



JOHN MOORE HERITAGE SERVICES

HISTORIC (BUILDING) IMPACT ASSESSMENT

ON

COLLEGE HOUSE, 18 EATON VILLAGE,

OXFORD, OX13 5PR

NGR SP 44699 03208

MAY 2019

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REPORT ISSUED 22nd May 2019

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COLLEGE HOUSE
Historic Building Impact Assessment
SUMMARY

Summary

Riach Architects commissioned this Historic Building Impact Assessment for College House, 18 Eaton Village, Oxford, for a series of proposed alterations to the fabric of the building.

Eaton contains a number of listed buildings (six), of which College House is one. It is within the Green Belt scheme of the Vale of the White Horse. The house originated as a double fronted single unit plan in the 17th century in limestone. It now has six ground floor rooms and a stairwell located centrally at the back of the property.

By the Enclosure Award of 1831, College House is owned by St John's College, University of Oxford, together with associated farmyard, buildings and gardens. No. 54 (next door) was called "Home Close" and contained an Orchard was also owned by St John's. In a Sketch map by Adams, a large area of Eaton village is shown encircled in red, all owned by the college and rented to a Mr Bye. This is where the name "College House" and the nearby "Bye's Farm" names can be sourced from.

The structure is a building of five distinct phases. The earliest phase is of 17th-century double unit construction, perhaps with a stairwell wing being added.

In the early 19th century it was extended to the north to form an L-shape, possibly including the stairwell in the central brick wing (and perhaps the roofline being raised to accommodate it). The L-shape extension was reduced in the mid 19th century. Additionally, a western extension was added to the main house. A boiler chimney and later lean-to was added at some point in the mid 20th century.

In the 1990s-2000s the first and second floors were altered. The lean-to is demolished to form the G5 sitting room, the stairwell central wing is rendered in cement, the window lintels are replaced and the loft on the second floor is opened up.

As the house is Grade II listed, it is important to ensure that the character of the building is not irreconcilably altered. The "Planning (Listed Buildings and Conservation Areas) Act" of 1990 provides protection for buildings considered to have significant architecture (Listed Building) and also for areas that are considered to have special architectural or historical interest (Conservation Area), which of which College House is a listed building, but is not in a Conservation Area.

In general, as this assessment has shown, the proposed alterations of the property are focused on the late 20th century part of the building that has already seen many alterations so the degree of harm to the building can be rated as Negligible. This should indicate that the planning permission should be accepted by the relevant planning authorities.

1 INTRODUCTION

1.1 Origins of the Report

Riach Architects has commissioned this Building Heritage Impact Assessment on College House, 18 Eaton Village, Oxford (NGR SP 44699 03208) on behalf of their client. The report has been prepared and is intended to inform any proposal under consideration within the defined area.

This report was requested at a pre-application phase to inform the planning authorities of the status and significance of the building.

1.2 Location

College House is located in the hamlet of Eaton between the villages of Appleton and Cumnor. The site is located in the parish of Appleton, which was created of the manor (Gelling 1974, 442) and parochia of Marcham (Lambrick and Slade 1992, C24-C25). It was located in the Hundred of Marcham and the historic County of Berkshire. It now lies within the civil parish of Appleton with Eaton in the Vale of White Horse district and modern Oxfordshire.

1.3 Description

The proposed development site, College House, lies to the northeast of a forked junction of Bablock Hythe Road and a track leading to arable fields (Fig. 1). To the east, west, and south is a private dwelling, and to the north are arable fields and pasturelands. The entire site comprises approximately 0.28 hectares.

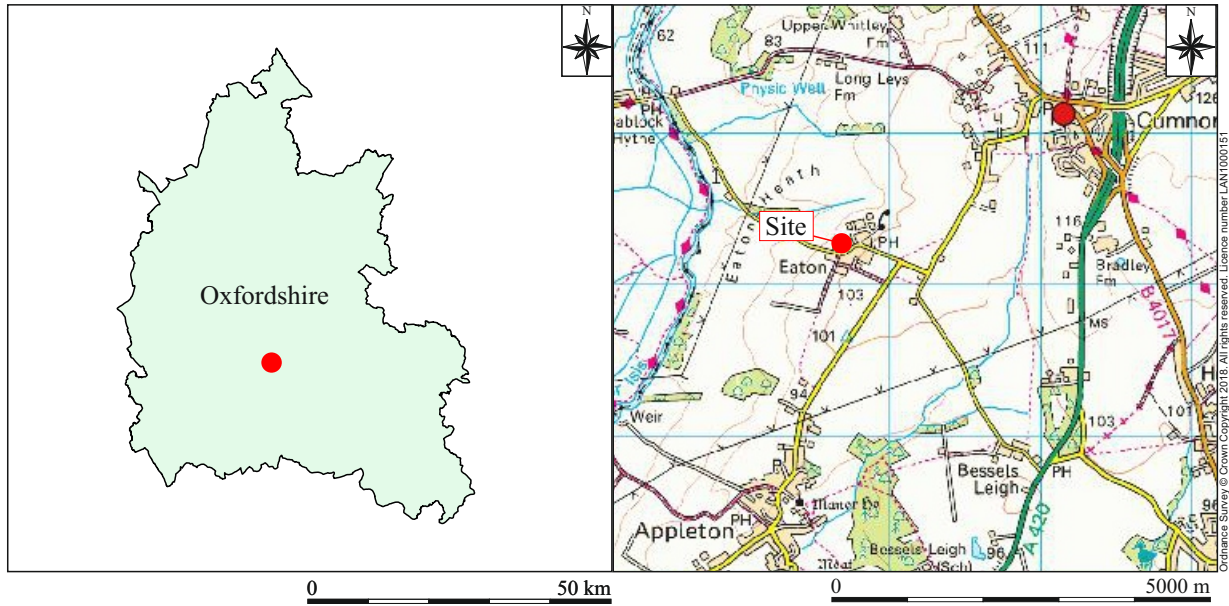
1.4 Geology and Topography

The topography of the site is relatively flat with an elevation of 96.8m AOD.

The bedrock of the site is Hazelbury Bryan Formation - Sandstone, siltstone and mudstone. The Sedimentary bedrock formed between 163.5 and 157.3 million years ago during the Jurassic period <http://mapapps.bgs.ac.uk/geologyofbritain/home.html>. Above the bedrock are Corellian beds with Oxford Clays above.

1.5 Proposed Development

The proposal seeks to demolish a 20th century extension to the west of the original building and replace it with a modern alternative with a slightly larger footprint (drawings 1635_001-017). In addition to this, the client wishes to construct a garage set within a planted courtyard, adjacent to the existing stable. Previous planning applications gave details of the site location and plans (98/01605/FUL plans 98.46.1-5) of the 20th century extension to the west of the original building.



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Key Site boundary Study building

0 100 m
1:2000

Figure 1: Site Location and Plan of College House

2 RELEVANT LEGISLATION AND PLANNING POLICY GUIDANCE

2.1 Legislation and Treaties

United Kingdom

The following pieces of legislation are obligatory, and, therefore, significant aspects of the legislation must be adhered to. The relevant heritage acts cover the protection of significant heritage remains. The significant current acts came into force in 1857, 1947, 1973, 1979, and 1990, although in certain cases they are part of a longer development from earlier legislation. These pieces of legislation cover a number of different areas of the archaeological record, which have developed over time as an aspect of human material culture that are considered culturally as worthy of preservation or recording. These different aspects of the archaeological record include burials, Scheduled Monuments, Listed Buildings, and wrecks; while aspects of this legislation also call for the creation of Conservation Areas and the registering of Parks and Gardens and also Battlefields. That these archaeological features have legal protection means that they are thus *Designated Heritage Assets*.

The following statement just includes the relevant piece on listed buildings.

Listed Buildings (and Conservation Areas)

The Royal Commission was established in 1908 to prepare inventories of all structures that pre-dated 1700. “*The Town and Country Planning Act*” of 1932 introduced Building Preservation Orders for the first time. A body called the National Buildings Record was established in 1940. The Town and Country Planning Act of 1944 allowed for the creation of a comprehensive list of buildings thought worthy of preservation.

The “*Town and Country Planning Act*” of 1947 lays out the current planning procedures and all subsequent legislation is an addition or amendment to this piece of legislation passed after the Second World War. This piece of legislation includes specific points related to the Historic Environment.

29. Orders for the preservation of buildings of special architectural or historic interest.

30. Lists of buildings of special architectural or historic interest.

The “*Historic Buildings and Ancient Monuments Act*” of 1953 appears as a forerunner of the “*Planning (Listed Building and Conservation Areas Act)*” of 1990. Some of this legislation is still current and Part I of this act is referred to in section 72 clause (2) of the 1990 act.

The “*Planning (Listed Buildings and Conservation Areas) Act*” of 1990 provides a series of regulations by which nationally significant buildings and significant cultural landscapes are assessed and protected. The piece of legislation is divided into three parts:

- I) Listed Buildings
- II) Conservation Areas
- III) General aspects

The final part of the document is a series of four schedules.

2.2 National Planning Guidelines and Policies

Section 16 of the revised National Planning Policy Framework (NPPF 2018) provides guidance related to heritage issues within the planning process. The chapter is titled *Conserving and Enhancing the Historic Environment*. This has been paired with a Planning Practice Guidance, initially published in 2014 and subsequently updated in 2018 (PPG 2014), which attempts to simplify the explanation of certain aspects of *NPPF*. These planning policies should create guidance for standard procedures concerning the treatment of the environment in and around Heritage Assets for planning authorities, property owners, developers, conservationists and researchers.

Paragraph **184** defines what Heritage Assets are in that they are '*sites and buildings of local historic value to those of the highest significance, such as World Heritage Sites which are internationally recognised to be of Outstanding Universal Value.*' The lower designation here is perhaps significant because it indicates sites and buildings of local significance (entries on a locally produced list of significance or non-designated heritage assets). Heritage Assets are an irreplaceable resource and effective conservation delivers wider social, cultural, economic and environmental benefits.

Paragraphs **185** of the NPPF indicates that the authority should set out a plan for the conservation and enjoyment of the historic environment, and produce an at-risk list. The paragraph raises four key points, which Local Authorities should take account of:

- the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
- the wider social, cultural, economic and environmental benefits that conservation of the historic environment can bring;
- the desirability of new development making a positive contribution to local character and distinctiveness; and
- opportunities to draw on the contribution made by the historic environment to the character of a place.

Paragraph **186** of NPPF deals with the consideration of designation of Conservation Areas by local planning authorities, and the ability of these to undermine and devalue the concept of conservation and special interest.

Paragraph **187** and **188** of NPPF reiterates the requirement of each local authority to maintain a Historic Environment Record, which is up to date, and its public accessibility. This covers the assessment and prediction of significant sites (Historic Environment Assessment).

The following paragraphs are also relevant to the effects of the proposed development on Heritage Assets:

189. 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 desk-based assessment and, where necessary, a field evaluation.

190. 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.

191. Where there is evidence of deliberate neglect of, or damage to, a heritage asset, the deteriorated state of the heritage asset should not be taken into account in any decision

192. In determining applications, local planning authorities should take account of:

- the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
- the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and
- the desirability of new development making a positive contribution to local character and distinctiveness

The use of the terms '*significance of any heritage assets affected*', and '*the level of detail should be proportionate to the assets' importance*' in paragraph **189** are problematic and vague in some cases, as due to the nature of archaeological sites and historic buildings it is not always apparent what the significance of the site is prior to development, degradation and in some cases total destruction. Pre-application research is often only as good as the available knowledge and in some cases the person conducting the investigation. Indeed '*significance*' is further addressed in PPG 2014 and the fact that in many of these records the account is not necessarily an exhaustive explanation.

Policies on the level of harm to a Heritage Asset are set out in paragraphs **193** and **194** of *NPPF*.

193. When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.

194. Any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification. Substantial harm to or loss of:

- grade II listed buildings, or grade II registered parks or gardens, should be exceptional;
- assets of the highest significance, notably scheduled monuments, protected wreck sites, registered battlefields, grade I and II* listed buildings, grade I and II* registered parks and gardens, and World Heritage Sites, should be wholly exceptional

195. Where a proposed development will lead to substantial harm to or total loss of significance of a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or loss is necessary to achieve substantial public benefits that outweigh that harm or loss, or all of the following apply:

- the nature of the heritage asset prevents all reasonable uses of the site; and
- no viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation; and
- conservation by grant-funding or some form of charitable or public ownership is demonstrably not possible; and
- the harm or loss is outweighed by the benefit of bringing the site back into use.

196. Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use

These paragraphs are further discussed and clarified in PPG 2014. These discussions focus on disrepair and damage, viability, deliberate damage and neglect, compulsory purchase, use of the land, successive harmful changes, and also optimum viable use. There is also a section on

appropriate marketing to demonstrate the redundancy of a heritage asset qualifying paragraph **195** of the NPPF.

The *NPPF* makes provisions for protecting the significance of non-designated heritage assets in paragraph **197**; while paragraph **198** discusses the loss of the whole or part of a heritage asset.

197. The effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that affect directly non designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.

198. Local planning authorities should not permit the loss of the whole or part of a heritage asset without taking all reasonable steps to ensure the new development will proceed after the loss has occurred.

Paragraph **199** of NPPF discusses wider implications to local authorities and that not every outcome will necessarily be favourable to the developer.

199. Local planning authorities should require developers to record and advance understanding of the significance of any heritage assets to be lost (wholly or in part) in a manner proportionate to their importance and the impact, and to make this evidence (and any archive generated) publicly accessible (footnote). However, the ability to record evidence of our past should not be a factor in deciding whether such loss should be permitted.

The footnote (Copies of evidence should be deposited with the relevant Historic Environment Record and any archives with a local museum or another public depository) here refers to the Historic Environment Record and local museums amongst other depositories. The phrase *“The ability to record evidence of our past should not be a factor in deciding whether such loss should be permitted”* implies that a paper record of a site is not equivalent to the loss of a significant heritage site. This latter phrase echoes World and European conventions of protection for significant heritage sites.

Paragraphs **200** and **201** discuss World Heritage Sites and Conservation Areas and the loss of assets within them.

200. Local planning authorities should look for opportunities for new development with in Conservation Areas and World Heritage Sites and within the setting of heritage assets to enhance or better reveal their significance. Proposals that preserve those elements of the setting that make a positive contribution to the asset (or which better reveal its significance) should be treated favourably.

201. Not all elements of a Conservation Area or World Heritage Site will necessarily contribute to its significance. Loss of a building (or other element) which makes a positive contribution to the significance of the Conservation Area or World Heritage Site should be treated either as substantial harm under paragraph 133 or less than substantial harm under paragraph 134, as appropriate, taking into account the relative significance of the element affected and its contribution to the significance of the Conservation Area or World Heritage Site as a whole.

A final paragraph outlines the potential for conflict between enabling development and the preservation of heritage assets.

202. Local planning authorities should assess whether the benefits of a proposal for enabling development, which would otherwise conflict with planning policies but which would secure the future conservation of a heritage asset, outweigh the disbenefits of departing from those policies.

PPG 2014 broadens the discussion on World Heritage Sites, Designated Heritage Assets, and non-designated heritage assets and calls for consultation in various planning applications with

Historic England, Natural England and the Department for Culture, Media and Sport (DCMS). There is further direction concerning consent and lawfulness and consultation and notification requirements. Local planning authorities are required to consult or notify the following groups in certain planning applications: Historic England, The Garden Trust, the national Amenity Societies (listed as the Ancient Monuments Society, Council for British Archaeology, the Georgian Group, the Society for the Protection of Ancient Buildings, the Victorian Society, and the Twentieth Century Society) on certain applications.

2.3 Local Planning Policy

Until 2013 Planning Policy had incorporated the use of regional plans. The plan for the South East (the region to which Berkshire and Oxfordshire are included) was revoked 25th March 2013. The revocation of the South East Plan decentralises planning powers back to local authorities. The only exception to this policy was with NRM6: the Thames Basin Heaths Special Protection Area (which does not include Eaton-with-Appleton).

NPPF makes provisions for the continued use of the Local Plan for decision making in the authority (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.

3 METHODOLOGY

3.1 Heritage Impact Assessment Aims and Objectives

The primary aim of the Heritage Impact Assessment is to provide an independent professional appraisal of the archaeological potential of the site and its setting. This follows the Government guidance in *NPPF* (2018) by presenting a synthesis of the available archaeological and historical data and its significance at an early stage in the planning process.

In accordance with *NPPF* (2018), the report presents a research-based evaluation using existing information. It additionally follows the Chartered Institute for Archaeologists (CIfA) *Standard* definition of a heritage impact assessment (CIfA 2014). In brief, it seeks to identify and assess the known and potential archaeological 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 are 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 project design for further archaeological investigation within a programme of research

In accordance with *NPPF* (2018), 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.

3.2 Heritage Impact Assessment Sources

The format and contents of this section of the report are an adaptation of the standards outlined in the Chartered Institute for Archaeologists' guidance paper for Heritage Impact Assessments or Desk-based Assessments (CIfA 2014a).

In summary, the work has involved:

- Identifying the client's objectives
- Identifying the cartographic, photographic and documentary sources available for consultation
- Assembling, consulting and examining those sources
- Identifying and collating the results of recent fieldwork
- Site visit (archaeological walkover or building assessment)

3.3 Historic Environment Impact Assessment Modelling and Analysis

The heritage values of the site will be assessed using English Heritage (now Historic England) Conservation principles (2008b) 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.

3.4 Archaeological Time Periods

The following historical periods are used in the assessment and analysis of this report.

Historic

Roman Period	AD 43 - AD 410
Early Medieval Period	AD 410 - AD 1066
High and Late Medieval Period	AD 1066 - AD 1542
Post Medieval Period	AD 1542 - AD 1704
Imperial	AD 1704 - AD 1800
Industrial	AD 1801 - AD 1900
Modern	1901 onwards

3.5 The Setting and Visual Impact

Aspects of the setting of a heritage asset are touched upon in paragraphs **189** and **190** of the *NPPF*. Historic England's (2017a) guidance on the management of a setting of a heritage asset provides a definition of the term setting. This is "*the surrounding in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve.*" The use of the term setting is identified as being separate from other ones such as curtilage, character and context.

The advent of the *NPPF* (2018) has thus 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 Highways Agency (2007), English Heritage (now Historic England) (2011a; 2011b), Landscape Institute and the Institute of Environment Management (2013), and the Landscape Institute (2011).

Though assessment of setting is primarily one of the visual impacts it can also be affected by noise, vibration, odour and other factors.

3.6 Method of Assessment of the Impact on an Asset

Assessment of the impact on a Heritage Asset (either designated or non-designated) is reliant on taking into account the significance of the site and any perceived harm that would happen to it.

NPPF produces terminology that defines the significance of a heritage asset. The significance of landscape Heritage Assets is discussed by the Department of Transport and Historic England (HA 2007a; HA 2007b), which has been used for the construction of the following assessment Table 1. This assessment is placed into three categories defined as Very High, High, Moderate and Low.

Table 1: Criteria for assessing the significance of a Heritage Asset

Significance	Definition	Relevant Heritage Assets
Very High	Relatively complete and predominantly static landscapes sensitive to change. Internationally significant locations or sites.	World Heritage Sites. Historic landscapes of national or international importance, whether designated or not. Extremely well preserved historic landscapes with exceptional coherence, time-depth, or other critical factors.
High	Locations or Buildings that have little ability to absorb change without fundamentally altering its present significant character. Well preserved historic landscapes, exhibiting	Scheduled Monuments: Archaeological sites of schedulable quality and significance. Listed Buildings (all grades). Registered Historic Parks and Gardens (all grades). Historic Battlefields.

	considerable coherence, time depth and other factors. Sites associated with historic nationally and internationally important people or groups.	
Moderate	Locations and Buildings that have a moderate capacity to absorb change without significantly altering its present character, has some environmental value or is of regional or high local importance.	Local Authority designated sites (e.g. Conservation Areas and their settings). Undesignated sites of demonstrable regional importance. Averagely well-preserved historic landscapes with reasonable coherence, time-depth or another critical factor.
Low	Locations and Buildings tolerant of change without detriment to its character is of low environmental value or is of moderate or minor local importance.	Sites with significance to local interest groups. Sites of which the significance is limited by poor preservation and poor survival of contextual associations.
Negligible	No loss	No loss

Proposed developments to the site and setting of a Heritage Asset could be proposed as positive, negative or neutral. Some definitions of terms of the impact of damage to structures are used in NPPF (2012) and its explanatory addition PPG 2014. From this, a criterion on the physical and visual impact of the site and setting is made that defines the definitions that should be used with respect to harm caused to a Heritage Asset. This thus weighs up the harm identified against the benefits of the proposal.

Table 2: Criteria for Appraisal of Degree of Harm to the significance of Heritage Assets

Degree of Harm	Definition
Substantial	<ul style="list-style-type: none"> ▪ Total or substantial loss of the significance of a heritage asset. ▪ Substantial harmful change to a heritage asset's setting, such that the significance of the asset would be totally lost or substantially reduced (e.g. the significance of a designated heritage asset would be reduced to such a degree that its designation would be questionable; the significance of an undesignated heritage asset would be reduced to such a degree that its categorisation as a heritage asset would be questionable).
Less than substantial – Moderate	<ul style="list-style-type: none"> ▪ Partial physical loss of a heritage asset, leading to considerable harm. ▪ Considerable harm to a heritage asset's setting, such that the asset's significance would be materially affected/considerably devalued, but not totally or substantially lost.

Less than substantial - Minor	<ul style="list-style-type: none"> ▪ Slight loss of the significance of a heritage asset. This could include the removal of fabric that forms part of the heritage asset, but that is not integral to its significance. ▪ Some harm to the heritage asset's setting, but not to the degree that would result in a meaningful devaluation of its significance. ▪ Perceivable level of harm, but insubstantial relative to the overall interest of the heritage asset.
Negligible	<ul style="list-style-type: none"> ▪ A very slight change to a heritage asset which does not result in any overall harm to its significance. ▪ Very minor change to a heritage asset's setting such that there is a slight impact, but not materially affecting the heritage asset's significance.
No Impact	<ul style="list-style-type: none"> ▪ No effect on the heritage asset or its setting.

Paragraph 189 of NPPF states that “*the ability to record evidence of our past should not be a factor in deciding whether such loss should be permitted.*” This implies that the term preservation by record is not a substitute for the preservation of the Heritage Asset itself or that substantial damage can be passed off as negligible if mitigating factors (such as archaeological recording) are carried out. This factor appears to be supported by the Valletta Convention 1992.

4 BACKGROUND

4.1 Designations – Listings

College House is a Grade II listed structure (EHLB 1048425, Heritage Building ID 249505: NGR: SP4469903208). This means that it is a structure of national importance. The associated description is as follows:

“Farmhouse, now house. Early C17, late C17 bay to left. Coursed and uncoursed limestone rubble with squared quoins to right; gabled stone slate roofs; early C17 end stack, now central ridge stack, of stone finished in brick. one- extended to 2-unit plan. 2 storeys; 4-window range. Renewed timber lintels over C20 door and windows. Right gable wall has C17 four-light ovolo-moulded wood-mullioned window. C18/early C19 service bay to rear right of similar materials: mid C20 extension to rear. Interior: rough chamfered beam to left, stop-chamfered beam to right. First floor and attic not inspected but likely to be of interest.”

4.2 Designations – Conservation Areas

The village of Eaton is not part of a Conservation Area, although it contains a variety of Listed Buildings. It is within the Green Belt.

4.3 Historic Environment Development

The name Eaton is believed to be derived from the Old English Word known as *Eatun*, *Eatone* or *Eltune* with an etymology *ēa tūn* meaning ‘Farm or Settlement on a River’ (Cole 2010, 22-3; Gelling 1973, 402).

Today, Eaton is mainly a farming hamlet. It received its Charter in 968 from King Edgar (Chron. Mon. de Abingdon [Rolls Ser.], S 757). It was claimed at a later date by Abingdon Abbey as a member of Cumnor. It was among the lands confirmed to Abingdon by the spurious charter of King Coenwulf. (Chron. Mon. de Abingdon [Rolls Ser.], i, 26). Eaton occurs in conjunction with Cumnor and Earmundeslea in this grant and is therefore probably Eaton in Appleton. It does not appear among the possessions of that house in any authentic charter (Chron. Mon. de Abingdon [Rolls Ser.], i, 267–8). If the tradition has any foundation, in fact, Eaton had been separated from Cumnor and lost to the abbey at the time of the Conquest (VCH 1923, 335-341).

The site is recorded as being within the Ock Hundred in the 12th century; previously it was called Marcham (in 1066), then Ockford until finally Ock (Gelling 1973, 402).

Eaton was famous for its fisheries in 1086 and, unlike nearby Appleton, appears never to have been a possession of Abingdon Abbey. The lordship of Eaton seems to have been more connected in medieval times with Cumnor and even with Fyfield than with Appleton.

Two Eatons occur in the Domesday Book: Eltune and Edtune both in the Hundred of Marcham. In 1086 Richard, tenant of part of Appleton, held of Miles Crispin 5 hides in 'Eltune' formerly held by Halden, while Alured held of Miles the 5 hides of 'Edtune' which Bosi had formerly held (V.C.H. 1923, Berks. i, 355). These two villages seem to have represented the earlier and later Eaton; each was assessed both before and after the Conquest at 5 hides. Both fees afterwards became part of the honour of Wallingford (Martin & Williams 2003, 152).

One (probably Richard's) manor seems to have followed the descent of Appleton; the other holding apparently passed from Alured to his son Roger, for early in the 12th century Roger son of Alfred granted to Abingdon Abbey his tithes of Eaton, near Cumnor, and promised to persuade his tenants in that will to do likewise (Chron. Mon. de Abingdon [Rolls Ser.], ii, 144). It was probably this fee which was held by the Eatons. Richer de Eaton had lands here in 1240, (Feet of F. Berks. 25 Hen. III, no. 18.) Robert de Eaton in 1291 (Pope Nich. Tax. (Rec. Com.), 187.). The mesne lord in 1299 was William de Harpsden, Cal. Inq. p.m. (Edw. I), iii, 482; Feud. Aids, i, 63. He held Harrsden co. Oxon of the honour of Wallingford (Testa de Nevill [Rec. Com.], 113; Feud. Aids, iv, 170, 176) but Peter de Eaton was lord in 1316, (Feud. Aids, i, 53.) and in February 1360–1 enrolment was made of a grant of land here and in Appleton and Cumnor by Robert de Eton to William Maunsel rector of Grendon and two chaplains. (a Cal. Close, 1360–4, p. 245) The manor was held by Margaret widow of John de Evesham in dower in 1402, when the remainder was settled on Aumary Lord St. Amand of St. Helen's (q.v.), and Eleanor his wife; (Feet of F. Div. Co. Trin. 3 Hen. IV, no. 50.; cf. Cal. Papal Letters, v, 352.) it afterwards passed with St. Helen's to John Golafre (Feud. Aids, i, 63; Chan. Inq. p.m. 21 Hen. VI, no. 74; Ussher, Parish of Croxall, 195.) of Fyfield. It has since followed the descent of Fyfield (Early Chan. Proc. bdles. 13, no. 36; 16, no. 713; L. and P. Hen. VIII, i, 1203, 3005; xiii (i), p. 574; Recov. R. Mich. 27 Hen. VIII, m. 511; Pat. 2 Mary, pt. ii; Chan. Proc. (Ser. 2), bdle. 202, no. 75; Add. MS. 17457, fol. 51.) (q.v.), and now belongs to St. John's College, Oxford.

In 1554 Eaton Manor and lands were conveyed by Christopher and Catherine Ashton to Sir Thomas White, who founded St John's College, and so they became college property. The Sellwood family lived in a house in the hamlet from 1569 to 1840, and their annual rent to St John's included 14 shillings, 1 peck of malt, 2 bushels of oats and 2 hens.

Originally Eaton was sited lower down the hill towards Bablock Hythe and the Isis/Thames but moved to its present position, it is believed, due to the Black Death. Coal and goods were transported up from the river to the public house at one time.

The hamlet was enclosed in 1828 to 1830 when the roads to Appleton and Cumnor were altered, and the road from the river curved round in front of The Eight Bells instead of Manor Farm.

The civil parish of Appleton-with-Eaton was created in 1894 and in 1974, together with the rest of north Berkshire, the parish was transferred to Oxfordshire.

Most of the current houses and buildings of the village appear to have been constructed between the 16-17th centuries. Notable early buildings in the village include nos 17 & 19 Eaton (Farmhouse, now 2 dwellings. Mid C18).

4.4 The Setting of College House

College House sits in an area surrounded by Grade II historical domestic and farm buildings. A Listing Building to the north-east is Hythe Cottage (House. Early C17 with late C17 extension to left. Originally timber-framed. LIB1048424) while to the north-north-east is the large Manor Farm and Farmhouse (Farmhouse. Datestone in left gable wall D/RI/1677. Coursed limestone rubble; hipped Welsh slate roof; brick end stacks and C20 stack to rear left. LIB1048423).

To the south-west Listing Buildings include nos 17 & 19 Eaton (Farmhouse, now 2 dwellings. Mid C18. LIB1368516 & 1368516), Oak Barn (Mid C18. Weatherboarding over timber frame on a limestone plinth. LIB1198020). To the east is Hunter's Moon (Farmhouse, now house. Mid C18, possibly with earlier origins. LIB1048426).

To the north and west, College House is bounded by arable fields.

4.5 Map Regression

Several maps have been discovered identifying the location of College House showing the development of the site from the 18th to the 20th century. It first appears in the Berkshire Survey Map by Roque of 1761 (T/M128), with the rectangular building situated on the site of College House (Figs. 2-3). This building likely corresponds with the Listed Building (EHLB 1048425) description "*early C17 end stack, now central ridge stack, of stone finished in brick. one- extended to 2-unit plan*" College House appears in the centre clustered around L-shaped buildings, which might not reflect the original spacing, but might be due to scale. This is sometimes the case with early maps.

It is likely that College House is the rectangular shape in Figure 3 with farm or outhouse buildings adjacent to it. The scale of Rocque's Map is too large to get the detail but it is possible that College House is depicted as a rectangular shape a little away from the main road with an "L" shaped building adjacent. In the Draft Enclosure Maps of 1828 (see Fig. 4, drawn at Scale 13.3inches=1mile) College House is listed as number 48 (in pencil). The building is an "L" shape, with a perpendicular outhouse building, and various small sheds and farm buildings surrounding it. To the northeast is a small pond. It is owned by a Richard Mollineux who also possesses other plots in the area.



Figure 2 Rocque Map 1762 showing Eaton Village (T/M128)



Figure 3 Detail of Rocque Map 1762 showing Eaton Village (T/M128).



Figure 4 Draft Enclosure Survey Map of Appleton 1828 (TM 20/1/1-6).

The Enclosure Award of 1831, indicates that College House is owned by St John's College, University of Oxford, together with associated farmyard, buildings and gardens. In a sketch map by Adams (Fig. 5) a large area of Eaton village is shown encircled in red, all owned by the college and rented to a Mr Bye. It is a much more simplified map from the Draft Enclosure Map (Fig. 4) with only the main buildings portrayed. Yet College House (likely due to it being the main residential building) is still shown as "L" shape in plan.



Figure 5 Sketch Map of Land owned by St John's College 1869 (D/EX1618/1)

The first edition of the Ordnance Survey Maps in 1876 (Berks V.4: Fig. 6) shows College House NW wing reduced and a SE extension added. Further changes see the removal of a lot of the sheds and outbuildings with just two buildings to the NW and N of College House remaining. The neighbouring plots to NE and SW continue to be fields. A similar situation is shown on the Ordnance Survey map of 1900 (Berks V.4: Fig. 7).



Figure 6 OS County Series 1876 Berkshire V.4 1:2500

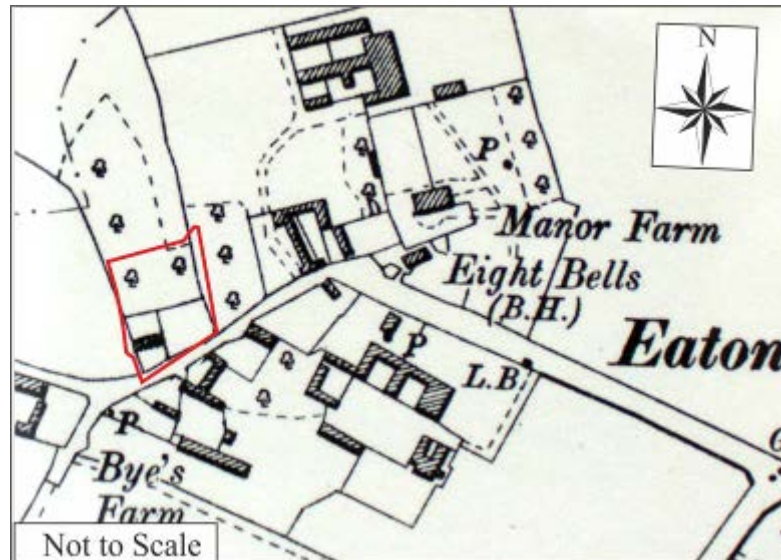


Figure 7 OS County Series 1900 Berkshire V.4 1:10,560

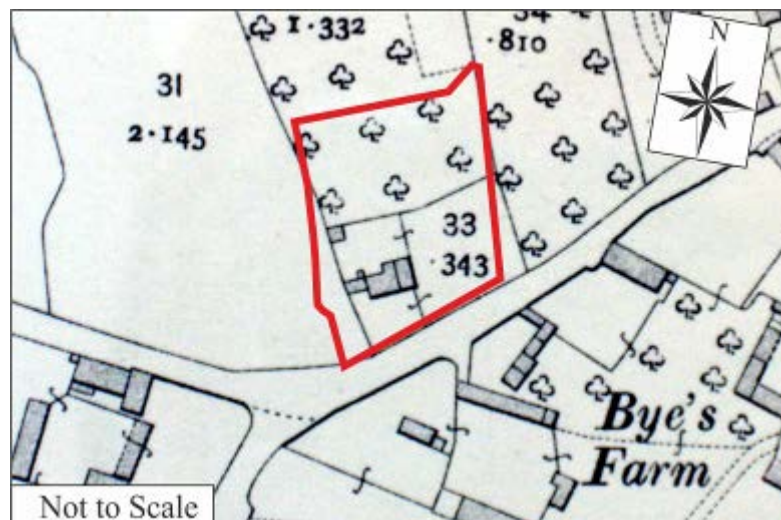


Figure 8 OS County Series 1912 Berkshire V.4 1:2500

By the third edition Ordnance Survey Map of 1912 (Berks V.4: Fig.8) the NE farm building has disappeared, however, the dividing fence line is still remaining. The map clearly shows the NE and SW extension attached to the house. There is an additional small extension to the NNW. By the 1970 OS Map (not depicted), College House has formed the plan seen in Figure 1 with the NW extension reduced. The small NNW extension has been demolished.

5 DESCRIPTION OF COLLEGE HOUSE

5.1 Introduction and General Description

College House is a two and a half-storeyed house in a broadly rectangular shape formed by two distinct units, with an extension to the rear and west forming a slight “L”. It is in the main largely faced with limestone (HE 2017b; 4). The main house (plates 1-2) has a pitch limestone slate roof with one central internal (part brick, part stone) chimney. From the chimney to the west the roof line is raised, possibly to accommodate the building of the stairwell. The current plan and elevations are illustrated in Figures 9 and 10.



Plate 1 South Elevation of the front of College House



Plate 2 North Elevation showing the rear of College house and modern wall

To the east of the house is a gravel driveway with a rectangular building comprising a modern garage and wood store of timber cladding and clay roof tiles with a brick plinth (Plate 3). To the north-east of College House is a square building comprising a modern stable block of dark timber cladding and clay roof tiles enclosed with a grass paddock and wooden fence surround.



Plate 3 The West Elevation of the Modern double garage, utility room and log store



Plate 4 The North-East Elevations of the Modern Stables to the North-East of College House

5.2 External Façades

For ease of reading the external façades have been divided into the four cardinal points described below. See figures 9 and 10 for the illustrations of the façades and current plan.

E1: Southern Elevation

Comprising the front of the house, the Southern Elevation can be divided into three units (Plate 1). The two east units are two and a half storeyed structures of limestone with its mortar repointed in the 21st century with a limestone slate roof. The slate roof has one central internal chimney (part brick, part stone), which is located on an internal wall line that divides the two

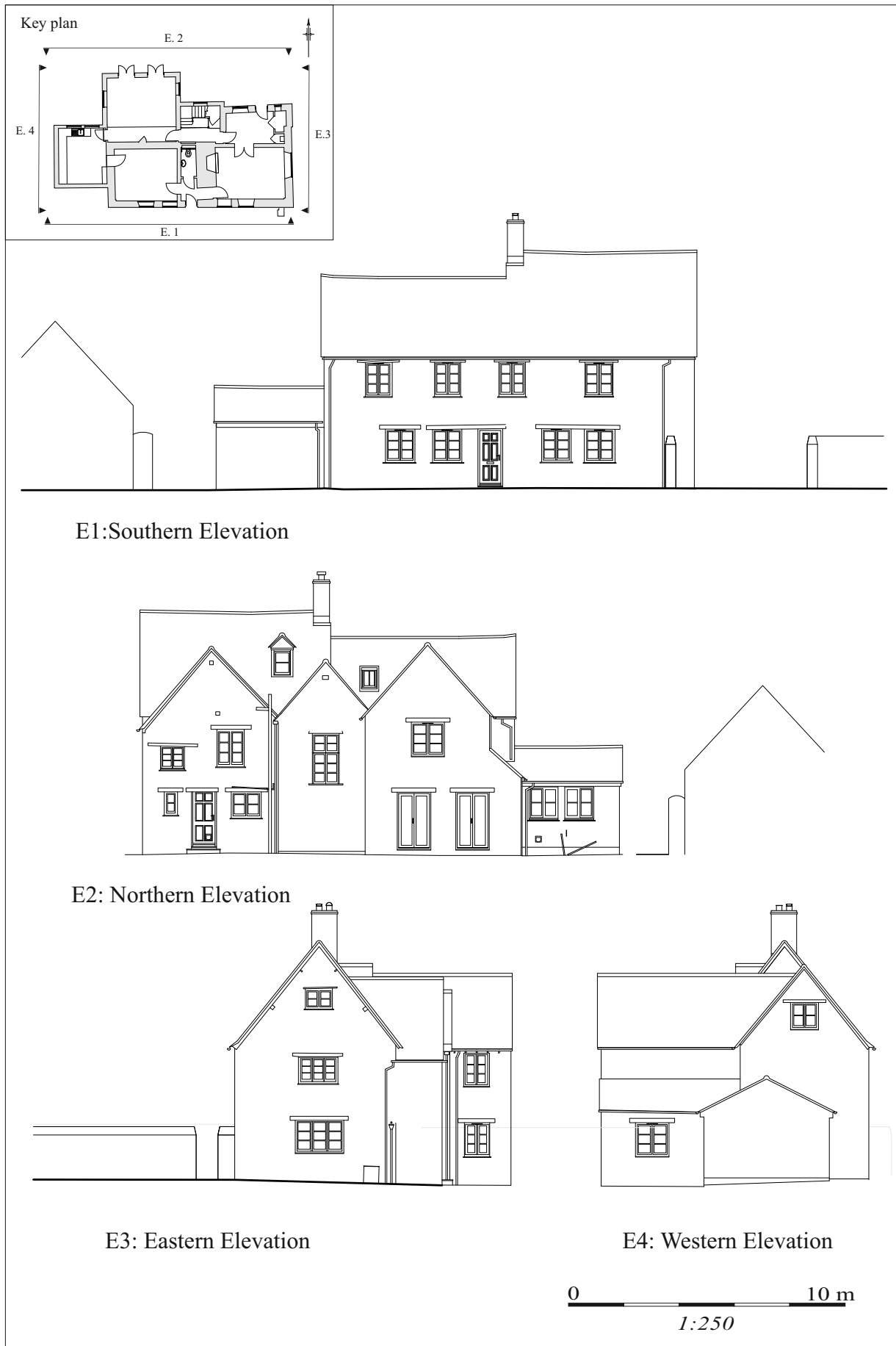


Figure 9: External Elevations of College House

units. From the chimney to the east the roof line is raised. The windows of the front of College House are eight double casement windows with slender wooden mullions painted white below a dark wooden over-lintel and slate sill. On the ground floor, there are two windows on each side of the doorway. There is a modern central six-panelled door set in a square headed doorway with a wooden over-lintel that is shared with an adjacent window to the east. The door is painted blue and contains a letterbox and a modern lever latch door handle with backplate (see Plate 5). To the further east of the doorway, two ground floor windows also share a wooden over-lintel. A modern stone wall is attached to the eastern wall running north-south. On the first floor are four casement windows, from west to east, three of which are evenly spaced. The third window is aligned with the central chimney. The fourth lines up with the fourth window on the ground floor.



Plate 5 A Close up of the Main Entrance of Area 1 of the Southern Elevation

The smaller west unit is a modern single storeyed building of dark weatherboarding and clay roof tiles attached to the west of the Main Building. This is a modern kitchen wing (see Plate 6).



Plate 6: Area 2 of Southern Elevation comprising the modern kitchen wing attached to the Main House (Area 1)

E2: Northern Elevation

The North Elevation comprises the rear of the house and shows the various developments and additions to College House more clearly than E1 (see Plate 7). There are three wings to the house, each with gable ends, which will be described as Face Wing 1-3 for ease of reading. The two east to west roof lines evident on the front of the building stand above the rear gables.

Face Wings

Face Wing 1 to the eastern end of the building is constructed of limestone blocks (similar to E1). The gable roof of Face Wing 1 comprises clay tiles with wooden beams just below the roofline, it has been cut by Face Wing 2. As in E1, the roofline of the Main House E2 is higher than the face wings and lowers after the central chimney. At the Western end of the Main House is a single storey extension with beige coloured cement render with red brick below, a gable roof and clay tiles. There are two double casement windows with 2x1 panes with wooden mullion painted white.

On the second floor within the Eastern section of the roof of the Main House, there is a dormer window with a gable roof and a small casement window with 1x1 panes. The dormer is faced with dark timber cladding and slate tiles. On the second floor within the western section of the Main House is a modern Velux window.

Face Wing 1

The Eastern Face Wing 1 is constructed of limestone blocks (similar to E1). The roof of Wing 1 comprises clay tiles with wooden rafters just below the roofline. The gable end contains four windows of irregular heights and sizes, two on the ground floor on either side of a rear entrance doorway, and two above at uneven heights. Each window and the doorway is surmounted by a dark painted wooden lintel. On the ground floor, the eastern window is a single casement with 1x1 panes, while the western is a double casement window with wooden mullion painted white and slate sill. The wooden lintels on the ground floor are in alignment. The rear entrance doorway is reached via a single step with set on limestone with two cement flagstones and modern wooden threshold painted back. The door is a modern six panelled central door painted blue with a cat flap. It has a modern lever latch door handle with backplate and a latch lock. The door is set in a square headed doorway painted white with a modern doorbell. The two first floor windows are double casement window with wooden mullion painted white with 6x3 panes and slate sill. The eastern window is roughly half the size of the higher western.

Face Wing 2

Face Wing 2 comprises the central gable. It is cement rendered in a beige colour with two re-used casement windows stacked on top of each other located between the ground and first floor. Both windows are double casement with wooden mullions painted white with 6x3 panes. The slate sills have been removed and there are no lintels as noted in other windows.

Face Wing 3

Face Wing 3 comprises the westernmost wing. It is a modern structure with a gable roof of clay tiles and with a lean-to to the east, also with clay tiles (built c1999/2000 (APT/9875/2)). It has been constructed using rough limestone blocks and abuts Face Wing 2. On the ground floor are two double doors painted white with wooden lintels above. On the first floor is a double casement window with wooden mullions painted white with 6x3 panes and a dark wooden lintel above it.

At the western end of the Main House is a single storey extension with beige coloured cement render with red brick below, a gable roof and clay tiles. There are two double casement windows with 2x1 panes with wooden mullion painted white.

On the second floor within the eastern section of the roof of the Main House, there is a dormer window with a gable roof and a small casement window with 1x1 panes. The dormer is faced with dark timber cladding and slate tiles. On the second floor within the western section of the Main House is a modern Velux window.

E3: Eastern Elevation

The Eastern Elevation comprises the eastern gable end of the main house where the roof line is taller than the western end of the house. In the eastern elevation, the two and a half storeys are clearly discernible. To the north abutting the eastern gable is the east wing with the butt joint clearly visible (see Plate 8). As noted in the southern elevation, the eastern elevation has been constructed using rough limestone blocks.



Plate 7: Face Wings 1 & 2 and part of Face Wing 3 of the Northern Elevation



Plate 8 The butt joint is visible to the right of the drain pipe in E3: Eastern Elevation

Unlike in the southern elevation, the windows are triple casement windows with wooden mullion painted white with 3x1, and the second floor a double casement window with 2x1 panes. All have a dark wooden lintel above and slate sill below. They are staggered in size, with the largest window at the ground floor, smallest on the second floor. This reflects the roof line (see Plate 9).

E4: Western Elevation

Due to restricted access, it proved a little difficult to illustrate the full extent of the Western Elevation in one image (see Plates 10 & 11). The western elevation contains the kitchen extension, and the side of the west wing with a lean-to (see E2) and the second floor of the Main House.



Plate 9 The corner of the Eastern Elevation and Northern Elevation showing the staggered windows (above) and butt joint link to the Face Wing 1

The Kitchen extension is faced with dark timber cladding on the western elevation and has a clay tile roof. The lean-to of the wing is faced with variegated limestone blocks and has a clay tile roof. It contains a casement window likely removed from the ground or first floor of the main house (see Plate 11). It is a double casement window with wooden mullion painted white with 3x1. It has a dark wooden lintel above and slate sill below. Just below the roof line, the eaves have a cornice row of projecting wood in a 'dentil' pattern.

The western elevation also shows part of the main house, faced with variegated limestone blocks, and a clay tile roof. The second floor of the Main House contains a double casement window with wooden mullion painted white with 2x1. It has a dark wooden lintel above and slate sill below. This echoes the window seen in the opposite gable end of the Main House. The ground floor and first floor both likely contained casement windows (perhaps the ones re-purposed into Face Wing 2 or 3). Just below the roof line, the eaves have projecting wood spaced at regular intervals.



Plate 10 Selections of images to show the E4: Western Elevation. Above: The Second floor window. Right: The modern Face Wing 3 and Right: The Kitchen Extension



Plate 11: The Second floor window of E4: The Western Elevation showing the two vertical joint lines where windows were likely removed.

5.3 Internal

A description of the key internal characteristics of the building are outlined as followed. For ease of reading, the floorplan has been labelled by room with the ground floor labelled G1-8, first floor F1-7 and the second floor S1-4 (Fig. 9). The floors will be largely ignored in the descriptions as it is considered that they have been regularly altered in the past.

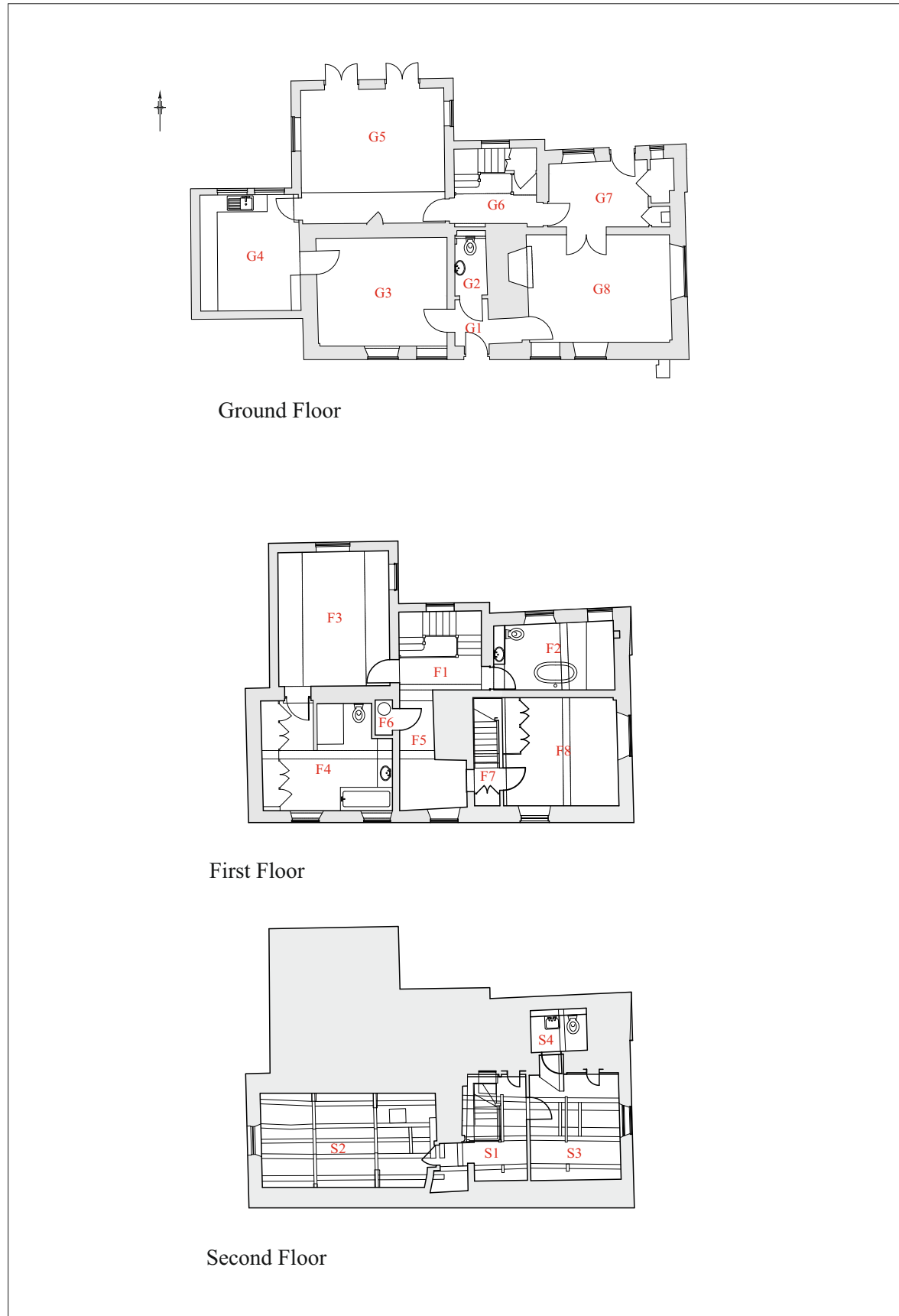


Figure 10: Plan of College House

0 2.5 m
1:50

Ground Floor

The Entrance Hall G1 is quite small and immediately leads off to bathroom G2 to north, dining room G3 to west and living room G8 to east. The front door is modern, 6 panelled wooden door painted white.

Room G2 had previously been part of a central passageway (altered in 1999 planning permission APT/9873/3/LB) leading through to staircase G6. A modern WC and a small sink with a modern door have now been installed. The ceiling still shows dark timber beam with slight chamfer and a barefaced dovetail. Just above the toilet is perhaps evidence for the original rear wall of the house with a further beam (perhaps replaced as a reinforced beam at some time when the rear stairwell was created).



Plate 12 Left: The hallway before it was blocked up to become WC (Image Courtesy of Mr Minoli). Right: WC G2 with exposed beam still extant



Plate 13 The two double casement windows in Dining Room G3



Plate 14 A Close up of the Chamfered dark timber beam in G3 leading towards kitchen G4



Plate 15 The doorway from G3 (Dining Room) into G4 (Kitchen).

The Dining Room G3 is likely part of the original house. It contains two of the double casement windows 1x3 panes with modern brass slide window catches and window stays (see Plate 13). The floor is modern tile, the ceiling contains a dark exposed chamfered beam, likely a continuation of the one seen in G2. The joints are concealed.

Further west of the Dining Room G3 leads onto Kitchen G4. This is a modern construction, built initially prior to 1998 (plan noted in planning permission APT/9875/2/LB) and extended 1999/2000 (planning permission APT/9873/3/LB & APT/9875/5/LB).

From Kitchen G4 the north eastern door leads to modern Sitting Room G5. The floor of G5 is modern tiles and the ceiling and walls are plastered and painted white. The northern wall contains two double doors of 1 pane leading out to the garden and patio (see Plate 17). The west wall has a double casement window and the east wall has a smaller double casement

window and doorway leading to hallway and stairwell G6. The southern wall contains a small cupboard close to the skirting board.

From earlier planning applications (APT/9875/2/LB), this room originally contained a lean-to with a central brick chimney which served a boiler. There were an additional utility room and cloakroom in this space (see Plate 16). There is a small step in G5 signifying where the previous cloakroom wall was located.



Plate 16 The Northern Extension c1999 prior to the demolition of a previous lean-to and boiler and the addition of Face Wing 3. Note that Face Wing 2 wall has yet to be rendered in cement at this point but the kitchen extension G3 has been built (Image Courtesy of Mr Minoli).



Plate 17 The Interior of room G5 with patio doors and tile floor

The eastern doorway of G5 leads into hall and Stairwell G6 (see Plate 18). The staircase is an open string, twisted and turned bannisters with pineapple finial, all painted white (Curl 2003, 206). The pineapple finial suggests that the stairwell is likely 19th century or evokes that style. Underneath the staircase is a small cupboard with a 4 panelled wooden door (see Plate 19). Above there are two stacked casement windows. The stairwell is carpeted. The floor is modern tiles and the ceiling and walls are plastered and painted white. On the southern wall, the blocked-up hallway can be noted as a recess in the wall (see Plate 20).

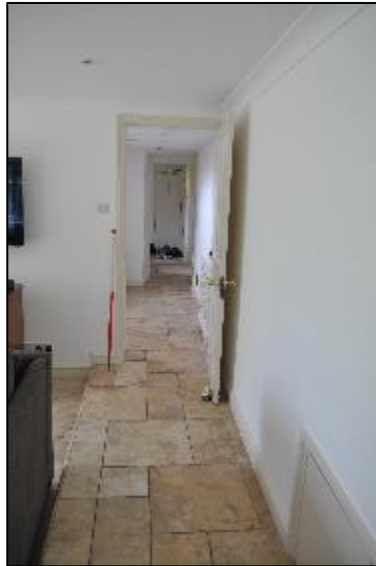


Plate 18 Looking towards G6 & G7 from G5. Note the step and the small cupboard to the right



Plate 19 The staircase is an open string, with twisted and turned bannisters with pineapple finials, all painted white. Note the cupboard under the stairs. Scale 1m

The eastern wall contains a doorway towards G7. The floor of G7 is modern tiles and the ceiling and walls are plastered and painted white. On the north wall of G7 is the rear entrance with a modern six panelled door painted white. Either side of the door are casement windows; to the west is a double casement window with brass slide, to the east is a single casement window. In the eastern wall are modern floor to ceiling cupboards. The southern wall contains two four panelled wooden doors that lead into sitting room G8.



Plate 20 The blocked up hallway entrance that previously led to the main entrance G1 and now contains WC G2. Scale 1m



Plate 21 The western casement window and rear entrance of G7 from G8. Scale 1m



Plate 22 The Central Fireplace within sitting room G8. Scale 1m

Room G8 forms part of the original unit house. The floor is modern tiles and the ceiling and walls are plastered and painted white. One large exposed beam runs east-west across the ceiling of the room and appears to link up with the beam in WC G2 and Dining room G3 (see Plate 22). On the northern wall of G8 are double doors with four panels that lead into G7. The

southern wall contains two double casement windows. The eastern wall contains one triple casement window. The western wall contains the central fireplace and doorway leading towards the main entrance of College House. The fireplace contains a modern hearth and slate slab floor. There is a wooden lintel above.

The First Floor

The Stairwell of G6 leads up to F1. This contains the landing and hallway of the first floor. The north wall of F1 contains the stacked casement window noted above. The eastern wall contains a doorway leading into bathroom F2. The southern wall contains a further hallway leading towards boiler room F6 and antechamber F7. The western wall contains the entrance to the modern bedroom F3.



Plate 23 Views of the bathroom F2 showing (left) doorway into hall F1 showing crossbeam in the ceiling and modern sink, and (right) modern shower and casement window

The bathroom F2 contains modern 4-piece bathroom fixtures with a shower, toilet, bath and washbasin (see Plate 23). The floor is tiled and the ceiling is plastered and painted white. There is one large timber beam exposed running north-south which appears to link up with a beam in F6 to the south. The eastern wall contains recesses for storage.

From F1 moving westward is a modern master bedroom F3 (built c1999 APT/9873/3). This is the first floor of the west wing. The floor is wood, the walls painted white and the ceiling is plastered and painted white following the gable roof (see plates 24 and 25).

The bathroom F4 contains modern 4-piece bathroom fixtures with a shower, toilet, bath and washbasin. Along the western wall is a series of built-in cupboards. The floor is tiled and the ceiling is plastered and painted white. The room contains two double casement windows. The eastern window contains modern colourful stain glass windows, the western window has a plain glass (Plate 26). The floor is tiled, the walls painted white and the ceiling is plastered white with a central chamfered wooden beam running east-west. This links to a beam in hallway F5.

There is no route into the hallway F5 from bathroom F4. The hallway F5 is only accessed via the hallway F1, which then links to antechamber F7 which further leads to the bedroom F6 or stairwell to second floor S1.



Plate 24: The modern master bedroom F3 showing the locations of the two casement windows



Plate 25: (Left) The view into the bathroom F4 of the Main House from the Master Bedroom (Face Wing 3) and (Right) the eastern casement window of the bathroom F4

The hallway F5 is L-Shaped and has part of a chamfered beam in the ceiling. The beam previously noted in bathroom F4 links towards the interior chimney wall. This beam also follows a similar line to those seen on the ground floor that flows between G3, G2 and G8 (see Plates 12, 14, and 22). The northern wall contains a double casement window. On the western wall, a small cupboard F6 contains the boiler. The eastern wall contains a narrow entryway leading to antechamber F7, and up a small step further to bedroom F8. This contains a double-doored painted cupboard, painted white.



Plate 24 (Left): The modern stain glass window in the double casement window frame in bathroom F4. (Right): The chamfered ceiling beam running east-west in bathroom F4.



Plate 27: The chamfered beam in the ceiling of F5, which connects to the beam seen in F5 (Plate 26 above).

Bedroom F8 contains a wooden floor, plastered walls painted white and a ceiling with an exposed chamfered beam and cross joists, all painted white. The chamfered beam appears to follow a similar line to that seen in bathroom F2, but at a slightly straighter angle (the beam in F8 appears to be more perpendicular to the wall, closer to 90° than the one seen in F2). The eastern wall of F8 contains a triple casement window, the southern wall a double casement window. The western wall contains a doorway into F7 and built-in cupboards (constructed c. 1999).

Second floor

From antechamber, F7 is a stairwell leading to room S1. The staircase is an open string dogleg with winder and flat-topped handrail, turned bannisters and square finial. The staircase is painted white and the treads are covered with a beige carpet. Part of the top of the staircase and landing sits on a wooden beam running north-south (see Plate 30). From a small landing in S1 are two bedrooms, S2 to the west and S3 to the east.

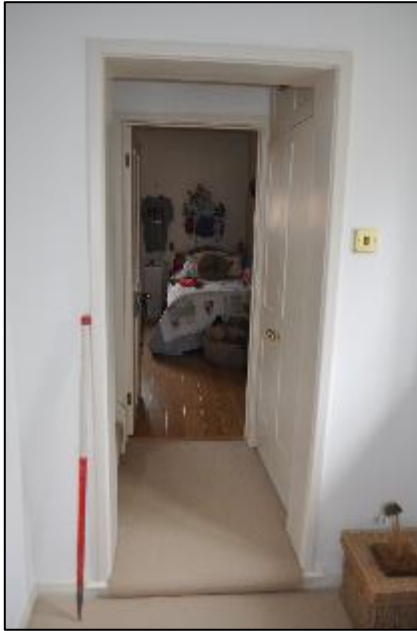


Plate 28 (Left): The Antechamber F7 leading up a small step from F5 and further into bedroom F8. Scale 1m. (Right) The chamfered beam and joists in the ceiling of F8.

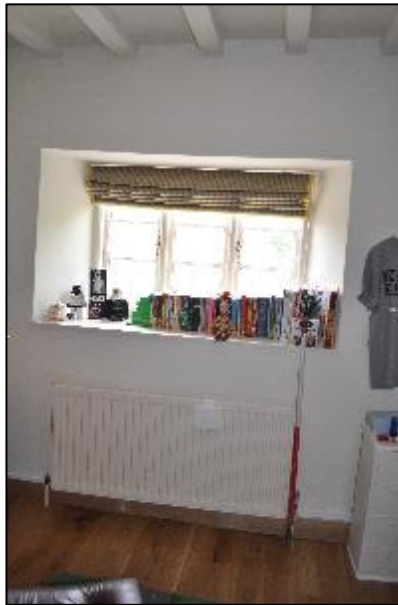


Plate 29: The Triple Casement Window in the eastern wall of bedroom F8

The northern wall contains a small 1x2 paned single casement window and a wooden wall plate with two joists on edge exposed with splayed scarfs (see Plate 31). A small cupboard with two metal pintles and a small Norfolk handle. The eastern wall contains a doorway into bedroom S3. The southern wall contains a wooden wall plate with two joists on edge exposed with splayed scarfs, mirroring the northern wall.

The western wall contains a narrow entryway with a rhomboid head into the bedroom S2. This is accessed via a single step down into the room. The access appears to have been created by cutting through a wall that previously linked to the internal chimney. An exposed beam, possibly a hammer brace is seen just above the chimney.

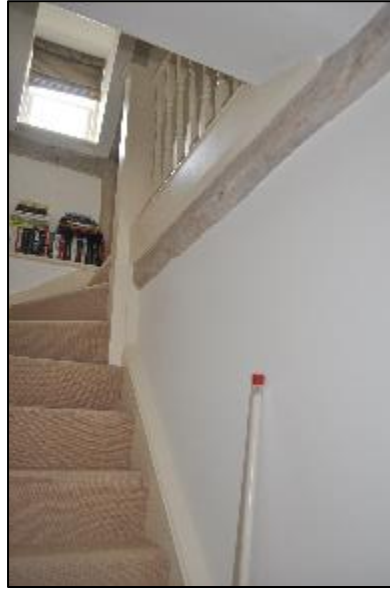


Plate 30: The staircase of S1 with an exposed wooden beam running north-south. Above the narrow window in the northern wall.



Plate 25 The single casement window and the exposed beams in the northern wall of S1.



Plate 32: The exposed beams in S1 the southern wall.



Plate 33: The Western wall of S1 looking towards the doorway into S2. An exposed brace beam can be seen above the chimney wall.

Bedroom S2 contains further evidence of the roof structure with several beams exposed (see Plate 33 & 34). The upper struts and rafter trusses are still extant, but the lowermost struts have been removed, probably during the internal reconstructions in 1998/9 (see Plate 35). The west wall contains a double casement window, the north and south wall contains timber roof rafters and cross beams and two sawn-off struts. The northern wall also contains a modern Velux window. The eastern wall contains the doorway into landing S1. The floor is carpeted with beige carpet and the ceiling contains exposed beams, and plastered walls painted white.



Plate 26 The Roof structure of room S2 looking west

Bedroom S3 is off landing S1. The northern wall contains the doorway into S4 and a small cupboard (similar to the one in the landing S1 with dark metal pintle hinges). The eastern wall of S3 has a small double casement window (see Plates 36, 37, 38).

The western wall contains the doorway towards the landing S1. The floors are covered in beige carpet, the ceiling is plastered with two ridge collars, one below and one above the side joists (Plate 38).



Plate 27 The two sawn-off beams on the ground level of room S2 looking west. Scale 1m

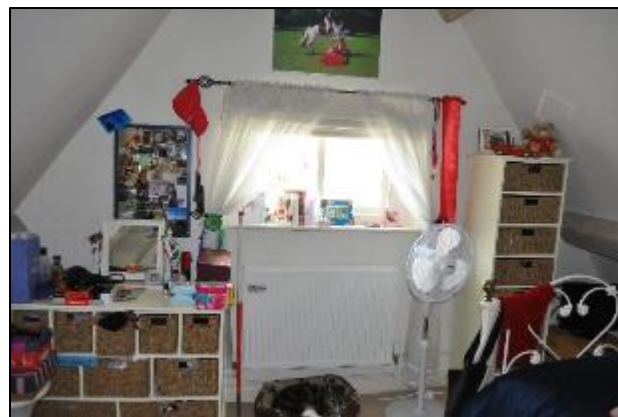


Plate 36: The double casement window in S3 looking east. Scale 1m



Plate 37: The doorway towards bathroom S4 and a small cupboard in S3. Scale 1m



Plate 38: The exposed ceiling beams in S3

6 ASSESSMENT

6.1 Phases

Phase 1: 17th Century

The structure of the Main House probably began as a double unit house separated with a central chimney-stack with two storeys. There are certain elements of the structure of the ceiling that suggest a 17th-century construction, but does not categorically demonstrate this. The joists in the ceilings are concealed with plaster, so it is likely that College House was constructed in the late 17th century (Hall 2011, 154). The chimney of College House is a central stack comprising a mixture of stone and bricks that is a distinctive feature of 17th-century houses (Yorke 2017, 32)

College House can be seen in the Rocque map of 1761 (T/M128), as a rectangular building (Fig. 2). Although incorrectly positioned on the map, the northernmost rectangular building is likely to be College House, while the L-shaped building may be a (now demolished) associated farm building.

Phase 2: Early 18th Century

This L-shape is more clearly seen in the later Draft Enclosure Maps of 1828 (see Fig 4) College House is listed as number 48 (in pencil) as an L-shape, with a perpendicular outhouse building, and various small sheds and farm buildings surrounding it. To the northeast is a small pond. It might be that the Rocque map had confused the shape of these two buildings.

It is possible that the last vestiges of this extension are rooms G7, F2 and S4. On the first floor, the ceiling beam runs north-south from F2-F8. The butt joint is also clearly visible on the eastern elevation of the exterior of the building. Unlike the front of College House, the rear contains a variety of miss-matched windows. The partial demolition of the wing may have resulted in the broadening and elevation of the eastern roof.

Phase 3: 19th Century

By the First Edition Ordnance Survey Map (1876, Berks V.4) College House's NW wing has been reduced and a SE extension added (on the area which is now the kitchen G4). Further

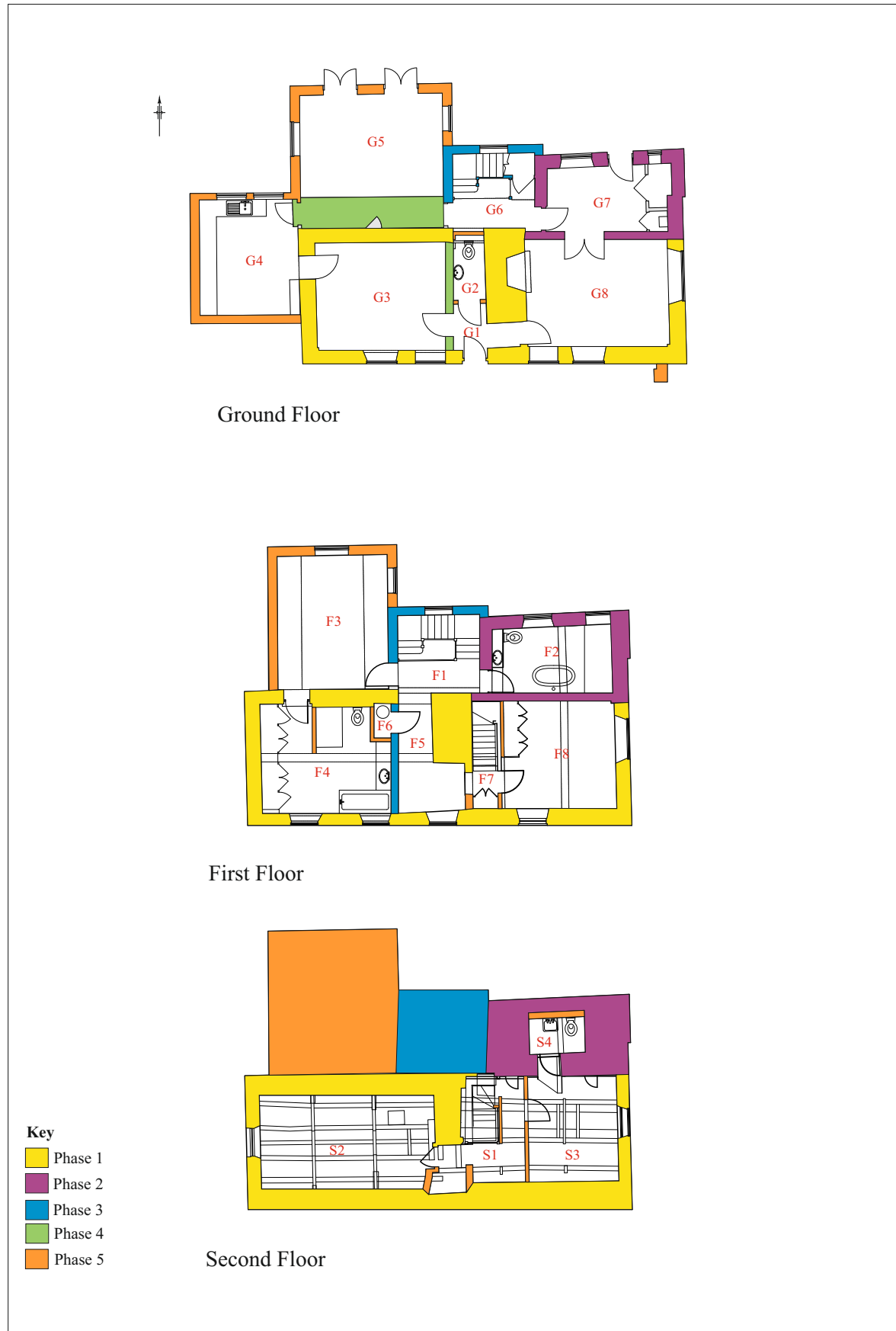


Figure 11: Phases of College House

changes see the removal of a lot of the sheds and outbuildings with just two buildings to the NW and N of College House remaining.

This phase is probably best represented by the staircase in room G6. The staircase is an open string, twisted and turned bannisters with pineapple finial, all painted white (Curl 2003, 206). The pineapple finial suggests that the stairwell is likely 19th century or evokes that style.

From the 20th century extension photographs and pre-planning application (APT/9875/2), it is noted that room G6 was already constructed in brick (see Plate 16), which was then rendered during the construction of room G5.

Phase 4 20th Century (1900-1990)

On the 1912 OS County Map, a small extension is noted to the N of the western extension (over what is now the kitchen G4 and sitting room G5). This may represent the chimney (now demolished) to which the ground floor lean-to (mentioned below) was built onto. To the NNW, a small square building is also noted.

Pre-1996 room G5 was a ground floor brick lean-to with a series of plant rooms (including brick chimney), storage and utility rooms (planning application (APT/9875/2). It is likely that the lean-to was constructed between 1960-1990.

Phase 5: 1996-2012

As described in greater detail during the Internal descriptions (see section 5.3), a series of planning applications were made between 1996-2012 which significantly altered the plan of College House.

Between 1998-9 the plant room and utility room lean-to was demolished (APT 9875/3). Kitchen G4 and sitting room G5 were constructed (planning application (APT/9875/2). The second floor was opened up.

To the east of College House, the Garage and cellar were constructed. Planning permission (APT 9873/1) in 1996 (revoked) mentions a previous garage in corrugated iron which used to sit on the current driveway just off the entranceway.

In 2000 an application (APT 9873/3) added a porch above the rear door of the northern elevation. This application also mentions the central wing as brick and it was rendered in cement.

In 2003 (P03/V1202) and 2010 (P10/V1799), a boundary wall was constructed, and a previous western boundary wall was re-aligned in 2005 (P04/V1309)

In 2005 (APT 9875/11) the Garage was altered to include roof lights and new staircase. There was also a request for a new boiler to meet the needs of the main house.

In 2012 (APT P12/10651) application was made to construct the pony stables and paddock.

6.2 Historic and Architectural Assessment

The listing suggested that this was an early 17th-century structure. There are indeed some loosely datable features that appear to have a 17th-century origin (notably the central chimney stack and plan and ceiling joists enclosed in plaster), thus an original date of that period can be suggested. This early building was reworked and redecorated on a number of occasions, particularly in the 19th-20th century.

The surrounding outbuildings have been more regularly demolished, constructed and reworked than the main house.

The main house shape and extent as it exists in 2019 was largely built in the late 17th century, with an early 19th century L-shaped extension, which was then partially removed creating a double-pile plan. The stairwell was added in brick perhaps shortly after the extension was reduced allowing easier access to the upper floor.

Before 1876 (OS Map Berks V.4) a western extension covering the area where the kitchen G4 now stands was added. A boiler chimney and later lean-to was added at some point in the mid-20th century.

In the 1990s-2000s the first and second floors were altered. The lean-to is demolished to form the G5 sitting room, the central wing is rendered in cement, the window lintels are replaced and the loft on the second floor is opened up.

7 THE CURRENT PROPOSAL

Riach Architects provided seventeen drawings of proposals for the refurbishment of the property, with proposals and impact on the structure outlined below.

7.1 Design Alterations and Impact on Structure

Ground Floor

1. Partially demolish kitchen range G 4 and construct a new kitchen range running north-south. Removal of the western wall of G5. New lime render on the central wing. New double sided fireplace and chimney (Drawings 1635_001-015).

Degree of Harm: Negligible. The footings of G4 was likely 19th century but rebuilt in the 1990s. G5 was constructed between 1998-1999. The roof is gable ended, with clay roof tiles and is in keeping with the style of the main house. The proposed stone chimney is in keeping with the style of the main house.

The Kitchen G5 southern elevation will include three new single pane windows and a conservation style roof light. These windows might detract from the frontage of the Main House. However, the use of timber cladding and clay tiles is in keeping with the design of the exterior of the other outbuildings.

2. Additional Garage for two cars to the west of pony stable (Drawings 1635_016-017).

Degree of Harm: Negligible. This is new construction on a current driveway. The use of timber cladding and clay tiles is in keeping with the design of the exterior of the other outbuildings

7.2 Impact on Adjacent Properties

These alterations are unlikely to affect adjacent properties.

Degree of Harm: No impact

7.3 Impact on Adjacent Landscape

There is little impact on the external setting in the landscape.

Degree of Harm: No impact

8 CONCLUSIONS

Riach Architects commissioned this Building Heritage Impact Assessment for College House, 18 Eaton Village, Oxford, for a series of proposed alterations to the fabric of the building (as listed in section 7).

Eaton contains a number of listed buildings (six), of which College House is one. It is within the Green Belt scheme of the Vale of the White Horse. The house originated as a single unit plan in the 17th Century in limestone.

As the house is Grade II listed, it is important to ensure that the character of the building is not irreconcilably altered. The “*Planning (Listed Buildings and Conservation Areas) Act*” of 1990 provides protection for buildings considered to have significant architecture (Listed Building) and also for areas that are considered to have special architectural or historical interest (Conservation Area), which of which College House is a listed building, but is not in a Conservation Area.

By the Enclosure Award of 1831, College House is owned by St John’s College, University of Oxford, together with associated farmyard, buildings and gardens. No. 54 (next door) was called “Home Close” and contained an Orchard was also owned by St John’s. In a Sketch map by Adams, a large area of Eaton village is shown encircled in red, all owned by the college and rented to a Mr Bye. This is where the name “College House” and the nearby “Bye’s Farm” names can be sourced from.

The structure is a building of five distinct phases. The earliest phase is of 17th century double unit construction, perhaps with a stairwell wing being added (Ayres 1981, 149).

In the early 19th century it was extended to the north to form an L shape, possibly including the stairwell in the central brick wing (and perhaps the roofline being raised to accommodate it). The L-shape extension was reduced in the mid 19th century. Additionally, a western extension was added to the main house. A boiler chimney and later lean-to was added at some point in the mid 20th century.

In the 1990s-2000s the first and second floors were altered. The lean-to is demolished to form the G5 sitting room, the stairwell central wing is rendered in cement, the window lintels are replaced and the loft on the second floor is opened up.

In general, as this assessment has shown, the proposed alterations of the property are focused on the late 20th century part of the building that has already seen many alterations so the degree of harm to the building can be rated as Negligible. This should indicate that the planning permission should be accepted by the relevant planning authorities.

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9.3 Maps

TM 20/1/1-6 1828 Draft Enclosure Survey Map of Appleton 1828 by J. Allen. Scale 13.3inches=1mile

T/M128 1761 Rocque's Survey of Berkshire, Second Sheet

D/EX1618/1 1869 Sketch Map of Land owned by St John's College, University of Oxford by Adams April 1869

Berks V.4 1876 First Edition OS Map at 1: 2,500

Berks V.4 1900 Second Edition OS Map at 1:10560

Berks V.4 1912 Third Edition OS Map at 1: 2,500

APPENDIX 1: OASIS REPORT FORM

PROJECT DETAILS		
Project Name	College House, 18 Eaton Village, Oxford	
Short description	<p>Riach Architects has commissioned this Building Heritage Impact Assessment on College House, 18 Bablock Hythe Road, Eaton Village, Oxford (NGR SP 44699 03208). The report has been prepared and is intended to inform any proposal under consideration within the defined area. This report was requested at a pre-application phase to inform the planning authorities of the status and significance of the building.</p> <p>The structure is a building of five distinct phases. The earliest phase is of 17th Century double unit construction, perhaps with a stairwell wing being added. In the early 19th Century it was extended to the north to form an L shape, possibly including the stairwell in the central brick wing (and perhaps the roofline being raised to accommodate it). The L-shape extension was reduced in the mid 19th Century. Additionally, a western extension was added to the main house. A boiler chimney and later lean-to was added at some point in the mid 20th Century.</p> <p>In general, the proposed alterations of the property are focused on the late 20th century part of the building that has already seen many alterations so the degree of harm to the building can be rated as Negligible. This should indicate that the planning permission should be accepted by the relevant planning authorities.</p>	
Project dates	Start: 30-04-2019 End: 21-05-2019	
Project type	Building Recording and Impact Assessment	
Previous work	Yes	
Future work	Not Known	
PROJECT LOCATION		
Site Location	OXFORDSHIRE, VALE OF WHITE HORSE College House, Eaton	
Study area	0.28 Hectares	
Site co-ordinates	NGR SP 44699 03208	
PROJECT CREATORS		
Name of organisation	John Moore Heritage Services	
Project Brief originator	Riach Architects	
Project Design (WSI)	John Moore	
Project Manager	John Moore	
Project Supervisor	Stephen Yeates, Sarah Doherty	
MONUMENT TYPE	HOUSE Post Medieval	
SIGNIFICANT FINDS		
PROJECT ARCHIVES	Intended final location of archive	Content
Physical	None	None
Paper	John Moore Heritage Services	Site Record, Report, Photographs
Digital	ADS, JMHS	Site Record, Report, Photographs

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