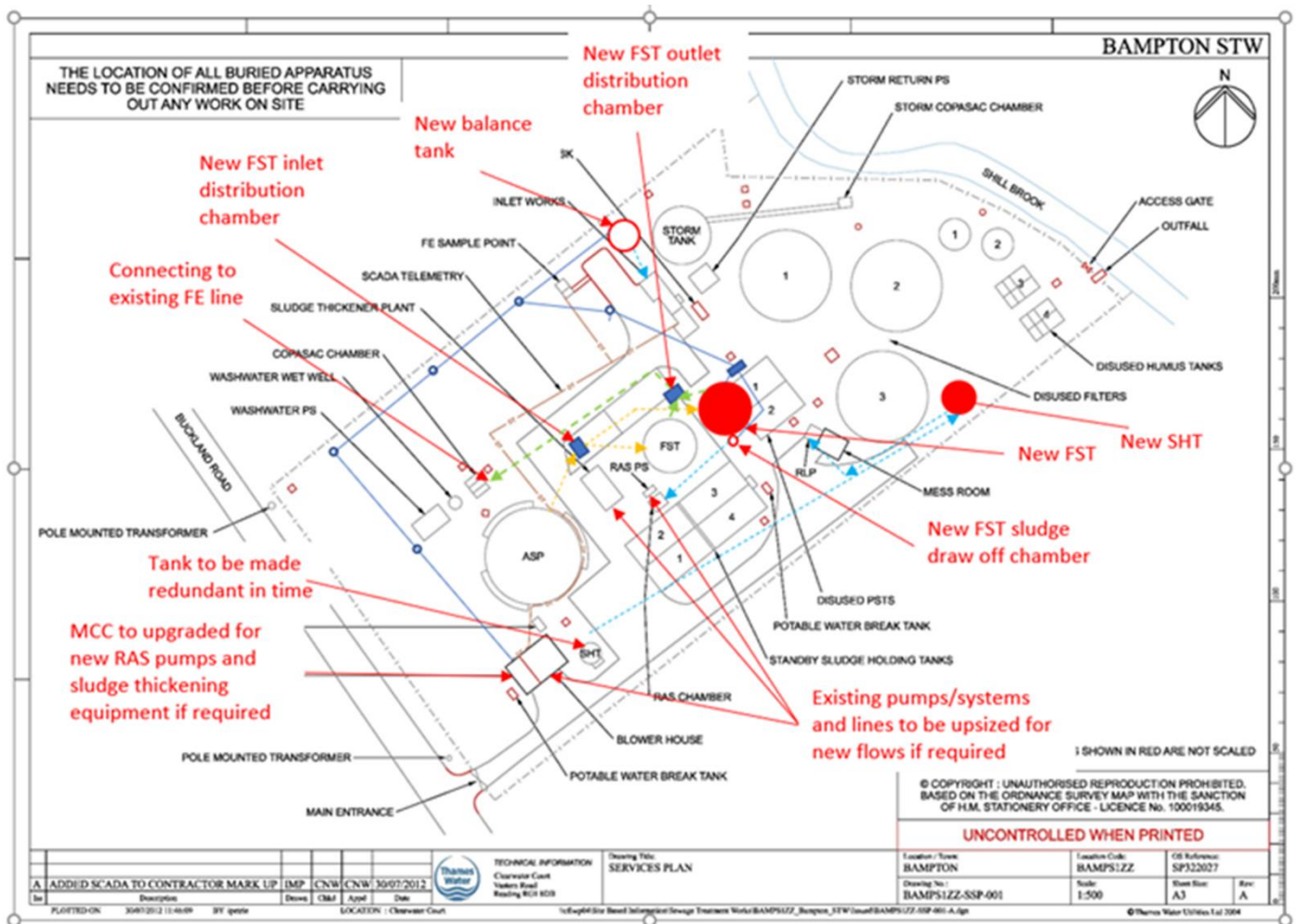
The site will require enabling works to clear the construction areas and make ready, this may include the removal of scrub and/or grassland. The proposed works may require demolition of redundant structures, excavation of material, general earthworks and piling. Construction of new structures will then commence, followed by final landscaping on completion.

A temporary site compound and storage area will be situated within the area of works.

Construction traffic access will be via the current site access road which is off Buckland Road. Numbers of vehicle movements or vehicle types are not known at this stage, however, will likely consist of daily delivery of construction equipment, materials and site workers. All construction vehicles will utilise local authority designated freight routes, and all construction staff parking would be accommodated within the STW site.

¹ Chartered Institute for Archaeologists, 2020 *Standard and guidance for historic environment desk-based assessment*.

Figure 1.1: Proposed works to Bampton STW



Source: Thames Water, 2022

2 National and local planning policy

The proposed development falls under Permitted Development and as such is not subject to national and local planning policy. It is, however, good practice to adhere to policies relating to archaeology and heritage as general guidance.

2.1 Overarching legislation

The overarching legislation in relation to heritage and archaeology in Britain is provided by:

- The Ancient Monuments and Archaeological Areas Act 1979²
- The Planning (Listed Building and Conservation Areas) Act 1990³
- The Water Industry Act 1991⁴

² Ancient Monuments and Archaeological Areas Act, 1979 [online] available at: <https://www.legislation.gov.uk/ukpga/1979/46/contents> (last accessed September 2022)

³ The Planning (Listed Building and Conservation Areas) Act, 1990 [online] available at: <https://www.legislation.gov.uk/ukpga/1990/9/contents> (last accessed September 2022)

⁴ The Water Industry Act, 1991 [online] available at: <https://www.legislation.gov.uk/ukpga/1991/56/contents> (last accessed September 2022)

2.2 National Planning Policy Framework⁵

The National Planning Policy Framework (NPPF) was published on 27th March 2012, revised on the 24th July 2018 and updated on the 20th July 2021, and replaced all previous national planning policy documents. Paragraphs 189 – 208 of the NPPF address the conservation and enhancement of the historic environment; these set out the local planning authority's responsibilities when dealing with planning proposals which have the potential to impact cultural heritage assets. These policies emphasise the importance of balancing the need for the conservation of heritage assets with the desirability of new development.

2.3 Local Planning Policy

West Oxfordshire District Council has published a Local Plan adopted on the 27th September 2018. Policy EH9, EH10, EH11, EH13, EH16 are relevant to the historic environment and these can be viewed online⁶.

3 Methodology

3.1 Consultation

Oxfordshire County Council's Archaeological Officer was contacted via email on the 3rd October 2022 by Mott MacDonald, outlining the proposals and requesting advice on the best course of action for archaeological mitigation, based on the high-level assessment presented in this screening assessment.

In a response received on 13th of October 2022, it was agreed that as proposed works are entirely located within the boundary of the existing STW, archaeological investigation would not be required. However, should there be a need to undertake any works outside of the site boundary, further consultation would be required.

3.2 Screening assessment methodology

Baseline information has been gathered within a 500m radius from the site boundary (hereby referred to as the 'study area') for non-designated heritage assets;⁷ a 1km radius has been used for designated heritage assets.⁸ This search radius is considered sufficient to produce a comprehensive baseline for the site. This will allow for an understanding to be established of the archaeological potential and historic significance as well as any alterations to setting, and subsequently for appropriate mitigation to be recommended for the proposed development regarding the historic environment.

This screening assessment has been informed by desk-based research, utilising the following sources:

- An examination of local, regional and national planning policies in relation to the historic environment;
- A search of the Historic England National Heritage List for England (NHLE) dataset for designated heritage assets within the study area;

⁵ National Planning Policy Framework, 2021 [online] available at:

https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/1005759/NPPF_July_2021.pdf (last accessed September 2022)

⁶ West Oxfordshire District Council, 2018. West Oxfordshire Local Plan 2031 [online] available at: <https://westoxon.gov.uk/media/feyjmpen/local-plan.pdf> (last accessed September 2022)

⁷ *Non-designated heritage assets are buildings, monuments, sites, places, areas or landscapes identified by plan-making bodies as having a degree of heritage significance meriting consideration in planning decisions but which do not meet the criteria for designated heritage assets.*

⁸ Includes: *Listed building - a building which has been designated because of its special architectural or historic interest...Scheduled monument - a monument which has been designated because of its national importance...Protected wreck site - the site of a vessel lying wrecked on or in the sea bed, designated because of the historical, archaeological or artistic importance of the vessel, or of any objects contained or formerly contained in it...Registered park or garden - a designed landscape which has been designated because of its special historic interest...Registered battlefield - a battlefield which has been designated because of its special historic interest...World heritage site - a cultural and/or natural heritage site inscribed because of its outstanding universal value...Conservation area - an area which has been designated because of its special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance.*

- A search of the Oxfordshire Historic Environment Record (HER) for archaeological sites, archaeological findspots, locally listed buildings, archaeological priority areas and archaeological event locations within the study area;
- An examination of Google Earth Pro, for historic aerial images;
- An examination of the British Geological Survey (BGS) data;
- An inspection of the cartographic evidence for the land use history of the site; and
- An examination of the other available online historic sources (identified in footnotes where relevant).

Appendix A shows the location of known historic environment features within the study area. These have been allocated a unique Mott MacDonald reference number (MM01, MM02 etc.), which is listed in a Gazetteer in Appendix B and is referred to in the text.

3.3 Guidance

This screening assessment has been produced in line with the following guidance:

- The 2000 Water and Sewerage (Conservation, Access and Recreation) Code of Practice Order;
- The 2008 Historic England Conservation Principles, Policies and Guidance;
- The 2014 Chartered Institute for Archaeologists (CIfA) Standard and Guidance for Historic Environment Desk-Based Assessment (updated 2020);
- The 2015 Historic England Management of Research Projects in the Historic Environment (MoRPHE): Project Managers Guide;
- The 2015 Historic England Historic Environment Good Practice Advice in Planning Note 2: Managing Significance in Decision – Taking in the Historic Environment (GPA2);
- The 2017 Historic England Environment Good Practice Advice in Planning Note 3: The Setting of Heritage Assets (GPA3);
- The 2020 Design Manual for Roads and Bridges (DRMB) LA 104 – Environmental assessment and monitoring;
- The 2020 DRMB LA 106 – Cultural heritage assessment; and
- The 2020 Thames Water Asset Management Asset Standard Section 1 of 1: Ecology and Heritage Screening Specification.

3.4 Assumptions and limitations

This screening assessment has been produced using desk-based research only; no site walkover, archival research, or invasive investigation has been undertaken specifically for the production of this screening assessment. This is a high-level appraisal using only the sources above listed and is therefore indicative rather than comprehensive.

The following assumptions and limitations have been assumed for this screening assessment;

- the screening assessment is reliant on available data. Designated data is up to date as of September 2022, and HER data is up to date as of 20th September 2022;
- databases are limited in their ability to predict new sites and the information from the NHLE and HER has been used as a starting point for further research rather than as a definitive list;
- the current understanding of the extent and survival of archaeological remains within the study area is based on data relevant to the appraisal which has been selected based on professional judgement. However, the specific nature, extent, date, degree of preservation and significance of known and potential archaeological remains is impossible to predict without invasive investigation. There is the possibility that further or more complex unknown buried archaeological deposit exists which has not been recorded within the HER;

- documentary sources are rare before the medieval period, and many historic documents are inherently biased. Older primary sources often fail to accurately locate sites and interpretation can be subjective;
- historic maps provide a glimpse of land-use at a specific moment. It is therefore possible that short-term structures or areas of land-use are not shown and therefore not recorded within this assessment; and
- this screening assessment is based on an early stage design and may be subject to change should the design be significantly altered later.

4 Historic environment baseline

4.1 Geology and topography

The site is located approximately 350m to the south-east of the village of Bampton, to the south-west of Shill Brook. The site is underlain by Mudstone of Oxford Clay Formation and West Walton Formation, as mapped by the British Geological Survey (BGS)⁹. Superficial deposits within the site are recorded as alluvium reflecting the former floodplain of the watercourse, which has the potential to have preserved former land surfaces and archaeological horizons. The BGS GeolIndex Onshore¹⁰ records no borehole records within or close enough to the site to further inform geological understanding. The site is approximately 69m AOD.

4.2 Designated heritage assets

There are 55 Grade II listed buildings within 1km of the site, which are listed below and detailed in the gazetteer presented in Appendix B. There are no World Heritage Sites, Scheduled Monuments, Registered Parks and Gardens or Registered Battlefields within 1km of the site.

4.2.1 Built heritage

4.2.1.1 Designated Built Heritage Assets

There are 55 Grade II listed buildings within 1km of the site:

- The Poachers Rest, the stores, shop adjacent and Cotsfield (NHLE 1053535)
- Blackthorn Cottage (NHLE 1053539)
- Back House Farmhouse (NHLE 1053541)
- Barn circa 40 metres to north east of Back House Farmhouse (NHLE 1053542)
- Leighton Cottage (NHLE 1053566)
- The Grey House (NHLE 1053567)
- 7, High Street (NHLE 1053568)
- Strawberry Cottage (NHLE 1053569)
- Ampney Lodge (NHLE 1053570)
- The Morris Clows Public House (NHLE 1053571)
- 9, High Street (NHLE 1053572)
- Grayshott House (NHLE 1053573)
- Little Place (NHLE 1053574)
- K6 telephone kiosk outside the Town Hall (NHLE 1053575)
- Hayman House, with attached railings and gate (NHLE 1053576)

⁹ British Geological Survey, 2022. *BGS Geology Viewer* [online] <https://www.bgs.ac.uk/map-viewers/bgs-geology-viewer/> (last accessed September 2022)

¹⁰ British Geological Survey, 2022. *BGS GeolIndex Onshore* [online] <https://www.bgs.ac.uk/datasets/geophysical-borehole-logs/> (last accessed September 2022)

- Bell Cottage (NHLE 1053591)
- The Romany Inn (NHLE 1053592)
- Knapps Farm House with attached railings and gate to front (NHLE 1053593)
- Bridge House (NHLE 1053594)
- 10, Bushey Row (NHLE 1053597)
- Cromwell House and The Old Forge (NHLE 1053598)
- Dovecote 10 metres to rear of P Strainge's Butcher's Shop (NHLE 1198240)
- Barn 40 metres south east of Knapps Farm House (NHLE 1198257)
- The Elephant and Castle Inn (NHLE 1198263)
- Sandfords Cottage (NHLE 1198273)
- The Hermitage and Priory Cottage (NHLE 1198294)
- 6, Bushey Row (NHLE 1198295)
- Dovecote (NHLE 1198299)
- 1,2 and 3, Church View (NHLE 1198574)
- Home Farmhouse (NHLE 1198587)
- Lesta House (NHLE 1198594)
- Grange Cottage (NHLE 1198660)
- Jasmine Cottage, with attached railings and gate (NHLE 1198674)
- The Old House (NHLE 1198686)
- 11, High Street (NHLE 1198697)
- Stable 10 metres to north of haytor house, with link wall to house (NHLE 1198740)
- Town hall (NHLE 1198742)
- Wheelgate House (NHLE 1198793)
- Former Bampton Primary School (NHLE 1246856)
- J Temple's hardware stores (NHLE 1283679)
- Barclays Bank (NHLE 1283712)
- Redlands (NHLE 1283758)
- The Gate Cottage and Inglenook Cottage (NHLE 1283898)
- The Talbot Hotel (NHLE 1283971)
- Pear Tree Cottage (NHLE 1367640)
- 1 and 2, Broad Street (NHLE 1367641)
- Bampton House (NHLE 1367643)
- Corner Cottage, with attached railings and gate (NHLE 1367670)
- 10, High Street (NHLE 1367671)
- Haytor (NHLE 1367672)
- Gateway Stores (NHLE 1367673)
- Mignonette (NHLE 1367674)
- Rosemary House (NHLE 1367692)
- Thatched Cottage (NHLE 1367695)
- Thatched Cottage (NHLE 1389409).

4.3 Local Authority Designations

4.3.1.1 Bampton Conservation Area (MM56)

Bampton Conservation Area is located within 500m of the proposed site. It was established by West Oxfordshire District Council in 1976 and contains within it listed buildings MM01 through to MM55.¹¹

4.4 Non-designated Built Heritage Assets

The HER maps one non-designated historic building within 500m of the site:

- Former Nonconformist Chapel (MM57).

4.5 Historic map regression

The cartographic evidence utilised for this screening assessment dates to the post-medieval and modern periods and comprises maps that date to the 16th, 17th, 18th, 19th and 20th centuries. Maps consulted are included in Table 4.1, with a description of any changes.

Table 4.1: Historic map regression for the site of Bampton STW

Map	Description
Oxonii, buckinghamiae et berceriae comitatum, 1574	Mapping from this date shows settlement at Bampton within the county of Oxfordshire.
Map of Worcestershire, 1595	No change observed from previous mapping.
Oxonium comitatus vulgo Oxford Shire, 1670-1690	Mapping from this date shows Bampton located within Bampton Hundred.
A new improved map of Oxfordshire, 1750	Mapping from this date records 'Bampton in the Bush' a linear settlement located either side of a road running roughly north to south.
Bampton, 1811	Mapping from this date shows that the site was undeveloped at this time, located within an open area to the south of Bampton bordered by 'Mill Brook' to the north and a road to the south-west.
Ordnance Survey, Oxfordshire Sheet XXXVII, 1884	Mapping from this date shows that the site remained undeveloped at this time, located within an area of divided fields bordered by trees to the north and east.
Ordnance Survey, Sheet 236 - Oxford (Outline), 1896	No change to the site observed from previous mapping.
Ordnance Survey, Oxfordshire Sheet XXXVII.NE, 1900	No change to the site observed from previous mapping.
Ordnance Survey, Sheet 236 - Oxford (Hills), 1904	No change to the site observed from previous mapping.
Ordnance Survey, Oxfordshire XXXVII.7, 1921	No change to the site observed from previous mapping.
Ordnance Survey, Berkshire Sheet IV, 1922	No change to the site observed from previous mapping.
Ordnance Survey, 42/30 - A, 1949	No change to the site observed from previous mapping.
Ordnance Survey, SP30 - C, 1960	By this date a building is present to the south of the watercourse on the eastern edge of the site. The site itself remains undeveloped at this date.

Source: Old Maps Online¹². British Library Georeferencer, 2022.¹³ National Library of Scotland, 2022.¹⁴

Table 4.2: Google Earth Pro examination for the site of Bampton STW

¹¹ A copy of the Conservation Area Appraisal was requested from West Oxfordshire District Council; however, they were unable to provide one.

¹² Old Maps Online no date [online] available at: <https://www.oldmapsonline.org/> (last accessed September 2022)

¹³ British Library Georeferencer no date [online] available at: <https://www.bl.uk/projects/georeferencer> (last accessed September 2022)

¹⁴ National Library of Scotland, Map images [online] available at: <https://www.nls.uk/> (last accessed September 2022)

Year	Description
1945	At this time the site does not appear to have been developed and is part of the agricultural landscape to the south-east of Bampton.
2004	By this date the STW has been constructed, some apparently undeveloped areas are present within the south-west and north-west of the site.
2006	No significant change from previous imagery.
2009	By this date there appears to have been some disturbance within the north-west of the site. No significant change elsewhere from previous imagery.
2012	No significant change from previous imagery.
2014	No significant change from previous imagery.
2015	No significant change from previous imagery.
2017	No significant change from previous imagery.
2018	No significant change from previous imagery.
2019	No significant change from previous imagery.
2021	No significant change from previous imagery.
2022	No significant change from previous imagery.

Source: Mott MacDonald, 2022

4.6 Archaeological and historic background

Table 4.3: Archaeological and historic periods used for the purpose of this screening assessment¹⁵

Prehistoric Period Dates	Historic Period Dates
Palaeolithic 500,000 to 10,000 BC	Roman AD 43 to 410
Mesolithic 10,000 to 4,000 BC	Early medieval AD 410 to 1066
Neolithic / Early Bronze Age 4,000 to 1,600 BC	Medieval AD 1066 to 1540
Middle Bronze Age 1,600 to 1,100 BC	Post-medieval AD 1540 to 1900
Late Bronze Age 1,100 BC to 700 BC	Modern AD 1900 to present
Early Iron Age 700 to 400 BC	
Middle Iron Age 400 to 100 BC	
Late Iron Age 100 BC to AD 43	

Source: HE, 2022

The dates outlined in Table 4.3 are subjective, but are used to ease discussion and are obtained from the list of the main archaeological and cultural periods of Britain compiled by Historic England (HE), in conjunction with professional judgement.

The historic environment baseline has been compiled using the data available from a search of the HER for non-designated heritage assets and from the NHLE for designated heritage assets that have been recorded within the study area to date.

4.6.1 Prehistoric (500,000 BC – AD 43)

4.6.1.1 The palaeoenvironment

The waterlogged nature of the alluvial deposits that are present within the site create an optimum environment for the preservation of organic palaeoenvironmental remains such as seeds, pollens and molluscs which are valuable for reconstructing past environments.

¹⁵ Periods List (Historic England), [online] available at: <http://heritage-standards.org.uk/wp-content/uploads/2015/08/Periods-List-HE-FISH-WP.pdf>, (last accessed September 2022).

4.6.1.2 Palaeolithic (500,000 – 100,000 BC)

No finds or features dating to the Palaeolithic period have been mapped by the HER within the site boundary or within 500m of the site.

4.6.1.3 Mesolithic (10,000 – 4,000 BC)

No finds or features dating to the Mesolithic period have been mapped by the HER within the site boundary or within 500m of the site.

4.6.1.4 Neolithic (4,000 – 1,600 BC)

No finds or features dating to the Neolithic period have been mapped by the HER within the site boundary or within 500m of the site.

4.6.1.5 Bronze Age (1,600 – 700 BC)

No finds or features dating to the Bronze Age period have been mapped by the HER within the site boundary or within 500m of the site.

4.6.1.6 Iron Age (700 BC - AD 43)

No finds or features dating to the Iron Age period have been mapped by the HER within the site boundary or within 500m of the site.

4.6.2 Roman (AD 43 – AD 410)

No finds or features dating to the Roman period have been mapped by the HER within the site boundary or within 500m of the site.

4.6.3 Early medieval (Saxon) (AD 410 – AD 1066)

No finds or features dating to the early medieval period have been mapped by the HER within the site boundary or within 500m of the site.

4.6.4 Medieval (AD 1066 – AD 1540)

No finds or features dating to the medieval period have been mapped by the HER within the site boundary or within 500m of the site.

4.6.5 Post-medieval (AD 1540 – AD 1900)

The single building mapped by the HER within 500m of the site (MM57) dates from the post-medieval to the modern period.

4.6.6 Modern (AD 1900 – present)

The single building mapped by the HER within 500m of the site (MM57) dates from the post-medieval to the modern period.

4.6.7 Undated

The HER maps one undated asset within 500m of the site, an undated Square Cropmarked Enclosure (MM58).

5 Archaeological potential and significance

5.1 Assessment of significance

The significance of heritage assets has been based on criteria outlined in Table 5.1. The assessment of significance derives from a combination of designated status and professional judgement. The Secretary of State's non-statutory criteria for the scheduling of ancient monuments, assessment criteria adopted by Historic England as part of the Monument Protection Programme (MPP), and the Secretary of State's Principles of Selection Criteria for listed buildings, will be considered as part of this assessment.

Table 5.1: Criteria for assessing significance

Significance	Typical criteria
Very High	World Heritage Sites, assets of acknowledged international importance, assets that can contribute significantly to acknowledged international research objectives.
High	Scheduled Monuments, Grade I and II* Listed Buildings, Grade I and II* Registered Parks and Gardens, Registered Battlefields, undesignated assets of schedulable quality, undesignated monuments, sites or landscapes that can be shown to have specific nationally important qualities, and assets that can contribute significantly to national research objectives.
Medium	Grade II Listed Buildings, Grade II Registered Parks and Gardens, Conservation Areas, undesignated sites of high importance identified through research or survey, monuments or sites that can be shown to have important qualities in their fabric or historical association.
Low	Undesignated assets - buildings, structures, monuments or archaeological sites with a local importance for education or cultural appreciation, and which add to local archaeological and historical research. Very badly damaged assets that are of such poor quality that they cannot be classed as high or medium, parks and gardens of local interest.
Negligible	Heritage resources identified as being of little historic, evidential, aesthetic or communal interest; and resources whose importance is compromised by poor preservation or survival, or by contextual associations to justify inclusion into a higher grade.

Source: After LA 104 – Environmental assessment and monitoring: Table 3.2N (2020)

5.2 Survival of archaeological deposits

In light of the development of the STW between the second half of the 20th and the start of the 21st centuries, the potential for archaeological deposits to survive across the site is generally considered low. Aerial imagery (listed in Table 4.2) indicates that the development has not changed significantly since 2004. There are several areas within the site, particularly within the south-west and north-west that have remained as grassland. This may suggest they have not been disturbed by the infrastructure of the STW. Any evidence of ground disturbance in these areas is unverified in the absence of a site walkover.

The alluvial deposits and likely waterlogged nature of the superficial geology potentially provides favourable conditions for the survival of paleoenvironmental remains and organic material¹⁶.

5.3 Archaeological potential

Where the ground has been previously disturbed by development, the potential for archaeological remains is low to negligible. Table 5.2 states the potential for archaeological remains in areas of the site where there is no evidence of previous ground disturbance.

Table 5.2: Archaeological potential of the site

Historic asset	Significance	Potential
Paleoenvironmental remains	Low or medium depending on extent	The waterlogged alluvium deposited by the watercourse will have created a good environment for paleoenvironmental

¹⁶ Historic England, 2015. *Geoarchaeology: Using earth sciences to understand the archaeological record* [online] available at: <https://historicengland.org.uk/images-books/publications/geoarchaeology-earth-sciences-to-understand-archaeological-record/> (last accessed September 2022)

Historic asset	Significance	Potential
		remains to have been preserved, and as such there is a moderate potential for such remains.
Prehistoric remains	In-situ remains would be of medium significance, given the likely level of truncation. Residual remains would be of low significance.	There is little to suggest prehistoric occupation or activity in the study area, therefore the potential for remains dating to this period is considered low.
Roman remains	In-situ remains would be of medium significance, given likely level of truncation. Residual remains would be of low significance.	There is little to suggest Roman occupation or activity in the study area, therefore the potential for remains dating to this period is considered low.
Early medieval remains	In-situ remains would be of medium significance, given likely level of truncation. Residual remains would be of low significance.	There is little to suggest early medieval occupation or activity in the study area, therefore the potential for remains dating to this period is considered low.
Medieval remains	In-situ remains would be of medium significance, given likely level of truncation. Residual remains would be of low significance.	There is little to suggest medieval occupation or activity in the study area, therefore the potential for remains dating to this period is considered low.
Post-medieval remains	In-situ remains would be of medium significance, given likely level of truncation. Residual remains would be of low significance.	There is little to suggest post-medieval occupation or activity in the study area, therefore the potential for remains dating to this period is considered low.
Modern remains	Negligible significance.	There is moderate to high potential for modern remains relating to the construction of the STW.

Source: Mott MacDonald, 2022

6 Impacts

6.1 Overview

This assessment is based on the guidance contained in Historic England Advice Note 12 – Statement of Heritage Significance: Analysing Significance in Heritage Assets (2019). Paragraph six of this guidance outlines the steps which should be taken to establish potential impact of the proposed development on the significance of heritage assets and where appropriate justify any harmful impacts and identify mitigation and enhancements. These steps are:

1. Understand the form, materials and history of the affected heritage asset(s), and/or the nature and extent of archaeological deposits;
2. Understand the significance of the asset(s);
3. Understand the impact of the proposal on that significance;
4. Avoid, minimise, and mitigate negative impact, in a way that meets the objectives of the NPPF; and
5. Look for opportunities to better reveal or enhance significance.

In accordance with paragraph 194 of the NPPF and the Historic England guidance the level of detail supplied is proportionate to the level of significance of the asset and the overall effect the proposed development will have.

All works proposed at Bampton STW are detailed in Section 1.4.

6.2 Built Heritage

The identification of impacts on built heritage assets in the vicinity of a site take into account any temporary or permanent changes to the asset's setting.

6.2.1 Designated assets

Bampton Conservation Area (MM56) is located approximately 197m to the north-west of the site boundary and contains all the listed buildings within the study area. Although some distance from the conservation area, screening to the north-west of the site boundary between the conservation area and the STW appears minimal. However, the screening of the site is unverified in the absence of a site walkover. The presence of the existing STW has already altered the setting of the conservation area and therefore the proposed development is not considered to adversely impact the setting of the conservation area.

There may, however, be temporary changes to the setting of the conservation area should measures not be in place to minimise noise and vibration caused by the construction works.

There may also be temporary changes to the setting of the conservation area and listed buildings contained within it through the introduction of noise intrusion, construction machinery and traffic if construction traffic passes through the conservation area itself to reach the STW. This will temporarily disrupt a quiet village area. However, this area has been subject to modern change and traffic levels in recent decades. The character and significance of the assets can still be appreciated despite this. The minimal and temporary introduction of construction traffic through the conservation area will not substantially impact the significance of these designated assets.

6.3 Buried archaeological remains

The majority of the proposed development is not anticipated to impact archaeological deposits, given the high level of previous ground disturbance associated with the development of the STW. Works undertaken within the site which exceed the depth of existing made ground or take place within areas of minimal

development, for example, areas within the south-west and north-west of the site, will negatively impact any potential archaeological deposits that may survive. A lack of archaeology does not indicate a complete lack of activity and may reflect the limited amount of development and archaeological investigation rather than an actual absence.

7 Conclusions and recommendations

7.1 Conclusions

There is one conservation area and 55 listed buildings within 1km of the site. There may be temporary changes to the settings of the conservation area should measures not be in place to minimise noise and vibration caused by the construction works. There may also be temporary changes to the setting of the conservation area and listed buildings contained within it through the introduction of noise intrusion, construction machinery and traffic if construction traffic passes through the conservation area itself to reach the STW. Oxfordshire HER maps a further two heritage assets within 500m of the site, which include moderate – high potential for modern remains relating to the construction of the STW and a low potential for remains from all other periods. There is considered to be a moderate potential for paleoenvironmental remains.

An examination of current and historic mapping indicates that the current STW was not constructed until after 1960 and is present on aerial imagery from 2004. No significant change has been observed in the layout of the STW since this date. Areas within the south-west and north-west of the site appear as grassland in aerial imagery, which may not have been disturbed by the infrastructure of the STW. However, the topography and evidence of former ground disturbance in these areas is unverified in the absence of a site walkover.

7.2 Recommendations

It is recommended that any new construction within the boundary of the STW does not exceed the height of existing structures and maintains similarity in scale and massing and measures are put in place to minimise noise and vibration caused by the construction works.

In light of the fact that all works will be limited to existing operational land, previous ground disturbance and the generally low-moderate archaeological potential as indicated by the HER, it has been concluded that further archaeological investigation is not necessary, as confirmed by Oxfordshire County Council's Archaeological Officer.

In the unlikely event of any unexpected archaeological finds or features being encountered during groundworks, the following mitigation approaches should be employed:

- work should be immediately stopped in the area; and
- the find(s) should be demarked and protected via fencing / blocking off and the appropriate site management (in this instance the Thames Water Environmental Engineer) should be contacted for further guidance.

In order to avoid potential damage to unexpected archaeological finds and features discovered during construction, workers should be trained in how to react to such situations. This should include basic environmental awareness training provided within the site induction and regular toolbox talks to ensure that contactors working on site are aware of the procedures in place and are provided with the basic information to allow them to identify archaeological finds and features.

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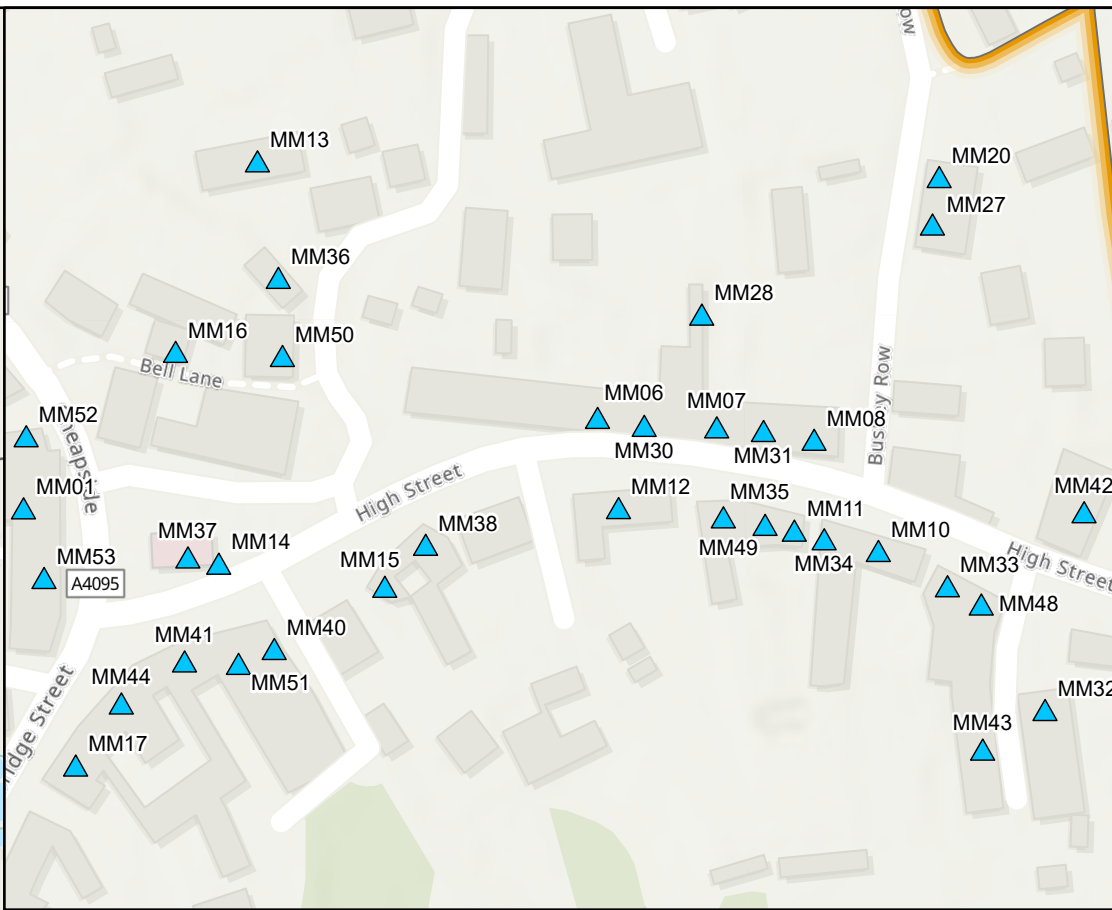
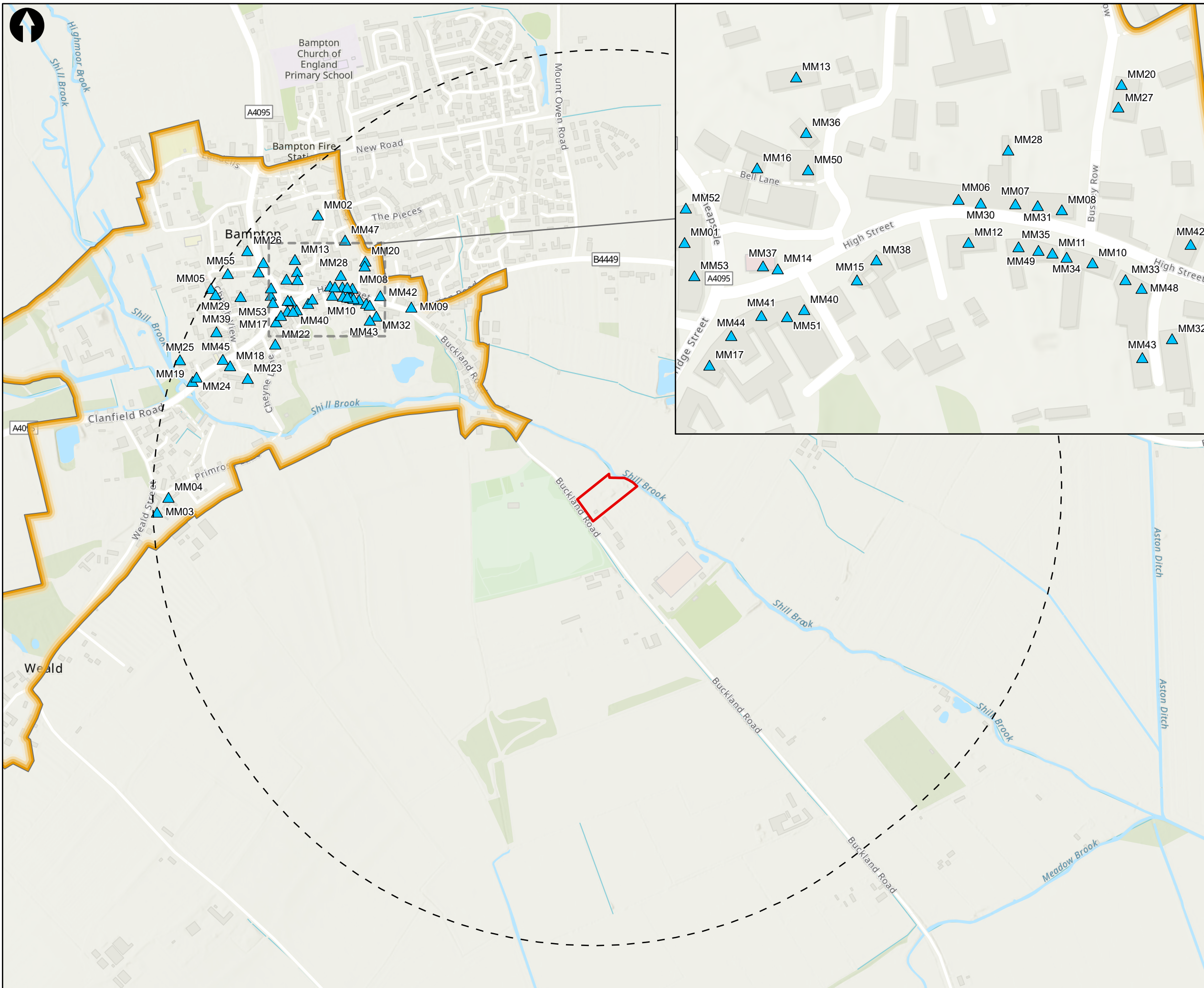
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A. Map of heritage assets, archaeological investigations and finds



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 Red line boundary: Mott MacDonald 2022
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 World Hillshade: Esri, Intermap, NASA, NGA, USGS

Legend
 Site boundary
 Site boundary - 1km buffer
 Conservation area
 Grade II listed building



P01	S2	FOR INFORMATION	MP	NC	NH	21/10/22
Rev	Status	Suitability description	Author	Ch'k'd	App'd	Date

Thames Water Utilities
 Clearwater Court
 Vastern Road, Reading RG1 8DB

Location Code: BAMPS1ZZ	OS Reference: SP320028	Security Reference: UBR
Project Group: TWAMP7	Sub Process: N/A	

Location/Town:
BUCKLAND ROAD, BAMPION, OXON, OX182AA

Site Name:
BAMPION STW

Project Name:
K450 WWNI Bampton STW FTFT

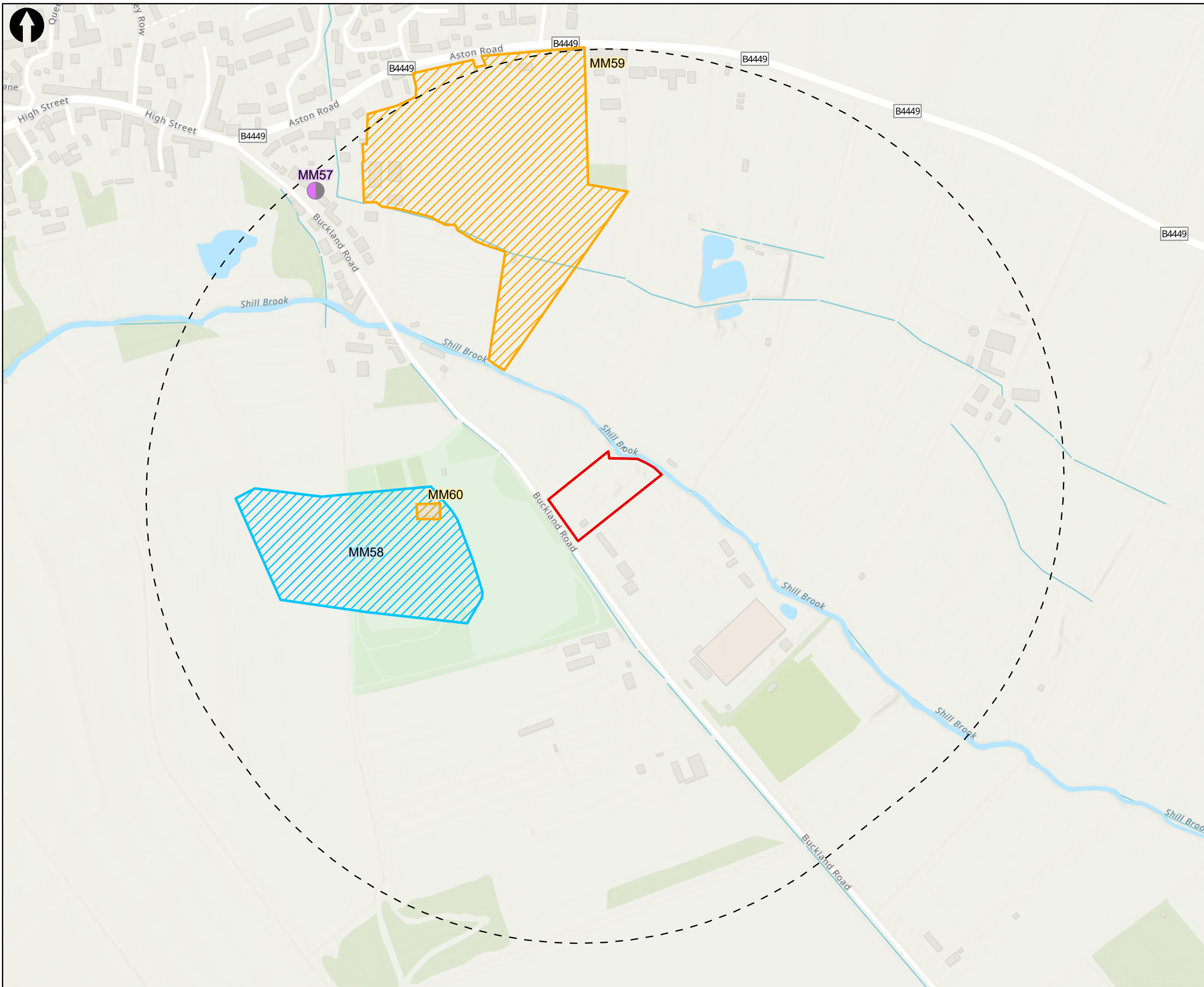
Drawing Title:
**Bampton STW
 Designated Heritage Assets**

Scale: 1:8,500	Sheet Size: A3	Status: S2
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Drawing Number:
K450-DN-BAMPS1ZZ-004-DR-EN-0001
 Revision:
P01

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Current Revision Information

Red line boundary: Mott MacDonald 2022
 Heritage Data: Oxfordshire County Council HER 2022/World Topographic Map: Esri Community Maps Contributors, Esri UK, Esri, HERE, Garmin, Foursquare, GeoTechnologies, Inc, METI/NASA, USGS
 World Topographic Map: Esri UK, Esri, HERE, Garmin, Foursquare, METI/NASA, USGS
 World Hillshade: Sources: Esri, Airbus DS, USGS, NGA, NASA, CGIAR, N Robinson, NCEAS, NLS, OS, NMA, Geodatastyrelsen, Rijkswaterstaat, GSA, Geoland, FEMA, Intermap and the GIS user community

Legend

- Site boundary
- Site boundary - 500m buffer
- Non-designated heritage asset
- Monument polygon
- Event polygon

Location Map



P01	S2	FOR INFORMATION	MP	NC	NH	21/10/22
Rev	Status	Suitability description	Author	Ch'k'd	App'd	Date

Thames Water Utilities
 Clearwater Court
 Vastern Road, Reading RG1 8DB

Location Code: BAMPS1ZZ	OS Reference: SP320028	Security Reference: UBR
Project Group: TWAMP7	Sub Process: N/A	

Location/Town:
BUCKLAND ROAD, BAMPTON, OXON, OX182AA

Site Name:
BAMPTON STW

Project Name:
K450 WWNI Bampton STW FTFT

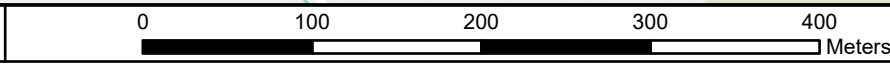
Drawing Title:

Bampton STW
Non-Designated Heritage Assets

Scale: 1:4,470	Sheet Size: A3	Status: S2
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Drawing Number:
K450-DN-BAMPS1ZZ-004-DR-EN-0003

Revision:
P01



B. Gazetteer of designated and non-designated heritage assets

MM No.	Name	NHLE / HER No.	Type	Description	Period	
MM01	THE POACHERS REST, THE STORES, SHOP ADJACENT AND COTSFIELD	25115 - MOX20785	Grade II Listed Building	Restaurant, two shops and house, in single range. Dated TP 1795 on tablet. Coursed rubble limestone, stone slate roof, brick ridge chimneys to left and between bays 4 and 5. 2 storeys and attic, 6 bays. Old 3-light wood and metal casements, most with single horizontal glazing bars, 2 to first floor left with old leaded glazing. All casements have flat stone arches. Ground floor is mostly irregular: second bay has mid-late C19 canted bay window, formerly for shop, and C20 half-glazed door to left; third bay has C20 canted shop window; fourth bay has C20 glazed door and smaller blocked window with wooden lintel and shop sign; fifth bay has C20 glazed door and small wooden window under same lintel. C19 half-glazed door in right bay. Most doorways have flat stone arches. 4 small gabled roof dormers with paired leaded casements	Post Medieval to Late 20th Century	868m
MM02	BLACKTHORN COTTAGE	25121 - MOX22485	Grade II Listed Building	House. C17/early C18, with slightly later C18 extension to right. Coursed rubble limestone, the earlier part with thatched roof and flanking chimneys, stone to left, brick to right. Extension has stone slate roof. 1 and a half to 2 storeys. 2 earlier bays to left have wooden casements with horizontal glazing bars and C20 wooden lintels to ground floor, the left window of 4 lights, the right of 3 lights. Above are older 3-light casements breaking slightly into thatch, part cast iron and part with leaded glazing. Small leaded stair window to left on axis with stack. Central flush-panelled door with C20 gabled hood on wooden brackets. Slightly lower extension to right is of one storey and an attic, and 2 bays. Ground floor is irregular, with old 3-light wood and metal casement to left, C20 2-light wooden casement in blocked central doorway, and old board door and blocked opening to right. All these openings have wooden lintels. Upper storey has 2 C19-C20 gabled eaves-line dormers with 3-light wooden casements, and small central skylight.	Post Medieval	914m
MM03	BACK HOUSE FARMHOUSE	25126 - MOX22131	Grade II Listed Building	Farmhouse. Late C18/early C19. Coursed limestone rubble with stone slates to front roof pitch and artificial C20 slates to rear pitch. Flanking ashlar chimneys with moulded bases, neckings and cornices. 2 storeys and attic, 3 bays. C19 barred wooden casements with small panes, mostly 2-light but with 3-light windows to ground floor right and first floor centre. 2 windows to ground floor centre, the right possibly in blocked doorway. Gabled roof dormer with similar 2-light casement. C20 door between left bays, with C20 lean-to stone slate hood on wooden brackets. All openings have wooden lintels with beaded lower edges. Similar windows to rear. Attached to left end is projecting cross wing with former cottage and outbuildings, of one storey and attic. Wing is now incorporated in house. Range of outbuildings attached at north end of wing is not of special architectural interest. Interior has turned baluster staircase, possibly not in original position.	Post Medieval	990m

MM No.	Name	NHLE / HER No.	Type	Description	Period	
MM04	BARN CIRCA 40 METRES TO NORTH EAST OF BACK HOUSE FARMHOUSE	25127 - MOX20786	Grade II Listed Building	Barn. Late C18. Timber frame with weatherboard cladding, on coursed rubble limestone plinth. C20 corrugated iron roof. Originally built with single aisle to rear, the aisle now replaced by C20 concrete and metal bin shed which is not of special architectural interest. 5 bays, with central cart entry. Frame has jowled main posts with waved braces to tie beams, and mortices for former aisle braces. Long diagonal or slightly curved wall braces. Collar and tie-beam trusses. Double butt purlin roof. Included for group value.	Post Medieval to Late 20th Century	962m
MM05	LEIGHTON COTTAGE	25087 - MOX22136	Grade II Listed Building	House, said to have been built as schoolmaster's residence, part at one time probably used as workshop. Late C17/C18 with flanking extensions, altered. Coursed rubble limestone with stone slate altered. Coursed rubble limestone with stone slate roofs and brick chimney. 2 storeys and attic, 2 original bays. South side has C19 2-light barred wooden casements in partly blocked openings with long wooden lintels. Ground floor left altered to C20 3-light barred metal casement. C20 skylights. Gabled external chimney to rear of left bay, with rebuilt shaft. Left end has narrow lower extension, with board door, old 2-light wooden casement above, and C20 solar panels to very steep roof. To right is another full-height bay of C19 date, with blind wall to south. Right gable end, to road, has C19 sash and various casements, one in a blocked doorway. Interior: fireplace in left bay with dressed stone jambs and stone lintel; heavy double butt purlin roof to original part, the central truss with shaped braces to high collar; traces of third window to first floor centre; ceiling beam with ornamental stops in C19 bay. Long first floor windows and through attic storey possibly indicate workshop use. Included for group value.	Post Medieval to Late 20th Century	996m
MM06	THE GREY HOUSE	25089 - MOX21802	Grade II Listed Building	House. Early C19. Coursed rubble limestone with dressed quoins and ashlar plinth; stone slate roof and flanking brick chimneys, left chimney rebuilt C20. 2 storeys, 4 bays. Ground floor has 2 boxed 4-pane sashes, that to right in altered opening. Upper storey has boxed 3-pane sashes, the third bay with blocked window. C20 door with rectangular fanlight and 2 stone steps in second bay; passage entry to right. All openings have dressed stone jambs and wooden lintels.	Post Medieval	760m
MM07	7, HIGH STREET	25091 - MOX22487	Grade II Listed Building	House. Early C19 remodelling of early/mid C18 building. Coursed rubble limestone, stone slate roof, brick chimney to left. 2 storeys and attic, 3 bays. Chamfered plinth, parapet with flat stone coping. Ground floor has 2 C20 wooden cross windows with opening top lights; first floor has C19 wooden casements with single horizontal glazing bars, 3-light flanking 2-light; attic has C20 gabled dormers with C20 2-light wooden casements. To centre is a C19/C20 4-panelled door. Older board door to passage to right. All openings have wooden lintels. To rear are a slightly later wing with one storey and loft over semi-basement, and an early C20 brick lean-to. Interior retains blocked windows with wooden lintels in original rear wall, and C18 window with ovolo-moulded wooden mullion in semibasement. Altered fireplaces; cased ceiling beams.	Post Medieval	753m

MM No.	Name	NHLE / HER No.	Type	Description	Period	
MM08	STRAWBERRY COTTAGE	25093 - MOX20794	Grade II Listed Building	House. C17/C18 in several builds, altered C20. Coursed rubble limestone, thatch roof with hip to right. L-plan. 2 storeys, 3 bays. Ground floor has 2 C20 5-pane sashes with wooden lintels; first floor has 3 C20 2-light wooden casements. C20 stable-type door and single light to right below C20 flat wooden hood on brackets. Traces of blocked doorway between left bays. C20 garage extension with flat roof and parapet to right.	Post Medieval to Late 20th Century	730m
MM09	AMPNEY LODGE	25094 - MOX22488	Grade II Listed Building	House. Early C19, altered. Coursed limestone rubble, slate roof, flanking external chimneys with ashlar and concrete shafts and cornice caps. 2 storeys, 5 bays. Coped parapet with string below. First floor has C20 boxed 3-pane sashes with original flat stone arches. Ground floor is altered and has 2 large tripartite sashes with glazing bars, possibly early/mid C19 but with C20 concrete lintels. Traces of former 5-bay arrangement remain. Central half-glazed door with rectangular fanlight, panelled reveals and wooden doorcase. Doorcase has moulded strip pilasters and flat cornice hood on scroll brackets. Later extensions to rear. Interior has contemporary stair with stick balusters and wreathed handrail, and fireplace in right bay with segmental stone arch.	Post Medieval	599m
MM10	THE MORRIS CLOWS PUBLIC HOUSE	25098 - MOX20795 S	Grade II Listed Building	Public house. Mid C18, extended to left early C19, and refurbished C20. Coursed rubble limestone with ashlar plinth, stone slate roof and rebuilt brick chimneys flanking original bays. 2 storeys and attic. Original block of 2 bays has C20 3-light leaded casements with wooden lintels, the lower windows transomed, the upper right window with old cast iron opening light to centre. Matching 2-light casement to ground floor centre in blocked doorway, with blocked window above. Gabled eaves-line dormer to right bay, also with C20 3-light leaded casement. Central C20 inn sign. To left is an early C19 2-bay extension with 3-pane sashes to first floor, C20 tilting casement to altered ground floor, and C20 double doors to right with flat hood on wooden brackets. Left gable end has blocked first floor opening with cambered head, and loft door to attic. Range of former service buildings attached to rear. Interior retains fireplace with stopchamfered wooden lintel at left end of C18 part.	Post Medieval to Late 20th Century	697m
MM11	9, HIGH STREET	25100 - MOX20796	Grade II Listed Building	House. Early/mid C19. Coursed rubble limestone, stone slate roof, brick chimneys with coggled caps. 2 storeys and attic, 2 bays. Boxed 2-pane sashes with wooden lintels; 2 small gabled roof dormers with paired wooden casements. Central door with 2 flush Gothick panels, rectangular fanlight and wooden lintel. Included for group value.	Post Medieval	716m

MM No.	Name	NHLE / HER No.	Type	Description	Period	
MM12	GRAYSHOTT HOUSE	25103 - MOX22137	Grade II Listed Building	House. Circa 1700, with early C18 bay to left, and various C18/C20 extensions. Coursed rubble limestone with dressed quoins; stone slate roof, hipped to right: 2 external stone chimney stacks to rear. 2 storeys and attic, 5 original bays. Wooden cross casements, renewed C20, with flat stone arches, the ground floor arches part recessed with raised end and key blocks. Ground floor right windows altered C20, with raised sills and C20 2-light wooden casements. Upper right window blocked. Early C18 bay to left has matching fenestration, the upper window also blocked. Large C20 gabled stone porch to original centre, masking wide half-glazed door in architrave frame. Above porch is a Liverpool and London Globe fire insurance plaque. Blocked doorway with wooden lintel to right of C18 bay. At left end is a lower bay with end chimney and old 4-light leaded casement. Rear has attic dormers, overhanging eaves to early C18 bay, hipped C18-early C19 wing, and single-storey C20 extensions. Interior is altered but retains high ceilings with heavy stopchamfered spine beams and joists in left bays, possibly re-set. Traces of very large chimney stack at left end of main block. Altered fireplaces and stairs.	Post Medieval to Late 20th Century	752m
MM13	LITTLE PLACE	25106 - MOX20797	Grade II Listed Building	House. Long range with 2 C16 bays to right, 2 C17 bays to centre, and late C18 bay to left. Early C19 alterations and extensions to rear. Coursed rubble limestone, mostly with stone slate roofs, the right bays with front pitch raised and slated. Rubble stone chimneys to gables and rear of centre part; brick chimney to far right. 2 storeys and attic, 5 bays in all. C18 and C17 bays to left have old 3-light leaded casements with wooden lintels, those to centre bays with C20 repairs. Lower left window is transomed. Additional C20 canted bay window to right of c17 part. C20 skylights. To left of C17 part is lobby entry with flushpanelled door, blind semi-circular tympanum and arched C20 wrought iron porch. Right bays are of 2 storeys only and have wooden casements with wooden lintels, mostly of 2 lights with glazing bars, but with 3 light to ground floor left. Half-glazed door to right. Gabled dormers in steep roof pitch to rear. Rear has altered C19 wing at one end, C18/C19 wing projecting from other end, and C19/C20 lean-to extensions between. Interior: large fireplaces to left and rear of C17 part, with wooden lintels; stop-chamfered spine beams in C17 part, the right bay with joists supported on fireplace side by beam on stone corbels; raised cruck truss to centre of C16 part	Medieval to Late 20th Century	873m
MM14	K6 TELEPHONE KIOSK OUTSIDE THE TOWN HALL	25108 - MOX21803	Grade II Listed Building	Telephone kiosk, type K6. Designed 1935 by Sir Giles Gilbert Scott. Made by various contractors. Cast iron. Square kiosk with domed roof. Unperforated crowns to top panels and margin glazing to windows and doors.	Modern	821m

MM No.	Name	NHLE / HER No.	Type	Description	Period	
MM15	Hayman House, with attached railings and gate	25112 - MOX20798	Grade II Listed Building	House. Mid-late C18. Coursed rubble limestone with ashlar front; stone slate roof; brick chimneys to gables and rear. T-plan. 2 storeys and attic, 3 bays. Projecting plinth, chamfered quoins and first floor band course. Central half-glazed door in wooden architrave frame, with flat wooden hood on shaped stone brackets. Outer bays have pairs of boxed 3-pane sashes, those to ground floor with slightly segmental stone arches. Similar single sash to first floor centre. All first floor sashes have wooden lintels. Between right bays is a mid C19 canted bay window, formerly for shop, with glazing bars. Attic has 2 gabled roof dormers with 3-light wooden windows. Attached to left end of house is an early/mid C19 extension over vehicle entry. First floor is rendered and has tripartite sash. Double board doors below. Rear has small hipped wing to centre, and door in gabled chimney projection in angle to left. Interior: centre bay has a chamfered spine beam with moulded and shaped stops. Attached to front of house are late C19 railings, of cast iron, with small fleur-de-lys finials. Matching gate.	Post Medieval	785m
MM16	BELL COTTAGE	25051 - MOX22489	Grade II Listed Building	Cottage. Late C16/C17 much rebuilt 1980's, with 1980's extension. Coursed rubble limestone with thatched roof and rebuilt brick chimney to left. One storey and attic, 2 bays. Lower windows are boarded up and have wooden lintels, brick jambs and lowered sills. Upper storey has small C20 2-light wooden casements at eaves level. Central board door with wooden lintel. C20 rear extension in matching style, forming L-plan. Roof structure is said to retain raised cruck trusses. Also known as The Cottage.	Post Medieval to Late 20th Century	860m
MM17	THE ROMANY INN	25053 - MOX20803	Grade II Listed Building	Former house and shop, now small hotel. Early C19. Limestone ashlar front with coursed rubble side and rear walls. Hipped Welsh slate roof, ashlar chimneys to centre and right, white brick chimney to left. Square plan. 3 storeys, 3 bays. Projecting plinth and band courses. Upper storeys have 3-pane sash windows in recessed surrounds, the central first floor bay with French doors to balcony. Ground floor has canted bay windows with sashes to outer bays, the left of ashlar with recessed window surrounds and parapet, the right much reconstructed C20 and mostly of wood. To centre is a large former shop window with C20 glazing bars and flanking doorways in recessed surrounds. Left doorway has flush panelled door and blind fanlight; narrower doorway to right is blocked. Across front of whole of centre bay is a porch with stone Doric columns and entablature blocks, wooden cornice, and balcony above with early C19 cast iron railings.	Post Medieval to Late 20th Century	824m

MM No.	Name	NHLE / HER No.	Type	Description	Period	
MM18	KNAPPS FARM HOUSE WITH ATTACHED RAILINGS AND GATE TO FRONT	25055 - MOX22779	Grade II Listed Building	<p>Former farmhouse, now house. C17/early C18 in 3 builds. Coursed rubble limestone with semi-dressed quoins, the left part with thatched roof, half-hipped at left end, the 2 right bays with stone slate roof. Brick chimneys to right of thatched part and to centre of slated part. One and a half to two storeys.</p> <p>Thatched part to left is of 3 bays, the right bays set close together, the left bay very broad. Wooden casements, 3-light to left bay, single- and 2-light to right, most with horizontal glazing bars. Lower windows have wooden lintels; upper windows are set in thatch at eaves level. Traces of blocked doorway to left of right window. Left gable end retains original first floor window, now boarded up, of 3 lights with ovolo-moulded wooden mullions. Stone-slated part to right has 2 bays of 3-light wooden casements with horizontal glazing bars and wooden lintels, the upper lintels with double ovolo mouldings ornamented with small crescent-shaped gouges. To left of this part is a cross passage with flush-panelled top-lit door and wooden lintel. Simple C19 iron railings with moulded finials and similar gate.</p>	Post Medieval	876m
MM19	BRIDGE HOUSE	25058 - MOX22490	Grade II Listed Building	<p>House. Late C18/early C19, refurbished C20. Coursed rubble limestone with semi-dressed quoins, stone slate roof, flanking rubble chimneys. 2 storeys and attic, 2 bays. 4-pane sashes with wooden lintels, the sashes renewed-C20. 2 gabled roof dormers with similar sashes. Central 6-panelled door, also renewed C20, with flat wooden cornice hood on brackets. Narrow single storey extension to right, with matching sash, links house to Elephant and Castle Inn (q.v.). Later lean-to and gabled extension to rear.</p>	Post Medieval to Late 20th Century	948m
MM20	10, BUSHEY ROW	25065 - MOX22780	Grade II Listed Building	<p>Cottage. Mid C18 with C20 fenestration. Coursed rubble limestone, thatched roof, small brick chimneys to left and centre. Outshot plan. One storey and attic, 2 bays. Irregular wooden casements: ground floor has C20 2-light casements, metal to left, wooden to right, both with wooden lintels; attic has C20 single wooden casement to left, and older 3-light wooden casement to right, both in thatch eyebrows. C20 halfglazed door with wooden lintel to right.</p>	Post Medieval to Late 20th Century	752m
MM21	CROMWELL HOUSE AND THE OLD FORGE	25069 - MOX20805	Grade II Listed Building	<p>Two houses, part formerly used as forge. C17/early C18, altered. Coursed rubble limestone with rough quoins, slate roof, flanking brick chimneys. 2 storeys, 5 bays. 2- and 3-light wooden casements with horizontal glazing bars and ovolo-moulded wooden lintels, most casements renewed C20. Ground floor left bays have C20 transomed windows, that to second bay a canted bay window. C20 door between left bays, with C20 gabled wooden hood. C20 glazed door to right with ovolo-moulded wooden lintel. Traces of other blocked openings. Later rear wing, forming L-plan, has large C20 wooden casements and garage openings. Interior: left bay has heavy stop-chamfered spine beams to ground and first floors, slightly chamfered joists, and shaped stair well with renewed wooden winders on axis with stack. Double butt purlin roof on trusses with tie beams and collars, one with wattle and daub partition.</p>	Post Medieval	923m

MM No.	Name	NHLE / HER No.	Type	Description	Period	
MM22	DOVECOTE 10 METRES TO REAR OF P STRAINGE'S BUTCHER'S SHOP	25054 - MOX21829	Grade II Listed Building	Dovecote, with ground floor now used as garage. Probably C17, altered C20. Coursed rubble limestone with semi-dressed quoins, stone slate roof with moulded gable copings. Rectangular building with tall loft. Each gable end has high chamfered stone mullion window with 2 arched lights and a Tudor hoodmould. East side has C20 garage opening, board door with fanlight and wooden lintel to right, and small board door at first floor level in chamfered stone surround. Square wooden Glover to centre of roof, with stone ball finial. Interior retains nesting boxes. Each gable end has later extensions, south gable with lean-to garage, north gable with stone slated gabled projection and C20 flatroofed rendered extension, used as butcher's store.	Post Medieval to Late 20th Century	800m
MM23	BARN 40 METRES SOUTH EAST OF KNAPPS FARM HOUSE	25056 - MOX20892	Grade II Listed Building	Barn. Late C18/early C19. Coursed limestone rubble with half-hipped stone slate roof. 3 bays. Central through cart entry flanked by tall vent slits and square vent holes. C20 lean-to extensions with corrugated asbestos roofs on yard side are not of special architectural interest. Interior has double butt purlin roof on tie-beam and collar trusses with small raking struts to principals. Included for group value.	Post Medieval to Late 20th Century	827m
MM24	THE ELEPHANT AND CASTLE INN	9923 - MOX1885	Grade II Listed Building	C17 public house, altered C19 and c.1960's. Of painted rubble with thatch roof. Public house. C17, altered C19 and c.1960's. Coursed limestone rubble with C20 stone slate roof on raised eaves, formerly thatched. Rubble stone chimneys between left bays and to right, both rebuilt C20. 3-cell lobby-entry plan with later rear extensions. One and a half storeys, 3 bays. Ground floor outer bays have canted bay windows, both renewed C20. C19 tripartite sash to centre, with wooden lintel. Upper storey has 3 gabled casements. Lobby entry between left bays has C20 door with flat stone hood on shaped stone brackets. Another C20 door between right bays, with wooden lintel. Interior: centre bay has deeply chamfered ceiling beam with stops, and stop-chamfered wooden fireplace lintel. Right bay has narrower stopchamfered spine beam, and blocked fireplace with axial stone winder staircase.	Post Medieval to Late 20th Century	942m
MM25	SANDFORDS COTTAGE	25059 - MOX20895	Grade II Listed Building	Former pair of cottages, now single house. Early C19 with slight C20 alterations. Coursed limestone rubble, hipped thatch roof, central brick chimney rebuilt C20. One and a half storeys, 4 bays. Symmetrical about central stack, each former cottage having a 3-light casement with C20 plate glazing to inner bay, a leaded single casement to outer bay, 2 small single casement semi-dormers in thatch, and a central old board door. All lower openings of each cottage share a single wooden lintel. Some upper lights retain leaded glazing. Rear openings unaltered.	Post Medieval to Late 20th Century	992m

MM No.	Name	NHLE / HER No.	Type	Description	Period	
MM26	THE HERMITAGE AND PRIORY COTTAGE	25062 - MOX20897	Grade II Listed Building	Two houses. Mid C18 with mid C19 extension to right. Limestone, C18 part with dressed stone front, remainder coursed rubble. Stone slate roof over whole range, with brick chimneys to right end and to centre of C18 part. 2 storeys and attic, 6 bays in all. 4-bay C18 part to left has first floor band course and 2-light wooden casements with horizontal glazing bars. Ground floor right bays of this part share single 3-light casement of similar type, and blocked doorway. Single light to first floor centre with early C20 stained glass. All openings in this part have flat stone arches, those to ground floor with raised key and end blocks. One gabled roof dormer with 2-light casement. Mid C19 extension to right has 2 bays of horned sashes to first floor, and C20 2-light barred wooden casements with concrete lintels to ground floor. Entries in rear extensions.	Post Medieval	974m
MM27	6, BUSHEY ROW	25064 - MOX22161	Grade II Listed Building	Cottage. Mid C18, altered. Coursed rubble limestone with thatched roof and brick chimney to right. Single bay to front with rear wing beyond. One and a half storeys. Front has C20 2-light wooden casements, that to upper storey a semi-dormer. C20 half-glazed door to left. Both lower openings have wooden lintels. Included for group value.	Post Medieval	745m
MM28	DOVECOTE	25066 - MOX22515	Grade II Listed Building	Former dovecote with coach-house and stabling, converted to house C20. Late C18/early C19, carefully altered C20. Coursed limestone rubble with stone slate roofs. Tall centre bay, with dovecote over coach-house, is gabled on all 4 sides and has gabled weatherboarded glover with weathervane. Front gable has high boarded loft door with 4 arched dove entries, C20 single leaded light with concrete lintel below, and double coach-house doors in depressed arch of dressed stone, with keyblock. Flanking centre bay are C20 rainwater heads with initials DS. To either side are lower stable wings with roofs hipped to far ends. Left wing has 2 C20 leaded single lights and C20 stable-type door with small glazed panel. Right wing has similar single light and C20 half-glazed door with leaded glazing. All these openings have wooden lintels. Each wing also has a small hipped roof dormer with single leaded casement.	Post Medieval to Late 20th Century	768m

MM No.	Name	NHLE / HER No.	Type	Description	Period	
MM29	1,2 AND 3, CHURCH VIEW	25088 - MOX20912	Grade II Listed Building	Formerly one house, now 3 dwellings. C17, with early/mid C18 rear wings and small C18/C19 extension to right. Coursed rubble limestone, stone slate roof, stone chimneys with brick shafts to left and between right bays. Lobby-entry plan with early C18 staircase wing to rear. 2-storeys, 3 bays. Centre bay and upper storey of left bay retain hollow-chamfered stone mullion windows with Tudor hoodmoulds, the lower window of 4 lights, the upper windows each with 3 lights. Upper central window has C20 coating and old leaded glazing. C20 2-light barred wooden casement to ground floor left; C20 3-light wooden casements to right bay, all with wooden lintels. C20 board doors between bays, both with wooden lintels. To right is a single-storey extension, formerly part of a bakehouse, of late C18/C19 date, with C20 door to passage, and 4-pane sash. C18 rear wing of one storey and an attic, with C20 concrete slate roof. Interior: deeply chamfered spine beams; C17 plaster rosettes in ceilings of left bays; winder stair on axis with stack and lobby entry; rear staircase wing with C20 stairs and original pigeon loft with 6 nesting boxes; heavy roof trusses with high collars and double butt purlins.	Post Medieval	980m
MM30	HOME FARMHOUSE	25090 - MOX22165	Grade II Listed Building	Former farmhouse, now house. Early/mid C19 remodelling of older building, possibly C17 in origin. Coursed rubble limestone, stone slate roof, rubble stone chimney to centre, C20 brick chimney to right. 2 storeys, 4 bays. Upper storey has 3-light wooden casements, renewed C20, with single horizontal glazing bars and wooden lintels. Ground floor has 3 C20 wooden cross casements with segmental arches, and small C20 window with wooden lintel to left of door in second bay. Door is also C20, recessed, with C19 segmental arch. Later C19 wing at right angles to centre rear. Interior has some stop-chamfered ceiling beams in right bays. Included for group value.	Post Medieval	760m
MM31	LESTA HOUSE	25092 - MOX20913	Grade II Listed Building	House. Circa 1810-1820, possibly a refronting of a C18 building. Limestone, with ashlar front, stone slate roof, coped gables and flanking brick chimneys. Double fronted with blocked side passage. 2 storeys and attic, 3 bays. Plinth, first floor band course. Boxed 3-pane sashes with stone lintels, the ground floor windows C20 in altered openings, with C20 louvred shutters. Ground floor right window retains wider flat stone arch. Central 4-panelled door with radiating semi-circular fanlight, in fine stone doorcase with moulded open pediment hood on moulded pilasters with carved acanthus leaf capitals. One stone step. Doorcase is similar to that of Waterloo House, Broad Street, (q.v.). Traces of blocked passage entry to right. Small partly blocked attic casement in right gable. Later C19 extensions to rear. Altered interior.	Post Medieval	738m
MM32	GRANGE COTTAGE	25095 - MOX20918	Grade II Listed Building	House. Rear wing is C17 in origin, altered; front wing added or rebuilt c.1800. Coursed rubble limestone, stone slate roof, flanking brick chimneys, the left chimney rebuilt C20. L-plan. 2 storeys, 3 bays. Boxed sash windows, 4-pane flanking 3-pane, with restored lintels. Central door with 6 flush panels, in wooden frame. Porch with tented lead roof on decorative wooden lattice, resting on rebuilt rubble dwarf walls. Rear wing is part C17 with later extensions, the interior retaining heavy spine beam and stop-chamfered joists.	Post Medieval	679m

MM No.	Name	NHLE / HER No.	Type	Description	Period	
MM33	JASMINE COTTAGE, WITH ATTACHED RAILINGS AND GATE	25097 - MOX20921	Grade II Listed Building	House. Mid C18 with mid/late C19 fenestration and later extensions to rear. Coursed rubble limestone, stone slate roof, flanking chimneys with brick shafts. 2 storeys and attic, 2 bays. Front re-pointed C20. Mid/late C19 boxed 2-pane sashes with C20 concrete lintels. Central gabled roof dormer with 2-light wooden casement. Also to centre is 3-panelled door in architrave frame with flat wooden hood on shaped scroll brackets. Rear raised C19, with small C19/C20 extensions. Interior has spine beams with small chamfers, fireplace with C20 wooden lintel and traces of oven, and traces of blocked window to centre of first floor. Railings to front, with gate, are C19, of wrought iron, with hoops over small knob finials.	Post Medieval to Late 20th Century	641m
MM34	THE OLD HOUSE	25099 - MOX22831	Grade II Listed Building	Former shop and dwelling, now house. Early C19. Colourwashed render, stone slate roof, brick chimneys with cogged caps. Side passage. 2 storeys, 2 bays. Ground floor has large early C19 shop windows of 5 x 3 panes with narrow glazing bars. First floor has boxed 3-pane sashes with moulded architrave frames. Central C20 door with flat hood on shaped wooden scroll brackets. C20 wrought iron gate to side passage.	Post Medieval to Late 20th Century	709m
MM35	11, HIGH STREET	25102 - MOX22523	Grade II Listed Building	Shop and house. Late C18. Coursed rubble limestone with semi-dressed front and quoins, C20 slate roof and rebuilt ashlar chimney to right. 2 storeys, 3 bays. First floor has old 3-light wood and metal outer bays, and 2-light wood and metal casement to centre, all with flat stone arches. Ground floor of right bay also retains original window opening, with flat stone arch but C20 3-light wooden casement. Ground floor of left bays altered, with C20 half-glazed door between 2 and 3-light wooden casements, all below single wooden lintel. Iron hook is set in beam end above lintel.	Post Medieval	731m
MM36	STABLE 10 METRES TO NORTH OF HAYTOR HOUSE, WITH LINK WALL TO HOUSE	25105 - MOX20930	Grade II Listed Building	Former stable building, incorporating a small coach-house, now used as garage. Early C19, altered. Lower walls are of coursed limestone rubble, upper walls of red and vitreous chequer brick. Slate roof with coped gables, front gable with small ball finial and weathervane. Lofted. 3 bays, the right at slight angle to remainder. Front to square has C20 lean-to projection with garage doors to left, replacing former coach entry, and central board door with shaped wooden lintel and keyblock. Right bay has small tilting stable window and board door to left above. Front gable end has round loft window and blue brick diaper. Attached wall, linking stable with house, is of coursed limestone rubble with flat stone coping, ramped up at stable end to moulded stone cornice with gabled finial. Included for group value.	Post Medieval to Late 20th Century	851m

MM No.	Name	NHLE / HER No.	Type	Description	Period	
MM37	Town Hall	25107 - MOX20931	Grade II Listed Building	Town hall, formerly used as market house, now part used as Bampton Arts Centre. Plaque records laying of foundation stone August 8th, 1838, by T. Denton, Esq., C. Wilkinson, Architect, and J. Pettyfer, builder. Narrow extensions made to east end 1906, at expense of Philip Southby J.P. (Kelly's Directory). Coursed rubble limestone with ashlar dressings; slate roof on overhanging bracketed eaves. Italianate in style, with semi-circular arched openings. 2 storey, 3 bays. Raised ashlar plinth and impost bands; flush quoins. Centre bays to north and south are slightly advanced and gabled, matching west gable. These gabled bays each have 2 large arches to ground floor, with moulded architraves and keyblocks, and a group of 3 narrow arched windows with simpler architraves and keyblocks to first floor. Flanking bays have single matching arches to ground floor, and recessed rectangular panels to first floor, those to south containing fire insurance plaques. Most lower arches have C20 glazing; upper windows have sashes. Slightly lower extension at east end is in matching style with blind arcade, and is continued around north-east corner.	Post Medieval to Late 20th Century	828m
MM38	WHEELGATE HOUSE	25113 - MOX20937	Grade II Listed Building	House. Early C19 remodelling of earlier building, refurbished C20. Coursed rubble limestone, C20 plain tile roof, brick chimney shafts to gable ends. Raised from 2 to 3 storeys early C19. 2 bays. C20 3-light leaded casements, the lower windows transomed. C20 4-light leaded window to ground floor right, with C20 door adjacent to left. Ground floor flat stone arches, and second floor wooden lintels. Left gable end has external stack and traces of former roof pitches. Steep roof pitch retained to rear. Lower rear wing. Included for group value.	Post Medieval to Late 20th Century	783m
MM39	FORMER BAMPTON PRIMARY SCHOOL	25130 - MOX21911	Grade II Listed Building	National school, now youth club. 1863; by William Wilkinson of Oxford. Rock-faced limestone with Bath stone dressings. Steeply-pitched state roofs with stone coped gables. Stone axial and lateral stacks with weathered set-offs. PLAN: An arrangement of classrooms in two parallel ranges with a cross-wing on the left [S] end. High Victorian Gothic style. EXTERIOR: 1 storey. Asymmetrical 5-bay east front; large gabled cross-wing on left with integral gabled porch on its left, two smaller gables set back at centre and large gabled porch on right; the porches have depressed 2-centred arch doorways with plank doors with ornate strap-hinges and buttresses with weathered set-offs, the right-hand porch with inscribed plaque in gable indicating that the freehold was granted by the Earl of Shrewsbury to the parish; the gables have large 2, 3 and 4-light mullion windows with cusped heads; at centre later C19 small flat-roofed addition. Gabled 3-bay rear [W] elevation, large gable on right with smaller gable to its left and gabled wing projecting on left with lateral stack to left of centre with weathered set-offs; two right gables have large 4-light mullion-transom windows. Similar windows in gables on north side. South side has large mullion-transom window breaking eaves and later C19 flat-roof addition. INTERIOR: Classrooms with arch-braced roofs.	Post Medieval to Late 20th Century	937m

MM No.	Name	NHLE / HER No.	Type	Description	Period	
MM40	J TEMPLE'S HARDWARE STORES	25111 - MOX21373	Grade II Listed Building	Shop and dwelling. Late C18, altered C20. Coursed rubble limestone with stone slate roof. Ashlar chimney to left rebuilt C20. 2 storeys and attic, 2 bays. Ground floor has C20 double shop doors to left in former window opening with flat stone arch. To right is a wide C20 shop window in rendered surround, with former porch in front. Porch has hipped slate roof on wooden posts and formerly sheltered central door and window. First floor has 2 C20 3-light wooden casements with original flat stone arches. Gabled roof dormer with C20 3-light metal casement. Large C20 casements in left gable end. Lower 2-storey wing to rear with irregular casements and doors.	Post Medieval to Late 20th Century	798m
MM41	BARCLAYS BANK	25109 - MOX22297	Grade II Listed Building	Former shop with dwelling above, the shop now used as bank. Late C18, altered early-mid C19 and C20. Coursed rubble limestone, stone slate roof, flanking brick chimneys. 2 storeys and attic, 4 bays. First floor has mid C19 2-pane boxed sashes with slightly chamfered wooden lintels. 2 hipped roof dormers with paired wooden casements. Ground floor has early/mid C19 ashlar colonnade, with plain frieze on Doric columns and piers. Behind colonnade is C20 bank front with 3-light windows flanking central door. Long rear wing of various builds.	Post Medieval to Late 20th Century	815m
MM42	Redlands (Lime Tree House)	11218 - MOX1892	Grade II Listed Building	Early/mid C18 front range, altered early C19 and C20 with late C18 and C19 rear wing. House. Early/mid C18 front range, altered early C19 and C20, with late C18 and C19 rear wing and C20 extensions in rear angle. Coursed rubble limestone with stone slate roof and flanking rubble chimneys, both rebuilt C20. Original L-plan range with stair in rear bay. 2 storeys and attic, 2 bays. Front has 4-pane sashes with rendered lintels, and blind window to first floor centre. 2 small gabled roof dormers with 2-light wooden casements. Some traces of pre 1800 fenestration are visible, with wooden lintels. Central 6-panelled door with semi-circular stone step and wooden surround. Surround has pilasters and glazed frieze panel, and incorporates fine C18 carved scroll brackets and shell hood with plaster ornament of fruit and flowers. Right side of house has tall stair sash with semi-circular head and thick glazing bars, re-sited C20 from original position in rear wall and C20 extensions with parapets and sashes. Left side of house has C20 bay window to gable end of front wing, and C18/C19 rear wing of several builds, with one bay of 5-pane sashes, and other irregular casements and doors. Interior: fine early/mid C19 staircase with column-on-vase balusters, 3 per tread, scroll tread ends, ramped moulded handrail, and newel columns with acorn pendants; panelling in front bay of rear wing, with fireplace surround and arched niches is in C18 style but may well date back only to 1911; old doors; vaulted cellar to far bay.	Post Medieval to Late 20th Century	668m

MM No.	Name	NHLE / HER No.	Type	Description	Period	
MM43	THE GATE COTTAGE AND INGLENOOK COTTAGE	25068 - MOX21959	Grade II Listed Building	Pair of houses. Circa 1800, with later flanking extensions and some C20 alterations. Coursed rubble limestone with stone slate roof. Flanking stone chimneys, the left rebuilt C20. 2 storeys and attic, 4 bays. Right bays have old leaded casements with wooden lintels, 2-light to first floor, 3-light to ground floor right. Door to The Gate Cottage in C20 lean-to porch with C20 single light adjacent to right. Left bays, comprising Inglenook Cottage, have C20 2-light metal casements with old wooden lintels, C20 half-glazed door, and blocked doorway with stone surround. Small attic lights in gable ends, right gable also with re-sited stone tablet dated VAW 1669. Flanking single-storey extensions, the left with old board door and 2 single lights, the right with C20 leaded casement and skylight. Included for group value.	Post Medieval to Late 20th Century	646m
MM44	THE TALBOT HOTEL	25052 - MOX21403	Grade II Listed Building	Hotel. C17/early C18, altered C20. Coursed limestone rubble with rough quoins. Slate roof, rebuilt ashlar chimney between right bays. L-plan. 2 storeys and attic, 3 bay front wing. Wooden casements with horizontal glazing bars and wooden lintels, the ground floor casements renewed C20, upper windows C19. Ground floor centre bay has C20 rectangular bay window with matching hardwood casements and hipped roof. 2 small roof dormers with raking roofs and 2-light barred wooden casements. Between left bays is a C20 semi-circular porch projection with parapet and arched lights. Another narrow entry between right bays has C20 halfglazed door, wooden lintel, and traces of blocked entry adjacent to right. Globe fire insurance plaque attached to lintel of central first floor window. To left is a carriage entry with rendered mid C19 extension above. This has a canted bay window with sashes. Interior has been altered but retains chamfered spine beam to ground floor of centre bay, stop-chamfered spine beam to first floor of right bay, and later stop-chamfered cross beams to rear wing.	Post Medieval to Late 20th Century	822m
MM45	PEAR TREE COTTAGE	25057 - MOX21964	Grade II Listed Building	House. C17, refurbished C20. Coursed limestone rubble with stone slate roof and flanking brick chimneys, that to left rebuilt C20. Central through passage plan. One and a half storeys, 2 bays, each bay with gable to front. Wooden casements with horizontal glazing bars and wooden lintels, most renewed C20. Ground floor has 4-light casement, formerly a shop window, to left, 3-light casement to right, and 2-light in blocked doorway to right of centre. 2-light casements in gables. C20 top-lit door with fanlight and high wooden lintel to left of centre. Sun fire insurance plaque. Later lean-to to rear. Interior has altered fireplaces, later ceiling beams, and double purlin roof, the upper purlins renewed.	Post Medieval to Late 20th Century	898m

MM No.	Name	NHLE / HER No.	Type	Description	Period	
MM46	1 AND 2, BROAD STREET	25060 - MOX21439	Grade II Listed Building	Two houses. Circa 1800, part refurbished C20. Coursed limestone rubble, C20 tile roof, brick chimneys to left and between right bays, left chimney rebuilt C20. 2 storeys, 3 bays. Sash windows, mostly 4-pane but with 5-pane to ground floor left, most with rendered jambs. Windows in left bay have wooden lintels, the lower lintel with slight stopped chamfer. Windows to right have rendered lintels. Between left bays is a 9-panelled door with glazed top panels, wooden lintel and gabled wooden hood on shaped brackets. Early C19 flush-panelled door to right, with radiating semi-circular fanlight, rendered jambs and similar hood.	Post Medieval to Late 20th Century	927m
MM47	BAMPTON HOUSE	25067 - MOX21965	Grade II Listed Building	House. Early C19. Limestone with ashlar front and coursed rubble to remainder. Hipped slate roof, flanking ashlar and rendered chimneys. Square plan with former service wing set back to right. 2 storeys, 3 bays. Plinth, first floor band course, slender wooden eaves cornice with small modillions. Ground floor outer bays have tripartite sashes with glazing bars and segmental stone arches. First floor has 3-pane sashes. Central double doors, each leaf with 3 panels, with semi-circular radiating fanlight and wooden doorcase. Doorcase has open pediment on carved scroll brackets. Doorway is approached by 4 stone steps. Left side of main block has 4 3-pane sashes to first floor, and C19 canted bay window below to left. Right side has lower 2-storey service wing with tripartite sashes to left bay and first floor right, 2-light wooden casement to first floor centre, and C20 garage openings to ground floor right. Venetian window with sashes to centre rear of main block.	Post Medieval to Late 20th Century	821m
MM48	CORNER COTTAGE, WITH ATTACHED RAILINGS AND GATE	25096 - MOX22641	Grade II Listed Building	House. C17, altered early C19. Coursed rubble limestone with ashlar plinth, stone slate roof and flanking rebuilt brick chimneys. Outshot plan. 2 storeys and attic, 2 bays. Early C19 sashes, 5-pane to ground floor, 4-pane above, with C17 double ovolo-moulded wooden lintels. C20 3-pane sash to right, possibly in former doorway, with C20 matching lintel. Small gabled roof dormer to right, with 2-light wooden casement. Central 6-panelled top-lit door in wooden surround with flat wooden cornice hood on shaped scroll brackets. Left gable end has C20 sashes with C20 moulded wooden lintels to ground floor, small 2-light wooden casements to first floor and attic, and C20 round window to outshot. Interior has heavy chamfered spine beam with moulded stops, and large fireplace at right end. Railings attached to front are C19, of wrought iron, with hoops over small finials. Similar gate.	Post Medieval	670m
MM49	10, HIGH STREET	25101 - MOX22642	Grade II Listed Building	House. Early C19. Coursed rubble limestone, slate roof, flanking brick chimneys with cogged caps. Side passage. 2 storeys and attic, 2 bays. C20 canted bay windows to ground floor; boxed 3-pane sashes with wooden lintels to first floor; gabled roof dormers also with 3-pane sashes. Central C20 half-glazed door with blind tympanum and semi-circular stone arch. C20 gabled hood on shaped wooden scroll brackets. Passage to right has board door with slightly stop-chamfered wooden lintel. Included for group value.	Post Medieval	722m

MM No.	Name	NHLE / HER No.	Type	Description	Period	
MM50	HAYTOR HOUSE	25104 - MOX21446	Grade II Listed Building	House. Circa 1830. Coursed limestone rubble with ashlar front; slate roof with coped gables and flanking ashlar chimneys. L-plan. 2 storeys, 3 bays. 3-pane sashes with flat stone arches, windows in right bay with later wedge lintels. Central flush-panelled door, also with flat arch; stone porch with open pediment on unfluted Tuscan columns. Left side of rear wing has 3-light wooden casement to ground floor, and 5-pane sash above.	Post Medieval	839m
MM51	GATEWAY STORES	25110 - MOX21447	Grade II Listed Building	Shop and dwelling. Late C18, altered early C19 and C20. Ground floor rendered and colourwashed C20; upper storey of semi-dressed limestone; C20 plain tile roof with flanking brick chimneys. 2 storeys, 2 bays. Projecting plinth, rendered band course at first floor sill level. First floor has 3-pane sashes with slightly chamfered wooden lintels. All ground floor openings renewed C20, each bay having a bowed shop window of 4 x 6 panes with moulded wooden cornice. and semi-circular arched doorway to left. Both doorways have radiating fanlights, but left door is recessed, and centre door is C20 and half-glazed. Both doors formerly had semi-circular stone hoods, now removed. Dormer windows also removed. Included for group value.	Post Medieval to Late 20th Century	803m
MM52	MIGNONETTE	25114 - MOX21968	Grade II Listed Building	House. Early C19. Coursed rubble limestone with slate roof and brick chimney between left bays. 2 storeys, 3 bays. Wooden casements with single horizontal glazing bars and wooden lintels, 3-light to ground floor, 2-light to first floor, all casements renewed C20. C20 half-glazed door with wooden lintel between right bays. Right bay is at slight angle to remainder. Included for group value.	Post Medieval	877m
MM53	ROSEMARY HOUSE	25116 - MOX21453	Grade II Listed Building	House. Circa 1830-40, refurbished C20. Coursed rubble limestone, stone slate roof, flanking brick chimneys. 2 storeys. 3-bay double front. Projecting plinth, flat wooden eaves on paired brackets. Ground floor has paired 3-pane sashes to outer bays, those to right C20. First floor has 3 boxed 4-pane sashes. All sashes have C20 concrete lintels. Good original 6-panelled door with semi-circular radiating fanlight and painted stone hood in form of open pediment on shaped scroll brackets. Reeded wooden fireplace surround in right bay. Included for group value.	Post Medieval to Late 20th Century	854m
MM54	THATCHED COTTAGE, ROSEMARY LANE	25122 - MOX21456	Grade II Listed Building	Cottage. Mid/late C18 with C19 wing, formerly an outbuilding, to rear. Limestone rubble with slobbered pointing, part rendered; thatched roof with flanking brick chimneys, the right rebuilt. 1 and a half storeys, 2 bays. Small 2-light wooden casements with C20 plate glazing, the lower left window with wooden lintel. Upper windows are eaves-line dormers, the left with thatch eyebrow. Small single light to centre of ground floor. 2 board doors with painted render lintels, the left having a C20 wooden trellis porch with gabled roof. Globe fire insurance plaque. Interior: left bay has blocked fireplace with old cupboards and axial winder stair; right bay has rough spine beam and altered fireplace; old purlins.	Post Medieval	926m

MM No.	Name	NHLE / HER No.	Type	Description	Period	
MM55	THATCHED COTTAGE, CHURCH STREET	14389 - MOX1928	Grade II Listed Building	Timber-framed open hall building with rubble stone walls of later date. House. Early C17, truncated and rebuilt early C18. Renovated 1963. Timber-framed core with coursed limestone rubble external walls; thatched roof. PLAN: 3-celled C17 plan, the eastern cell removed early C18. EXTERIOR: one storey and dormer attic. North facade with one doorway left of centre, one fixed C20 window to its east with 4x4 fixed panes, and 2 C20 casements to its west, the centre one blocking a former doorway. Lintel of a further blocked doorway to the far west. 2 dormer windows fitted with 3-light casements, that to the east of c. 1720 with leaded panes, the other C20. Both with graded Stonesfield slatestones to the wide sills. Gabled roof, hipped to the west. External brick gableend stack to the east embedded in the adjacent property, and a free-standing stack to the west return. South elevation is L-shaped, the foot of the L to the west added early C18, and with a partly external gable-end stack and one C20 casement to each floor. Main rear elevation with a doorway opposite the north doorway, and one 8/8 unhorned sash to the east. One dormer fitted with a 3-light leaded early C18 casement with a Stonesfield slatestone sill. West gable-end with one single-light casement, and the extension with one 2-light early C18 leaded casement. INTERIOR: C17 front range with 3 principal trusses consisting of square-section jowled studs (most of the jowls cut off) linked by chamfered bridging beams with run-out stops. The beam in the west ground-floor room with one jewelled stop. Original joists with chamfers and run-out stops. West room with chamfered jamb to former staircase adjacent to 3 steps up to C18 extension, the doorway with a 3-plank C17 door. Entrance passage with reused panelling on west wall: mid C17 to the north and mid C18 raised and fielded to the south. Exposed principal stud visible in cellar of the C18 extension indicates that sole plates were not used. Roof structure consists of principal rafters with through purlins trenched into the outer faces of the principals and clasped by trenched collars. Collars cut out to increase headroom, and the purlins shaved down to allow insertion of dormers. C18 extension has one tier of reused butt purlins either side. Listing NGR: SP3134403247 2) Timber framed building with rubble stone walls of later date. The two surviving bays contained an open hall. The east end was truncated to make way for the late C18th house which abuts it. May be of C14th or C15th date. 3) Excavation by J Blair revealed evidence for SE corner of SFB with C10th/11th pottery. Found within putative market place rather than fronting it. Thought to represent C10th/11th transformation of Bampton from minster to town.	GRUBENHAUS - Early Medieval to Medieval OPEN HALL HOUSE - Medieval to Mid- 20th Century	981m
MM56	Bampton Conservation Area		Conservation Area	Bampton conservation area is located within 500m of the proposed site. It was established by West Oxfordshire District Council in 1976 and contains within it the Listed Buildings MM01 through to MM55.	206m	
MM57	Former Nonconformist Chapel	14003 - MOX1924	Building	Now a private residence called Chapel Cottage. Square building of rubble stone with a hipped roof and Stonesfield slate. About 5 x 8m.	Post Medieval to Late 20th Century	480m

MM No.	Name	NHLE / HER No.	Type	Description	Period
MM58	Undated Square Cropmarked Enclosure	3402 - MOX1853	Monument	Square Enclosure. Located east of Cowleaze Corner.	Later Prehistoric 116m
MM59	New Sports Pavilion, Bampton Recreation Field: Watching Brief	EOX140	Event	Negative watching brief maintained during the construction of a new sports pavilion and improvements to the recreation ground. No archaeological features were observed, and no finds retrieved.	151m
MM60	Land off Aston Road: Geophysical Survey	EOX5476	Event	Magnetometry Survey. A detailed gradiometry survey was conducted over approximately 6.7 hectares of agricultural land. Possible agricultural features were identified as well as modern/natural anomalies but no features of archaeological significance.	492m

Source: NHLE, 2022. Oxfordshire County Council, 2022.