

JOHN MOORE HERITAGE SERVICES

HERITAGE IMPACT ASSESSMENT

ON

LAND AT BEAUMONT HOUSE,

SUTTON, OXFORDSHIRE

NGR SP 41515 06589

On behalf of

Sweetcroft Homes

JUNE 2015

REPORT FOR Sweetcroft Homes
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Land at Beaumont House

Building Assessment

SUMMARY

A Heritage Impact Assessment was carried out on land at Beaumont House, Sutton, Oxfordshire (SP 41515 06589). The site is located in the historic parish of Stanton Harcourt, and was located in the historic Hundred of Wootton and the historic County of Oxfordshire. It is currently located in West Oxfordshire District and in the modern County of Oxfordshire.

The assessment was carried out in order to determine the level of impact two new semi-detached dwellings would have on Tudor Cottage, Sutton and the conservation area of Stanton Harcourt and Sutton.

Tudor Cottage is a 17th century timber framed building with colour washed limestone infilling, and has recently been restored after being damaged in a fire. The majority of Tudor Cottage is hidden from view by a high garden hedge, with only the south elevation clearly visible.

The proposal site is located to the south of Tudor Cottage, with the plans indicating that the new building would be west of the southwest corner of Tudor Cottage. The plans also indicate that a series of trees would be planted in order to limit the visible aspect of the new building from the main road on the west of the current building development.

1 INTRODUCTION

1.1 Origins of the Report

Kemp and Kemp has commissioned this Heritage Impact Assessment on behalf of Sweetcroft Homes for land at Beaumont House, Sutton (NGR SP 41515 06589). The report has been prepared and is intended to inform any proposal under consideration within the defined area.

1.2 Planning Guidelines and Policies

The National Planning Policy Framework (2012) provides guidance related to heritage assets within the planning process. The following Policy points are key to this development:

128. In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary. Where a site on which development is proposed includes or has the potential to include heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate heritage impact assessment and, where necessary, a field evaluation.

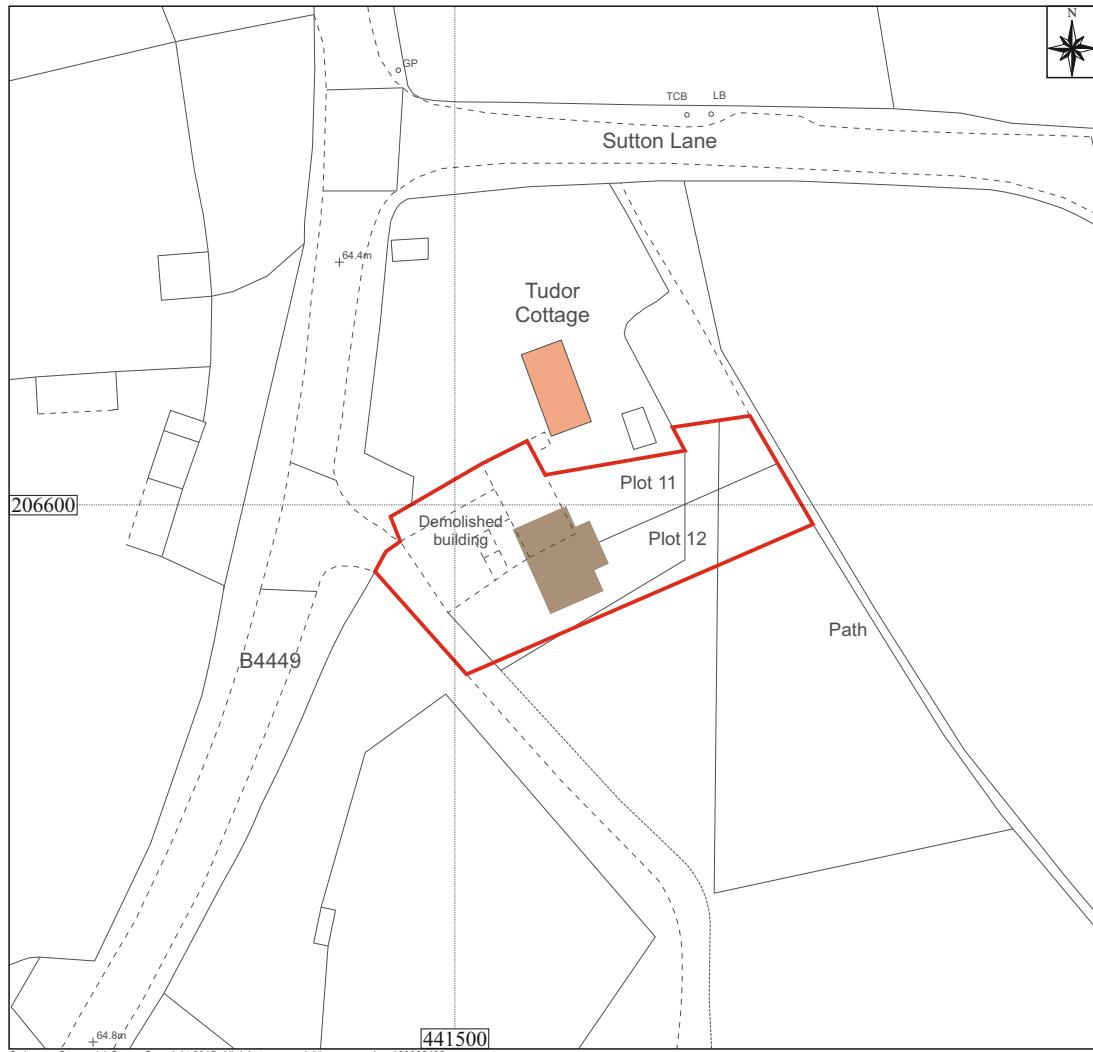
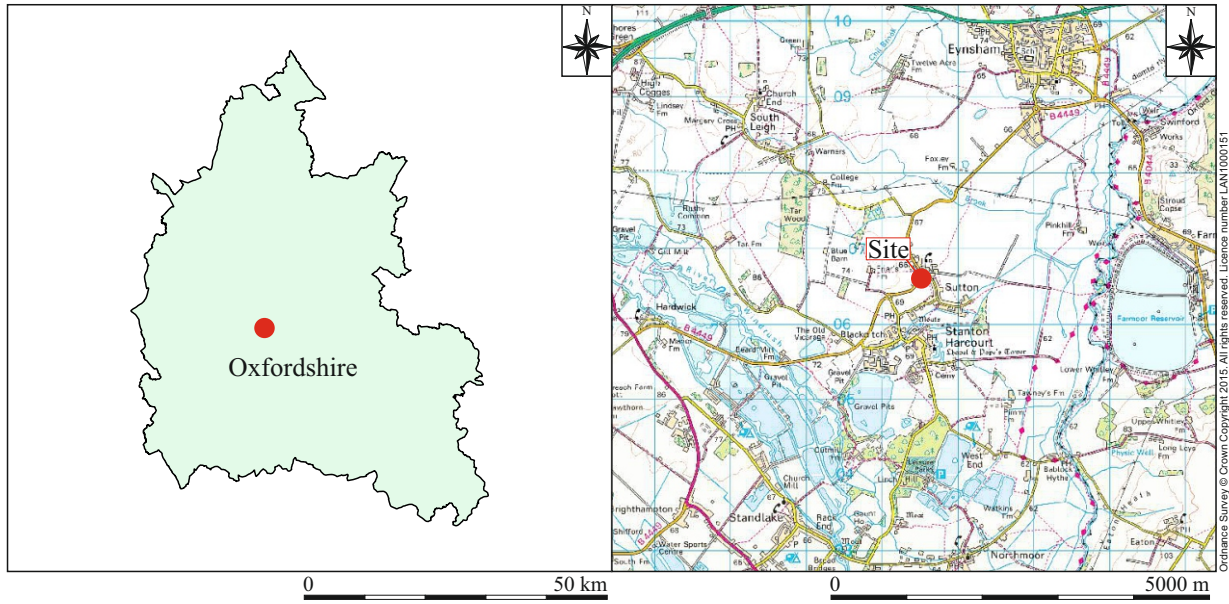
129. Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this assessment into account when considering the impact of a proposal on a heritage asset, to avoid or minimise conflict between the heritage asset's conservation and any aspect of the proposal.

The NPPF also makes provisions for the protecting significance of non-designated heritage assets (**135**), the setting of heritage assets (**137**) and stresses the desirability of the proposed development to make a positive contribution to the local character and distinctiveness (**131**).

The South East Plan was revoked on 25 March 2013 under the Regional Strategy for the South East (Partial Revocation) Order 2013. The revocation of the South East Plan decentralises planning powers to local authorities. However, local authorities have a duty to co-operate with other bodies to ensure that strategic priorities across local boundaries are properly co-ordinated and reflected in local plans.

The NPPF makes provisions for the continued use of the Local Plan for decision making in the district (sections **58** and **126**). Due weight may be given to the policies in the Local Plan according to their degree of consistency with the NPPF. The Local Plan will therefore continue to form the basis for determining local planning applications until it is superseded by documents in the Local Development Framework, including a new draft Local Plan.

The West Oxfordshire Local Plan was adopted in 2011, but at present is in the course of being upgraded. Historic areas, vernacular buildings and archaeology are covered in the following policies BE5 (Conservation Areas), BE5A, BE6, BE7 (alterations and extensions to listed buildings), BE8 (development affecting the setting of a listed building), BE9, BE10, BE11, BE12, BE13, BE15, and BE16.



- Key**
- Site boundary
 - Proposed dwellings
 - Listed building

Figure 1: Site location

1.3 Heritage Impact Assessment Aims and Objectives

The primary aim of the heritage impact assessment is to provide a professional appraisal of the heritage potential of the site and its setting. This follows the Government guidance in *NPPF* (2012) by presenting a synthetic account of the available archaeological and historical data and its significance at an early stage in the planning process.

In accordance with *NPPF* (2012), the report presents a historic impact assessment existing information. It additionally follows the Chartered Institute for Archaeologists (CIfA) *Standard* definition of a desk-based assessment (CIfA 2014). In brief, it seeks to identify and assess the known and potential heritage resource within a specified area ('the site'), collating existing written and graphic information and taking full account of the likely character, extent, quantity and worth of that resource in a local, regional and national context. It also aims to define and comment on the likely impact of the proposed development scheme on the surviving archaeological resource.

The Chartered Institute for Archaeologists *Standard* states that the purpose of a heritage impact assessment is to inform appropriate responses, which may consist of one or more of the following:

- The formulation of a strategy for further investigation, whether or not intrusive, where the character and value of the resource is not sufficiently defined to permit a mitigation strategy or other response to be devised.
- The formulation of a strategy to ensure the recording, preservation or management of the resource
- The formulation of a project design for further archaeological investigation within a programme of research

In accordance with *NPPF* (2012), the historic environment impact assessment forms the first stage in the planning process as regards archaeology as a material consideration and also an assessment of the impact on the historical character of the area. It is intended to contribute to the formulation of an informed and appropriate mitigation strategy.

1.4 Heritage Impact Assessment Methodology

The format and contents of this section of the report are an adaptation of the standards outlined in the Institute for Archaeologists' guidance paper for heritage impact assessments (CIfA 2014). The work has involved the consultation of the available documentary evidence, including records of previous discoveries and historical maps, and has been supplemented with a site visit.

In summary, the work has involved:

- Identifying the client's objectives
- Identifying the relevant cartographic and documentary sources available for consultation
- Assembling, consulting and examining those sources
- Identifying and collating the results of recent fieldwork
- Site walkover

The principal sources consulted in assessing this site were:

- The Oxfordshire History Centre

The heritage values of the site will be assessed using English Heritage Conservation principles (2008) guidelines, which state that people “value a place for many reasons beyond utility or personal association: for its distinctive architecture or landscape, the story it can tell about its past, its connection with notable people or events, its landform, flora and fauna, because they find it beautiful or inspiring, or for its role as a focus of a community”. These values can be summarised as:

- Evidential value derives from the potential of a place to yield evidence about past human activity.
- Historical value derives from the ways in which past people, events and aspects of life can be connected through a place to the present.
- Aesthetic value derives from the ways in which people draw sensory and intellectual stimulation from a place.
- Communal value derives from the meanings of a place for the people who relate to it, or for whom it figures in their collective experience or memory.

The information about standing historical and listed buildings within the search area of the proposal site has also been collated along with other historical references.

The available evidence is derived from standing buildings and historical records. It should be stressed that the distribution represents the extent of current knowledge and is the product of chance and investigation. For this reason, apparently blank zones should not be automatically regarded as being devoid of remains.

The advent of the NPPF (2012) has raised wider issues of impact on heritage assets, especially on scheduled monuments and grade I listed buildings, to involve not only physical damage but also visual impacts in a wider heritage or historic landscape. The visual impact assessment has been carried out under the following guideline documents English Heritage (2011a; 2011b), Landscape Institute and the Institute of Environment Management (2013), and the Landscape Institute (2011).

There have been no restrictions on reporting or access to the relevant records.

2 SITE LOCATION

2.1 Location

The Land at Beaumont House, Eynsham Road, Sutton (NGR SP 41515 06589) is located in the historic parish of Stanton Harcourt, and was located in the historic Hundred of Wootton and the historic County of Oxfordshire. It is currently located in West Oxfordshire District and in the modern County of Oxfordshire.

2.2 Site (fig 1)

The proposal site is a plot of open grass land on the north edge of a construction site and fronts onto the entrance road. On the north side of the proposal site is a Listed Building and to the east of the proposal site is a public footpath.

2.3 Topography and Geology

Topographically the proposal site is on a plateau, surrounded by fields. The proposal site is at between 61m and 69m Ordnance Datum.

The underlying geology of the proposal site is an Oxford Clay Formation and West Walton Formation (undifferentiated): mudstone sedimentary bedrock formed approximately 156 to 165 million years ago in the Jurassic Period.

2.4 Aim of Investigation

The aim of this investigation is to determine the impact that building a new semi-detached dwelling at the proposal site would have on the existing historic environment within the conservation area, in particular the Listed Building, Tudor Cottage, which is adjacent to the proposal site.

3 BACKGROUND

3.1 Designations – Listings

The proposal site has no Listed Building on it, but there is one immediately north of it called Tudor Cottage, a Grade II Listed Building (English Heritage Listed Building ID: 252400: SP 41517 06616) with the following designation:

House. C17. Timber-framed, of 2 panels deep, set on limestone rubble plinth; colourwashed limestone rubble to rear right; ridge stack of stone finished in brick. 2-unit lobby-entry plan. One storey and attic; 3-window range. C20 door and casements; timber lintel over C20 door to rear right. Interior not inspected but likely to be of interest. Noted as having common rafter roof and re-used roof truss with principals crossed at apex. (A. Pacey, Duck End: a group of Oxfordshire houses, (privately published), 1985, pp.37-40 for plan and section).

Tudor Cottage and additional Listed Buildings to the north and southeast of the proposal site are mentioned in the VCH (1990, 267-274).

The proximity of Tudor Cottage means that this development is thus covered in the local plan by policy BE8, which affects the settings of listed buildings.

3.2 Designations – Conservation Areas

The proposal site is within the Stanton Harcourt and Sutton Conservation Area, and as such is covered by local plan policy BE5

3.3 Historic Environment Development

Sutton is a common place-name and generally refers to a farmstead being located south of a larger settlement (Mills 2011, 444). This presumably is a reference to Eynsham. It is not possible to determine when exactly Sutton was established as a settlement, but it was before 1144.

The earliest activity recognised within Stanton Harcourt Parish is of Neolithic date followed by Beaker period in the form of the henge referred to as The Devil's Quoits. This henge consisted of at least 30 stones and was approximately 85m in diameter, and located southwest of Stanton Harcourt village (VCH 1990, 267-274; Barclay, Gray *et al.* 1995). This structure presumably gave its name to Stanton settlement and the parish, as it refers to the stone town or farm.

The Bronze-Age barrow located near the Devil's Quoits was re-used during the 6th and 7th century as a local non-Christian cemetery (VCH 1990, 267-274). By the 9th century, it is assumed, that the settlements in the area were concentrated in the area of the current village (VCH Oxford Vol.12, 1990, pp 267-274).

Prior to 1144 Queen Adela had given land within Sutton to the Templars, which is later recorded in 1173 as being given to Tuold, the king's watchman (VCH 1990, 274-281). In 1207 there was a dispute over the rights of the land with the Hospitallers claiming ownership against William de Harcourt (VCH 1990, 274-281). The dispute was settled in favour of the Hospitallers as a result of an arrangement they had made with Robert de Harcourt, William's father (VCH 1990, 274-281). This led to the de Harcourt family paying a subsidiary to the Hospitallers in exchange for holding the manor for life (VCH 1990, 274-281). In 1224 the manor was returned to the Hospitallers, who then held the manor until the dissolution (VCH 1990, 274-281).

In 1544 Henry VIII granted the manor to his Chaplain John Warner, who then passed it to William Torleis (or Butcher) in 1552 (VCH 1990, 274-281). The manor was then passed to William Buttle in 1569 before being given to Exeter College, Oxford in 1581 (VCH 1990, 274-281). Exeter College then sold the manor and lands to William Crutchley and his wife, who then passed it to the Bosviles family along with land in Stanton Wyard (VCH 1990, 274-281).

The Sutton manor then descended with the Stanton Wyard lands within the Bosviles family until the 18th century (VCH 1990, 274-281). In addition to this, Hamstall had become attached to Sutton by the 17th century (VCH 1990, 274-281).

In 1790 the estate and manorial rights of Sutton was sold with Stanton Wyard to John Sibthorp, who left lands within Sutton manor to Oxford University (VCH 1990, 274-281). Oxford University then retained the land until the 20th century when it was sold (VCH 1990, 274-281).

3.4 Map Regression

Sutton is shown on several historical maps from the 18th century to the 20th century. The earliest map examined was Jeffery's map of Oxfordshire from 1767 (CP/103/M/1). The map depicts two rectangular buildings side by side and orientated north-south at the site of Tudor Cottage (Fig. 2). A map from the 1830s (0138/9/M/1) also depicts two rectangular buildings side by side at the location of Tudor Cottage, however, the buildings are slightly further west and are orientated northeast-southwest (Fig. 3).



Figure 2: Jeffery's 1767 map of Oxfordshire



Figure 3: Map of Oxfordshire from 1830s

The First Edition Ordnance Survey map from 1882 (Oxon 36.15) depicts Tudor Cottage as a rectangular building orientated north-south, with an additional L-shaped building to the southwest. There is another structure leading from the L-shaped building on the west side. The Second Edition Ordnance Survey map of 1899 (Oxon 36.15) and the Third Edition Ordnance Survey map of 1913 (Oxon 36.15) depict the same as the first edition map.

On all the maps, the proposal site is shown as an open area with the only difference being that the First Edition OS map shows groups of trees on the proposal site.

4 DESCRIPTION OF TUDOR COTTAGE

4.1 Introduction and General Description

The proposal site is an open area located to the south of Tudor Cottage, with the building proposed to be constructed on the west side of the proposal site (plate 1).



Plate 1: View of proposal site from main road

4.2 Tudor Cottage

The south elevation and the south part of the west elevation are the only parts of the building visible from the main road (plate 2). The south elevation of Tudor Cottage consists of a façade of colour-washed limestone rubble. On the left hand side there is a 2 and half storey gable with window and door on the ground floor, a window in the first floor and an attic window in the apex of the gable. To the right there is a window on the first floor and above this a dormer window. The west elevation consists of timber framing and a visible ground floor and first floor window. A small additional building made of brick is also visible from the main road on the east side of the building; however, it can be more clearly seen from the footpath at the rear of the property. The majority of the remainder of the building is obstructed from view by a high garden hedge that surrounds the property (plate 3). There is also a stone wall that partially blocks the south and east elevation from the main road.



Plate 2: South and part of west elevation of Tudor Cottage



Plate 3: Hedge surrounding Tudor Cottage

The interior of the property was not examined, due to it currently being repaired after a fire a few years ago; however, it is possible to say that the view to the southwest from Tudor Cottage is partially obstructed by the new buildings.



Plate 4: View of proposal site from footpath



Plate 5: View of development from main road

5 ASSESSMENT

5.1 Phases

Based upon the description within the Listed Building designation and recent records it is possible to determine that Tudor Cottage has three phases of building work. The first phase is the 17th century construction of the timber framed building with colour washed limestone rubble infilling.

Phase 2 is represented by 20th century doors and casements on the rear elevation of the property. The final phase is the restoration of Tudor Cottage after it was damaged in a fire a few years ago.

5.2 Historic and Architectural Assessment

Tudor Cottage is a 17th century building with modern alterations and has recently been restored after a fire. The building appears to be one of the few earlier buildings that have not been demolished within Sutton (VCH 1990, 267-274).

6 THE CURRENT PROPOSAL

6.1 Design Alterations and Impact on Structure

The current proposal is to build two semi-detached dwellings on land at Beaumont House in Sutton.

6.2 Impact on Adjacent Properties

The proposal site is located to the southwest of Tudor Cottage and back from the main road. The plans indicate that there will be a series of trees located between the new building and Tudor Cottage which would greatly obscure the visibility of Tudor Cottage from the main Road. The plans also indicate that a physical boundary would be placed between the new building and Tudor Cottage, which would completely obstruct the view of the lower floors from the main road. It would still be possible to see the upper floors of Tudor Cottage from the public footpath that runs along the east side.

In addition to this, the proximity of the new building to Tudor Cottage would also reduce the view from Tudor Cottage towards the southwest.

Taking the existing new buildings into consideration, in addition to the proposed physical boundary and trees, there would be a significant impact on Tudor Cottage.

6.3 Impact on Adjacent Landscape

The trees, which are indicated on the proposal plan, would primarily limit the visibility of the new building from the main road, which would limit the impact of the new building on the conservation area. The rear of the property would have a greater effect on the conservation area as there is a public footpath that runs along the rear of the development. However, the extent of the impact would be limited due to the fact that several new buildings have already been constructed along the public footpath. In addition a hedge alongside part of footpath would obscure the lower part of a new building with only the whole building being visible for a length of approximately 15m of the footpath.

Taking the existing new buildings into consideration, if the proposed new building follows the path and the height of the existing new buildings, it would have a negligible impact on the conservation area.

7 CONCLUSIONS

A Historic Impact Assessment has been carried out in order to determine the level of impact a new dwelling would have on Tudor Cottage, Sutton and the Conservation area of Stanton Harcourt and Sutton.

An assessment of the historic development of Sutton and the location of the proposal site in relation to Tudor Cottage was carried out. As part of the assessment it has been taken into account that the proposed new dwelling would be an addition to an already partially completed development immediately south of Tudor Cottage.

Tudor Cottage is a 17th century timber framed building with colour washed limestone infilling. The building is mostly hidden from view from the north, east and west, with only the south elevation and south part of the east and west elevation visible.

If the additional building is on the same line and of the same height as the rest of the new buildings then the impact of an additional building on the proposal site would be significant on Tudor Cottage. This is due to the proposed location of the buildings, trees and physical boundary, which would greatly restrict the view of Tudor Cottage from the main road.

The impact of the new building on the conservation area of Stanton Harcourt and Sutton would be negligible, if the building is of the same height and line as the other new buildings. This is due to it still being possible to see the building from Tudor Cottage from approximately a 15m length of the public footpath and only the top of the new building from the rest of the footpath further to the south.

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CP/103/M/1 1767 Jeffery's Map of Oxfordshire

0138/9/M/1 1830 Map of Oxfordshire

Oxon 36.15 1882 First Edition Ordnance Survey Map

Oxon 36.15 1899 Second Edition Ordnance Survey Map

Oxon 36.15 1913 Third Edition Ordnance Survey Map