



**Archaeological desk-based heritage assessment
of land at Hempton Road, Deddington
Oxfordshire**

August 2018

Report No. 18/95

Authors: Mary Ellen Crothers

Illustrators: Olly Dindol



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OASIS REPORT FORM

PROJECT DETAILS		OASIS ID: Molanort1-324639	
Project name	An archaeological desk-based heritage assessment of land at Hempton Road, Deddington, Oxfordshire, August 2018		
<p>MOLA (Museum of London Archaeology) conducted an archaeological desk-based heritage assessment and geophysical survey of land at Hempton Road, Deddington, Oxfordshire. The site lies on the west side of Deddington, Oxfordshire, on the north side of Hempton Road. There is one Grade I, five Grade II* and 94 Grade II Listed Buildings within the 1km Historic Environment Record (HER) search radius of the site. There is also a Scheduled Monument, Deddington Castle, which lies on the east side of Deddington. There is limited archaeological evidence in the vicinity of the site which predates the medieval period. A Roman gold coin has been found in the centre of Deddington. Deddington Castle was constructed as a motte and bailey before 1100 and an enclosure was constructed at the castle during the 12th century, after which, Deddington grew and prospered into a medieval town. Medieval remains have been discovered within the historic core of the settlement and some medieval buildings have remained standing. The site lies at a distance from the historic core and probably lay within open farmland during the medieval period. Cartographic evidence suggests that the site lay within the open fields to the west of the town and that a quarry lay within the southern half of the site during the post-medieval period.</p>			
Project type	Archaeological desk-based heritage assessment		
Site status	None		
Previous work	None		
Current Land use	Arable		
Future work	Unknown		
Monument type/period	none		
Significant finds	none		
PROJECT LOCATION			
County	Oxfordshire		
Site address	Hempton Road, Deddington		
OS Easting and Northing	NGR 445963 231866		
Height OD	c138m above Ordnance Datum		
PROJECT CREATORS			
Organisation	MOLA Northampton		
Project Design originator	Mary Ellen Crothers, MOLA		
Director/Supervisor	Mary Ellen Crothers, MOLA		
Project Manager	Jim Brown, MOLA		
Sponsor or funding body	Webb Developments		
PROJECT DATE			
Start date	July 2018		
End date	August 2018		
ARCHIVES	Location	Content	
Physical	MOLA Northampton archive store	None	
Paper		None	
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BIBLIOGRAPHY			
Journal/monograph, published or forthcoming, or unpublished client report (MOLA grey literature report)			
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Archaeological desk-based heritage assessment of land at Hempton Road, Deddington Oxfordshire August 2018

Abstract

MOLA (Museum of London Archaeology) conducted an archaeological desk-based heritage assessment and geophysical survey of land at Hempton Road, Deddington, Oxfordshire.

The site lies on the west side of Deddington, Oxfordshire, on the north side of Hempton Road. There is one Grade I, five Grade II and 94 Grade II Listed Buildings within the 1km Historic Environment Record (HER) search radius of the site. There is also a Scheduled Monument, Deddington Castle, which lies on the east side of Deddington*

There is limited archaeological evidence in the vicinity of the site which predates the medieval period. A Roman gold coin has been found in the centre of Deddington. Deddington Castle was constructed as a motte and bailey before 1100 and an enclosure was constructed at the castle during the 12th century, after which, Deddington grew and prospered into a medieval town. Medieval remains have been discovered within the historic core of the settlement and some medieval buildings have remained standing. The site lies at a distance from the historic core and probably lay within open farmland during the medieval period.

Cartographic evidence suggests that the site lay within the open fields to the west of the town and that a quarry occupied the southern half of the site during the post-medieval period.

1 INTRODUCTION

1.1 Background

MOLA was commissioned by Robert Webb of Webb Developments Ltd. to produce an archaeological desk-based heritage assessment of land at Hempton Road, Deddington, Oxfordshire (NGR 445693 231866; Fig 1).

The aim of the assessment was to collate information about the known or potential archaeological resource within the development site, including its presence or absence, character and extent, date, integrity, state of preservation and relative quality. The work has been undertaken in accordance with the guidelines of the ClfA Code of Conduct (ClfA 2014a) and *Standard and Guidance for Archaeological Desk-Based Assessment* (ClfA 2014b). Historic England guidance documents concerning the setting of heritage assets were also consulted (HE 2015).

1.2 Policy background

National policy

The National Planning Policy Framework (NPPF) provides national guidance on the preservation, management and investigation of the parts of the historic environment that are historically, archaeologically, architecturally or artistically significant and are known as heritage assets (DCLG 2012). The NPPF replaced PPS5 in March 2012, which in turn replaced Planning Policy Guidance Notes 15 and 16 (PPG 15 and 16) in March 2010.

The framework covers those heritage assets that possess a level of interest sufficient to justify designation as well as those that are not designated but which are of heritage interest and are thus a material planning consideration. Where nationally important archaeological remains are affected by development then there should be a presumption in favour for their conservation.

Paragraph 128 states that 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 asset's importance and no more than is sufficient to understand the potential impact of the proposal on their significance.

Paragraph 129 states that 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.

Local Policy

Cherwell District Local plan was re-adopted on 19 December 2016 and contains a series of Strategic Objectives:

SO 15 sets out to protect and enhance the historic and natural environment and Cherwell's core assets, including protecting and enhancing cultural heritage assets and archaeology, maximising opportunities for improving biodiversity and minimising pollution in urban and rural areas.

Policy ESD 15: The Character of the Built and Historic Environment states that new proposals should:

- Contribute positively to an area's character and identity by creating or reinforcing local distinctiveness and respecting local topography and landscape features, including skylines, valley floors, significant trees, historic boundaries, landmarks, features or views, in particular within designated landscapes, within the Cherwell Valley and within conservation areas and their setting
- Conserve, sustain and enhance designated and non-designated 'heritage assets' (as defined in the NPPF) including buildings, features, archaeology, conservation areas and their settings, and ensure new development is sensitively sited and integrated in accordance with advice in the NPPF and NPPG. Proposals for development that affect non-designated heritage assets will be considered taking account of the scale of any harm or loss and the significance of the heritage asset as set out in the NPPF and NPPG. Regeneration proposals that make sensitive use of heritage assets, particularly where these bring redundant or under used buildings or areas,

especially any on Historic England's At Risk Register, into appropriate use will be encouraged

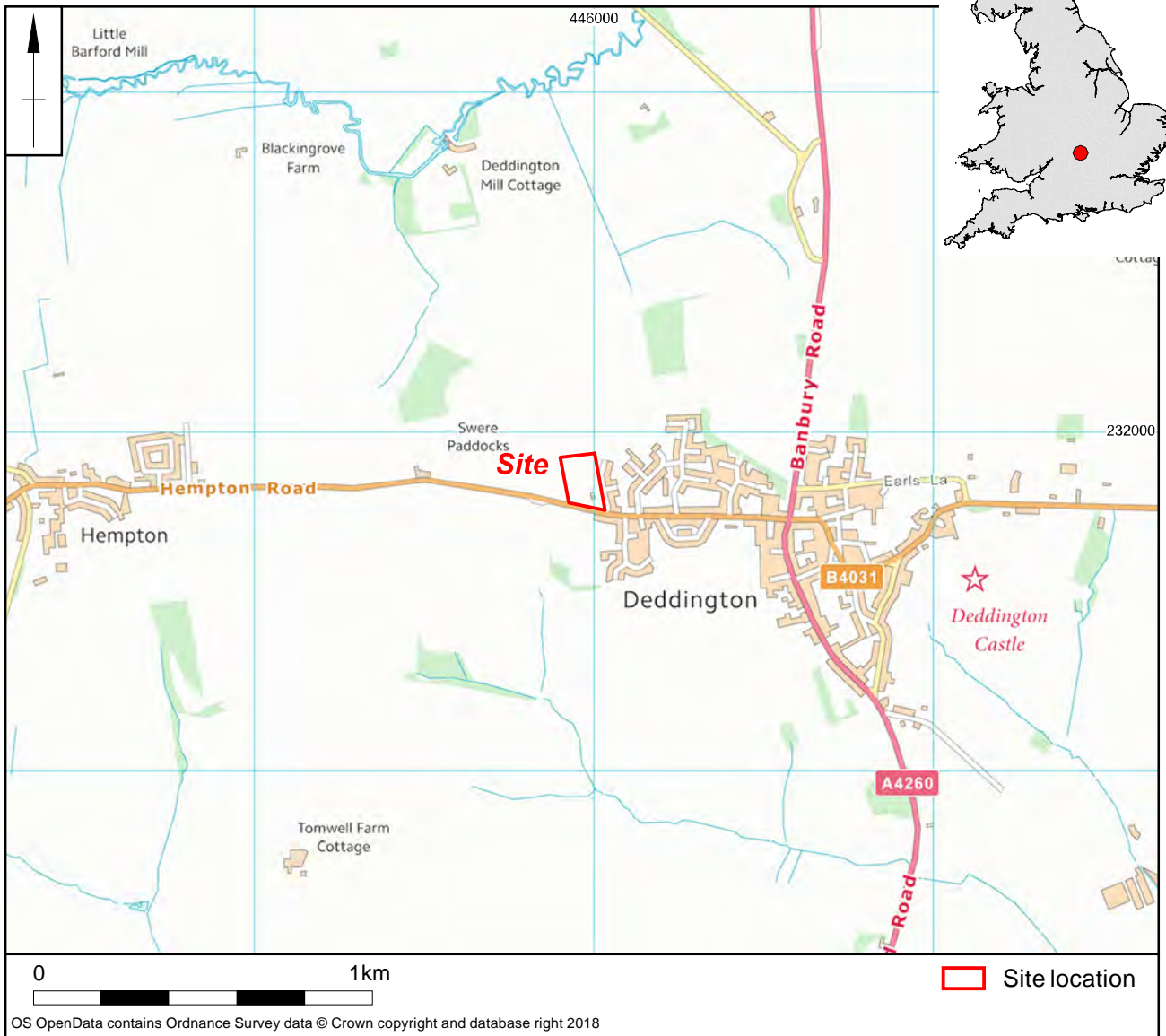
- Include information on heritage assets sufficient to assess the potential impact of the proposal on their significance. Where archaeological potential is identified this should include an appropriate desk based assessment and, where necessary, a field evaluation.

1.3 Location, topography and geology

The proposed development area lies on the west side of Deddington, Oxfordshire (Fig 1). It occupies a small plot, a barn and part of a larger field on the north side of Hempton Road. The site is bounded by arable farmland to the north and west, by a housing estate at Wimborn Close to the east and by Hempton Road to the south.

The land is slightly undulating and rises to the north-west. The site lies at c138m at above Ordnance Datum (aOD). The bedrock across the site is Marlstone Rock Formation at the southern end of the site and Whitby Mudstone Formation at the northern end. (BGS geoindex – bgs.ac.uk).

Accession number



Scale 1:20000

Site location Fig 1



View from the south-eastern corner, looking north-west Fig 2



View from eastern boundary, looking north-west Fig 3



View from north-eastern corner, looking west along proposed northern boundary Fig 4



View from north-eastern corner, looking south towards the barn Fig 5



View from south-western corner, looking north-east across allotment and barn Fig 6

1.4 Sources consulted

The Oxfordshire Historic Environment Record (HER) was consulted for documented historic environment assets within and around a centre point in the proposed development area (Figs 7-9). A search area of 1km radius surrounding the proposed development area was applied which produced 163 results for analysis. A visit to the Oxfordshire Record Office (NRO) was undertaken to check historic maps of the area, as well as any other relevant documents and local history books.

The online Historic England resource *National Heritage List for England* was consulted in order to identify designated heritage assets within the proposed development area (english-heritage.org.uk/professional/protection/process/national-heritage-list-for-england). The Historic England document *The setting of heritage assets: historic environment good practice advice in planning: 3*: (HE 2015) provides a basis upon which the assessment of impact upon the setting of heritage assets can be evaluated.

2 HERITAGE ASSET ASSESSMENT

2.1 Designated heritage assets

There are no Scheduled Monuments, Registered Parks and Gardens, Registered Battlefields, World Heritage Sites or Listed Buildings either within or directly adjacent to the proposed development area. However, there is one Grade I Listed Building, five Grade II* and 94 Grade II Listed Buildings within the 1km Historic Environment Record (HER) search radius of the site. Deddington Castle is a Scheduled Monument to the south-east of Deddington and is mentioned in this report, although it falls outside the HER search radius. Deddington Conservation Area lies to the south-east of the site and includes the eastern side of Deddington and Deddington Castle. The designated heritage assets described within this report are not visible from the proposed development site and no Visual Impact Assessment (VIA) is necessary.

2.2 Previous archaeological work

No archaeological work is known to have taken place on the site. However, two pits and a wall foundation dated to the medieval period were discovered during watching brief at The Mews House, Castle Street to the south-east of the site in 2007 (EOX2069). Undated human remains were found during a watching brief at the Church of St Peter and St Paul in 1994 (EOX69). Watching briefs have also taken place at The Co-Op store in Market Place in 2004 (EOX1224), at Castle Dene in 2005 (EOX1520), at Earl's Farm in 2000 (EOX1801) and 2001 (EOX858) and at the Holcombe Hotel in 2007 (EOX2012) although no archaeological remains were discovered. A trial trench evaluation for the Deddington Transfer Main (EOX71) in 1992 revealed medieval ridge and furrow between Deddington Castle and its associated fishponds.

2.3 Summary and significance of heritage assets

The known archaeological information has been summarised by period as follows (Figs 7-9).

Prehistoric

No prehistoric remains are known from within the 1km search radius of the site.

Roman

A Roman gold coin (HER2344) was found to the east of the site in 1850 near the crossroads of Banbury Road and Hempton Road although little is known about the find (VCH 1939). The find is however the only reference within the Historic Environment Record (HER) search radius of the site which dates to before the medieval period.

Saxon

No Saxon remains are known from within the 1km search radius of the site. Deddington is not mentioned in *The Anglo-Saxon Chronicles*.

Medieval

The Domesday Book of 1086 records Deddington within Wootton Hundred. It was recorded as very large with 99 households, 64 villagers, 10 smallholders and 25 slaves. It had land for 30 ploughs, 140 acres of meadow, 30 acres of pasture and 3

mills. It was held by five thegns at the time of the Norman Conquest but afterwards it passed to Bishop Odo of Bayeux. Although Odo was disgraced and imprisoned in 1082, Deddington was one of a few estates that he kept in hand but the rest were given to his retainers in subinfeudation (Page 2010).

Deddington Castle lies at a distance to the east of the site and to the east of the village. It is thought that the earliest phase of the castle was constructed before 1100 and consisted of a banked enclosure of eight and a half acres (Bond 2010a). The castle is a Scheduled Monument which includes an 11th-century motte and bailey and a 12th-century enclosure castle built into the north-eastern corner. The motte and the western bailey survive as an impressive group of earthworks. Excavations have revealed that the castle comprised a hall, kitchens, solar, stables, a well, latrine pits and a chapel, all of which had fallen out of use by the 14th century. The stone was subsequently removed for the construction of buildings within Deddington (historicengland.org). A trial trench evaluation on the Deddington Transer Main (EOX71) revealed ridge and furrow between the castle and its associated fishponds to the south-east (Allen 1993).

A wooden flute dating to the 14th century (HER14136) was found to the east of the site in a well to the rear of the Kings Arms public house by a team of sub-aqua divers in 1991.

A medieval wall foundation of a building and two pits dating to the late 12th or 13th centuries (HER26035) were found during a watching brief on the eastern edge of Deddington at The Mews House, Castle Street in 2007 (EOX2069, Moore 2008).

The Leadenporch House (HER9424) in New Street to the south-east of the site is a Grade I Listed Building and was built in the early 14th century as a substantial farmhouse. It is one of the earliest and most complete hall houses of the Banbury region (Wood-Jones 1963). The Plough House and The Steps, also in New Street (HER18412) is a Grade II* Listed Building. It was an inn in 1774 but is now two dwellings. The semi-basement below The Steps is accessed from the cellar of Plough House and is a fine late 14th century vaulted room, possibly the ground floor of a small medieval house or a solar undercroft adjoining a hall, now Plough House.

The Church of St Peter and St Paul (HER4743) is also a medieval Grade II* Listed Building and lies to the east of the site in the centre of Deddington. The building dates from the early 13th century but subsequent elements date to the 14th, 15th and 17th centuries. Castle House, Bullring (HER5444) also lies to the east of the site and is also a Grade II* Listed Building, constructed in the 13th century as a rectorial manor house, rebuilt in 1654 for Thomas Appletree and restored in 1894 for H R Franklin.

Maunds Farmhouse (HER18374) is also a Grade II* Listed Building and lies to the east of the site on Banbury Road. The house probably belonged to Warin FitzGerald who succeeded to a third share in the manor of Deddington in 1190. The house contains archways which date to 1200 and at least two doors of the 12th-century manor house. The rear wall of the main range is also thought to date to the medieval period, although the house was largely rebuilt in the 17th century.

Post-medieval

Deddington Mill (HER3) lies to the north-west of the site. It was adapted for paper production in 1684 but by the 1850s it employed only three people and was reconverted to corn milling by 1870 (Trinder 2010). The mill was rebuilt in 1830 and was converted into a dwelling in 1970. The rebuilt structure is a Grade II Listed Building (HER18442). The site of a windmill (HER166) lies close to the southern

boundary of the site on the southern side of Hempton Road. It is shown on the First Edition Ordnance Survey map of 1881 (Fig 13) but has since been demolished.

A post-medieval quarry lies within the southern area of the site. It is referred to as 'Stone Pit' on the 1808 inclosure map (Fig 12) and as 'Old Quarry' on the First Edition Ordnance Survey map. A further post-medieval quarry (HER169) lies to the north-east of the site and is also visible on the First Edition Ordnance Survey map.

A clay pit and two kilns are illustrated on the First Edition Ordnance Survey map to the south-east of the site (Fig 13) and are referred to as a brick, tile and drainpipe works (HER204).

The site of the Deddington toll house (HER10209) lies to the east of the house on the south side of Banbury Road.

Deddington's prosperity began to dwindle during the 19th century due to the distance the town lay from the nearest railway. The market had also ceased by the end of the century and industries were not attracted to the town (Bond 2010b).

The 19th century saw the rise of non-conformism in Deddington with the construction of several chapels. A Methodist chapel (HER11646) stood on Church Street in around 1800. It was described by Pevsner as a miniature building like a garden pavilion and was used as a Sunday School in 1978. A further Methodist chapel and Salvation Army barracks (HER11647) lies to the south-east of the site adjacent to Banbury Road although the date of construction is not known. The building was vacated by the Salvation Army in 1919 and it is now used as a store and workshop. A former Congregational chapel and The Tchure (HER11536) also lies within Deddington. It was constructed as a barn and was first used as a chapel in around 1820 under the North Bucks Association of Independent Churches in response to the introduction of heterodox preaching. The cause developed into a Congregational church in 1842 and the barn was in use until 1881. A Wesleyan reform chapel (HER4744) also lies to the east of the site and was constructed in 1851 to a Tudor design but refitted in the late 19th century. A further Congregational chapel (HER4745) lies to the south-east of the site and was built in 1880.

The Hermitage on Market Place (HER18397) to the east of the site is a 17th-century Grade II* Listed Building.

A number of early Grade II Listed buildings lie within Deddington. Mallards, New Street (HER18413), The King's Arms public house (HER18382), Oak Cottage, Hopcraft Lane (HER18381) and No. 1, The Priory, Hudson Street (HER18386) all date to the 16th century.

Grade II Listed Buildings dating to the 17th century include the barn and stable range at The Leadenporch House (HER18408), Featherton House (HER18355) and No. 7 and 8, Castle Street (HER18354), The Maynard memorial at the Church of St Peter and St Paul (HER18359), The Old Vicarage, Church Street (HER18363). Number 3 (HER18433), The Cottage (HER18428), Vervain and Number 5 (HER18429), The Knowle (HER18434) and The Old House (HER18435) all lie in Philcote Street. Deddington Salerooms and Wells House (HER18401), Bowindow (HER18395), Old Corner House and attached wall (HER18396), The Unicorn Hotel (HER18403), Bernard Wallin's bakery, (HER16344) and the Post Office (HER18390), all lie in Market Place. A pier (HER18353) and a garden wall at Castle House (HER18351), Tays Gateway (HER18346), a wall at Castle House (HER18352) and Dragon House all lie in Bullring (HER18347). Treholford (HER18414), Berwick House (HER18406), Ilbury House (HER18407), Park Farmhouse (HER18418), The Stile House are all in New Street (HER18409). Corner Cottage, Chapel Square (HER18356), Grove House

(HER18375) and Grove Cottage, High Street (HER18377) and The School House, Hopcraft Lane (HER18380).

Grade II Listed Buildings dating to the 18th century include an icehouse (HER4746) at Deddington Manor which is an egg-shaped structure contained within a mound in a spinney. The park wall (HER18421) and the walled garden with stable block and attached walls (HER18419) at Deddington Manor are also Grade II Listed Buildings. Farthing Cottage (HER18424), Number 3 and Jasmine Cottage (HER18427), Number 5 (HER18425), Eastleigh (HER18425), Quinque House (HER18411), Lorien and Folly Cottage (HER18422), The Crown and Tuns public house (HER18405), Old Farm House (HER18423), Coniston House (HER18404), Lime Cottage (HER18410), Cotswold House including the garage wing (HER18417) and Greenstone Cottage (HER18426) are all in New Street. Calder Cottage (HER18432), Winmour Cottage (HER18431), Midhill (HER18430) lie in Philcote Street and Earl's Farmhouse (HER18441) with its associated barn and farm buildings (HER18440) are in Victoria Terrace. Numbers 2 and 3 (HER18437) and Peartree Cottage and house adjoining to the north (HER18436) are located in Thomas Street, Horsefair Cottage (HER18383) and Manchip House (HER18384) are in Horsefair. Unicorn Antiques (HER18400), Tuckers (HER18392), Ivy House (HER18398), Southgate (HER18393), Red Lion Cottage (HER18399), Clydesdale (HER18402), Number 7 (Celandine) (HER18391), Cromwell House and Market Place Cottage (HER18394) are all in Market Place. Number 12a (HER18369), Tchure Cottage (HER18368), The Corner House (HER18370), The Holcombe Hotel (HER18373), Grove Lodge (HER18378), Grove Cottages and adjoining garage range (HER18376), Osborne Cottage (HER18372) and Osborne House (HER18371) are in High Street. Church Cottage (HER18364), Church Street, Castle View (HER18366) and The Cottage (HER18367), Goose Green, The Manse (HER18348) and Wirral House (HER18349), Bullring and Number 1 (HER18379), Hopcraft lane are also included in the listings. In addition, a Group of three chest tombs (HER18358), a pair of chest tombs (HER18357) and the Bartholemew Churchill memorial (HER18360) are at the Church of St Peter and St Paul.

There are fewer Grade II Listed Buildings of the 19th century in Deddington but they include Deddington Manor, New Street (HER18420) which was built in around 1800, probably for Samuel Churchill and was extended in 1840. Town Hall (HER18387) dates to the 19th century but incorporates part of the former early 17th-century structure. Laurel House (HER18389), Market Place; the outbuilding and attached wall east of The Old Vicarage and Numbers 1-4 Almshouses (HER10783) dated to 1818 are all located in Church Street. Rose Dene and Rose Dene Cottage (HER18416), New Street; Beeches, Earl's Lane (HER18365). Priory Dene and Number 3, Hudson Street (HER18385) date to 1830 and the Hitchcock memorial at the Church of St Peter and St Paul is also included in the listings.

A 1935 K6 telephone kiosk in Market Place is also a Grade II Listed Building.

Undated

Human remains were discovered during a watching brief to the south-east of the site at the Church of St Peter and St Paul in 1994 (EOX69). The burial had been truncated by the construction of the church tower in the 17th century, following a major structural collapse of the west end of the church (Hardy 1995).

Table 1: Historic Environment Record (HER) data

Ref	Description	Location	
3	Deddington Mill, 1880	445610	232830
166	Site of post-medieval windmill	445990	231740
169	Post-medieval quarry	446500	232700
204	Brick, tile and drainpipe works	446800	230900
2344	Roman gold coin	446600	231700
4744	Wesleyan Reform chapel, Chapel Square, 1851	446770	231580
10209	Site of toll house	446500	231700
11536	Former Congregational chapel and The Tchure, 1820	446630	231650
11646	Former Methodist chapel, Church Street, 1800	446780	231590
11647	Former Methodist chapel/Salvation Army barracks, New Street	446690	231310
14136	Medieval musical instrument, 14th century	446600	231680
4745	Congregational Chapel, 1880	446580	231490
26035	Medieval wall foundation and pits at Mews House	446921	231616
Events			
EOX1224	The Co-op store, Market Place, Deddington, watching brief 2004	446740	231650
EOX1520	Castle Dene, watching brief 2005	446950	231690
EOX1801	Earl's Farm, watching brief 2000	446840	231820
EOX2012	The Holcombe Hotel, watching brief 2007	446510	231686
EOX2069	The Mews House, Castle Street, watching brief 2007	446921	231616
EOX69	Church of St Peter and St Paul, watching brief 1994	446700	231600
EOX858	Earl's Farm, watching brief 2001	446840	231820
EOX71	Deddington transfer main, fieldwalking and trial trenching, 1992	446900	232400
Buildings			
4743	Church of St Peter and St Paul, Church Street	Gr II*	446750 231690
4746	Icehouse, Deddington Manor, 18th-19th century	Gr II	446550 231380
5444	Castle House, Bullring, 13th century	Gr II*	446750 231740
9424	The Leadenporch House, New Street, 14th century	Gr I	446680 231400
10783	Nos 1-4 Almshouses, Church Street, 1818	Gr II	446790 231620
16344	Bernard Wallin's Bakery, Market Place, 17th century	Gr II	446600 231600
18346	Tays Gateway, Bullring, 17th century	Gr II	446735 231767
18347	Dragon House, Bullring, 17th century	Gr II	446727 231767
18348	The Manse, Bullring, 18th century	Gr II	446719 231768
18349	Wirral House, Bullring, 18th century	Gr II	446711 231764
18351	Garden Wall approx. 10m north-east of Castle House, Bullring, 17th century	Gr II	446780 231766
18352	Wall approx. 20m east of Castle House, Bullring, 17th century	Gr II	446786 231739
18353	Pier approx. 25m south east of Castle House, Bullring, 17th century	Gr II	446785 231732
18354	No. 7 and 8, Castle Street, 17th century	Gr II	446869 231625
18355	Featherston House, Castle Street, 17th century	Gr II	446820 231582
18356	Corner Cottage, Chapel Square, 17th century	Gr II	446751 231567
18357	Pair of chest tombs approx. 45m east south east of chancel of church of St Peter and St Paul, Church Street, 18th century	Gr II	446818 231684
18358	Group of three chest tombs approx. 17m east south east of chancel of church of St Peter and St Paul, Church Street, 18th century	Gr II	446802 231686

DEDDINGTON, HEMPTON ROAD

18359	Maynard memorial approx. 2m south of chancel of church of St Peter and St Paul, 1646	Gr II	446771	231693
18360	Churchill memorial approx. 3m south of south aisle of church of St Pater and St Paul, Church Street, 18th century	Gr II	446756	231683
18361	Hitchcock memorial approx. 2m south of tower of church of St Peter and St Paul, 19th century	Gr II	446735	231691
18362	Outbuilding and attached wall approx. 10m south east of The Old Vicarage, Church Street, 1822	Gr II	446789	231649
18363	The Old Vicarage, Church Street, 17th century	Gr II	446774	231653
18364	Church Cottage, Church Street, 18th century	Gr II	446761	231663
18365	Beeches, Earls Lane, 1800	Gr II	446648	231821
18366	Castle View, Goose Green, 1757	Gr II	446792	231413
18367	The Cottage, Goose Green, 18th century	Gr II	446796	231402
18368	Tchure Cottage, High Street, 18th century	Gr II	446574	231661
18369	No. 12a, High Street, 18th century	Gr II	446586	231604
18370	The Corner House, High Street, 18th century	Gr II	446551	231721
18371	Osborne House, High Street, 18th century	Gr II	446551	231709
18372	Osborne Cottage, High Street, 18th century	Gr II	446550	231703
18373	The Holcombe Hotel, High Street, 18th century	Gr II	446536	231696
18374	Maunds Farmhouse, High Street, 17th century	Gr II*	446551	231627
18375	Grove House, High Street, 17th century	Gr II	446560	231605
18376	Grove Cottages and adjoining garage range, High Street, 18th century	Gr II	446554	231590
18377	Grove Cottage, High Street, 17th century	Gr II	446566	231577
18378	Grove Lodge, High Street, 18th century	Gr II	446572	231562
18379	No. 1, Hopcraft Lane, 18th century	Gr II	446907	231618
18380	The School House, Hopcraft Lane, 1655 and 1735	Gr II	446885	231544
18381	Oak Cottage, Hopcraft Lane, 16th century	Gr II	446870	231504
18382	Kings Arms public house, Horsefair, 16th century	Gr II	446668	231754
18383	Horsefair Cottage, Horsefair, 18th century	Gr II	446618	231729
18384	Manchip House, Horsefair, 18th century	Gr II	446608	231727
18385	Priory Dene and No. 3, Hudson Street, 1830	Gr II	446638	231572
18386	No. 1, The Priory, Hudson Street, possibly 16th century	Gr II	446615	231563
18387	Town Hall, Market Place, 1806	Gr II	446692	231658
18388	K6 telephone kiosk, Market Place, 1935	Gr II	446692	231665
18389	Laurel House, Market Place, 19th century	Gr II	446701	231712
18390	Post Office, Market Place, 17th century	Gr II	446710	231706
18391	No. 7 (Celandine), Market Place, 18th century	Gr II	446706	231693
18392	Tuckers, Market Place, 18th century	Gr II	446707	231686
18393	Southgate, Market Place, 18th century	Gr II	446746	231598
18394	Cromwell House and Market Place Cottage, Market Place, 18th century	Gr II	446720	231594
18395	Bowindow, Market Place, 17th century	Gr II	446700	231592
18396	Old Corner House and attached wall, Market Place, 17th century	Gr II	446666	231729
18397	The Hermitage, Market Place, 17th century	Gr II*	446667	231717
18398	Ivy House, Market Place, 18th century	Gr II	446669	231704
18399	Red Lion Cottage, Market Place, 18th century	Gr II	446671	231697
18400	Unicorn Antiques, Market Place, 18th century	Gr II	446668	231668
18401	Deddington salerooms and Wells House, Market Place, 17th century	Gr II	446668	231649
18402	Clydesdale, Market Place, 18th century	Gr II	446676	231640
18403	Unicorn Hotel, Market Place, 17th century	Gr II	446676	231628
18404	Coniston House, New Street, 18th century	Gr II	446627	231519
18405	Crown and Tuns public house, New Street, 18th century	Gr II	446641	231487

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18406	Berwick House, New Street, 17th century	Gr II	446657	231454
18407	Ilbury House, New Street, 17th century	Gr II	446663	231445
18408	Barn and stable range approx. 10m east of The Leadenporch House, 17th century	Gr II	446705	231420
18409	The Stile House, New Street, 17th century	Gr II	446709	231368
18410	Lime Cottage, New Street, 18th century	Gr II	446724	231333
18411	Quinque House, New Street, 18th century	Gr II	446738	231319
18412	Plough House and The Steps, New Street, 17th century with 14th and 15th century features	Gr II*	446747	231308
18413	Mallards, New Street, 16th century	Gr II	446761	231294
18414	Treholford, New Street, 17th century	Gr II	446783	231273
18415	Eastleigh, New Street, 18th century	Gr II	446576	231551
18416	Rose Dene and Rose Dene Cottage, New Street, 19th century	Gr II	446581	231537
18417	Cotswold House including garage wing, New Street, 18th century	Gr II	446598	231512
18418	Park Farmhouse, New Street, 17th century	Gr II	446629	231448
18419	Walled garden, stable block and attached walls to north west of Deddington Manor, New Street, late 18th century	Gr II	446554	231404
18420	Deddington Manor, New Street, 1800	Gr II	446655	231385
18421	Park Wall to South of Deddington Manor, New Street, 18th century	Gr II	446682	231356
18422	Lorien and Folly Cottage, New Street, 18th century	Gr II	446710	231309
18423	The Old Farm House, New Street, 18th century	Gr II	446721	231297
18424	Farthing Cottage, New Street, 18th century	Gr II	446746	231275
18425	No. 5, New Street, 18th century	Gr II	446754	231266
18426	Greenstone Cottage, New Street, 18th century	Gr II	446762	231259
18427	No. 3 and Jasmine Cottage, New Street, 18th century	Gr II	446773	231249
18428	The Cottage, Philcote Street, 17th century	Gr II	446776	231519
18429	Vervain and No. 5, Philcote Street, 17th century	Gr II	446776	231511
18430	Midhill, Philcote Street, 18th century	Gr II	446783	231485
18431	Winmour Cottage, Philcote Street, 18th century	Gr II	446785	231477
18432	Calder Cottage, Philcote Street, 18th century	Gr II	446789	231465
18433	No. 3, Philcote Street, 17th century	Gr II	446793	231460
18434	The Knowle, Philcote Street, 17th century	Gr II	446756	231545
18435	The Old House, Philcote Street, 17th century	Gr II	446757	231532
18436	Pear tree Cottage and house adjoining to north, St Thomas Street, 18th century	Gr II	446850	231414
18437	Nos. 2 and 3, St Thomas Street, 18th century	Gr II	446845	231273
18440	Barn and Farmbuildings approx. 30m north east of Earl's Farmhouse, Victoria Terrace, 18th century	Gr II	446827	231822
18441	Earl's Farmhouse, Victoria Terrace, 18th century	Gr II	446810	231788
18442	Deddington Mill, 1830	Gr II	445580	232843



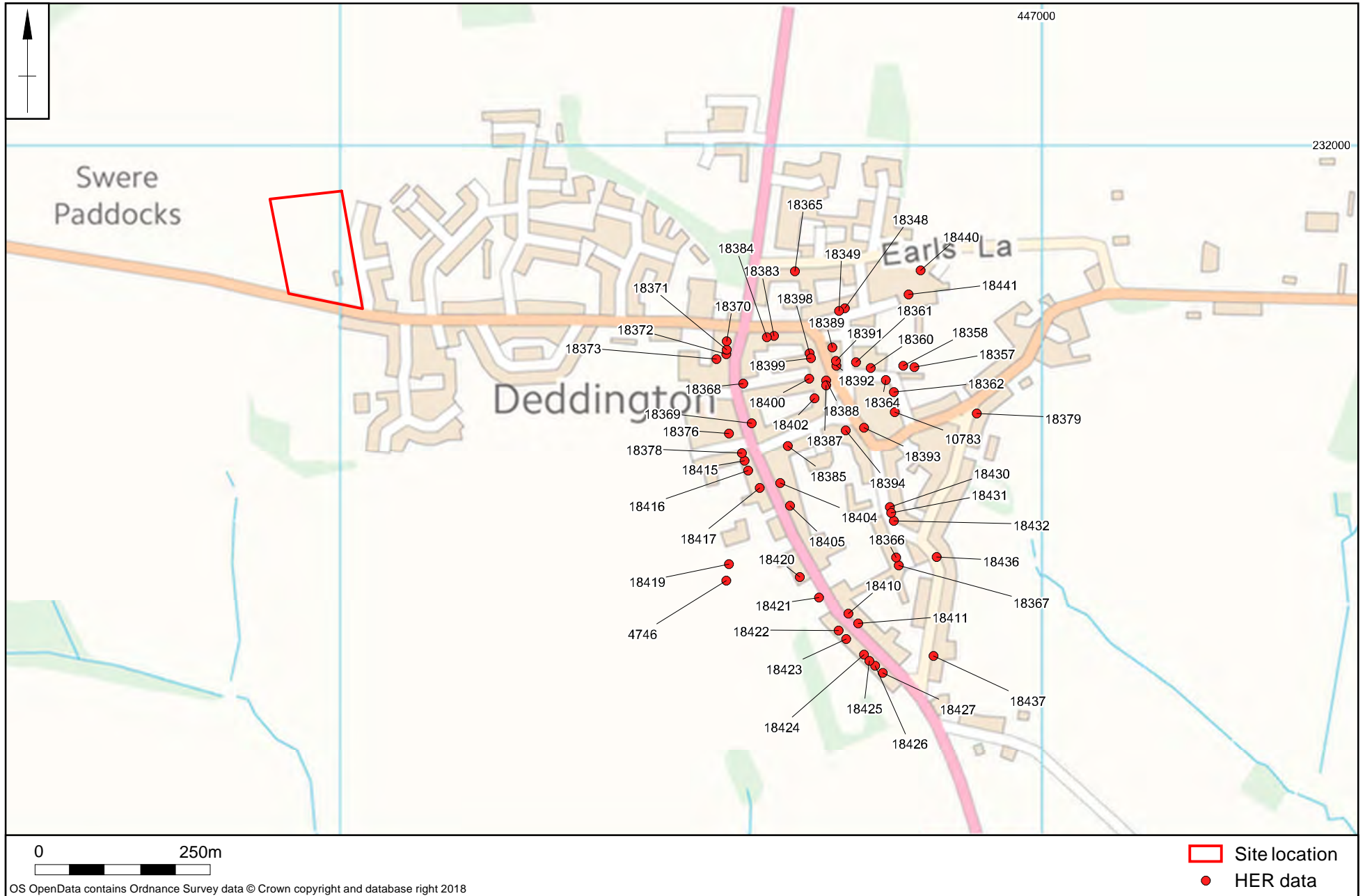
Scale 1:12500

Historic Environment Record (HER) Monuments and Events Fig 7



Scale 1:7500

Historic Environment Record (HER) pre-18th century Listed Buildings Fig 8



Scale 1:7500

Historic Environment Record (HER) post-18th century Listed Buildings Fig 9

2.4 Historic Landscape Characterisation (HLC)

The Oxfordshire Historic Landscape Characterisation Project was funded by Historic England and its purpose was to map current and past land use across Oxfordshire by examining the archaeological and historic processes which have influenced the modern landscape.

The area around the site is broadly categorised as Enclosure and as sub-type Prairie/Amalgamated enclosure. This landscape was subject to piecemeal enclosure of the open field system in the 19th century but has been amalgamated into larger fields through boundary loss in modern times.

2.5 Cartographic evidence

Estate map of Deddington of lands belonging to the Dean and Chapter of Christ Church College, Oxford, 1707 (Fig 10)

The earliest available cartographic evidence shows that the site was under the ownership of Christ Church College, Oxford and was tenanted to John Hollier. The map shows that the hedgeline at the western boundary of the site and Hempton Road at the southern boundary have remained fixed since this map was produced. The site of the post-medieval windmill (HER166) is visible close to the southern boundary of the site. The map shows that in the early 18th century, the vast majority of the village buildings lay to the east of Banbury Road and appear to be evenly distributed.

Lewis' map of Oxfordshire, 1793-4 (Fig 11)

Deddington is shown here as a compact small town clustered around Banbury Road, neatly defined by a series of hedges at the periphery of the settlement. The town had expanded westwards since the estate map of 1707 (Fig 10) was produced, with a long row of houses on the west side of Banbury Road, south of Hempton Road. The map shows the properties in a stylised fashion and has omitted minor roads that did not lead between settlements, which is usual for county maps of the period. Mill Road, which leads northwards from Hempton Road and was visible on the estate map of 1707 (Fig 10), has been omitted. The windmill at the southern boundary of the site (HER166) is clearly visible to the west of the town, with a house on the western side. Field boundaries have not been included on the map but the dashed lines beyond Deddington suggest the direction of the furrows within the open fields. The map also suggests that the landscape around the site was relatively flat and open at this time.

Deddington inclosure map, 1808 (Fig 12)

The inclosure map shows that the field boundaries to the west of Deddington had altered very little during the previous hundred years. Mill Road is illustrated to the east of the site and Hempton Road was known as the Chipping Norton Turnpike Road or Hempton Way at this time. It is likely that plots 124 and 125 had remained in the possession of the Hollier family for over a century, although they had been subdivided in the years since the Hollier family were first mentioned (Fig 10). This map also shows that the southern end of the site, Plot G, was quarried for stone in the early 19th century.

Table 2: Deddington Inclosure map apportionments

Plot	Owner	Name	A	R	P
124	John Hollier (of Thame)	Allotment	8	2	12
125	John Hollier (of Thame)	Allotment	7	-	5
G		Stone pit, 7th allotment, Hempton Way	1	-	-

First Edition Ordnance Survey map, 1881 (Fig 13)

Deddington had become a flourishing town by the end of the 19th century, with a police station, school, hotel, a gasworks and a post office. The quarry at the southern end of the site that had been active at the time of Inclosure is referred to as 'Old Quarry' on this map. The site of the windmill at the southern boundary of the proposed development is labelled 'The Windmill' although only the associated sheds and stores are illustrated, not the mill building itself. A footpath is marked parallel to the eastern boundary of the site, leading from Hempton Way to the field beyond to the north. The map also shows Deddington Castle to the south-east of the site, which was used as a cricket ground. The icehouse (HER4746) at Deddington Manor can be seen to the south-east of the site on the western side of the town.

Second Edition Ordnance Survey map, 1900 (Fig 14)

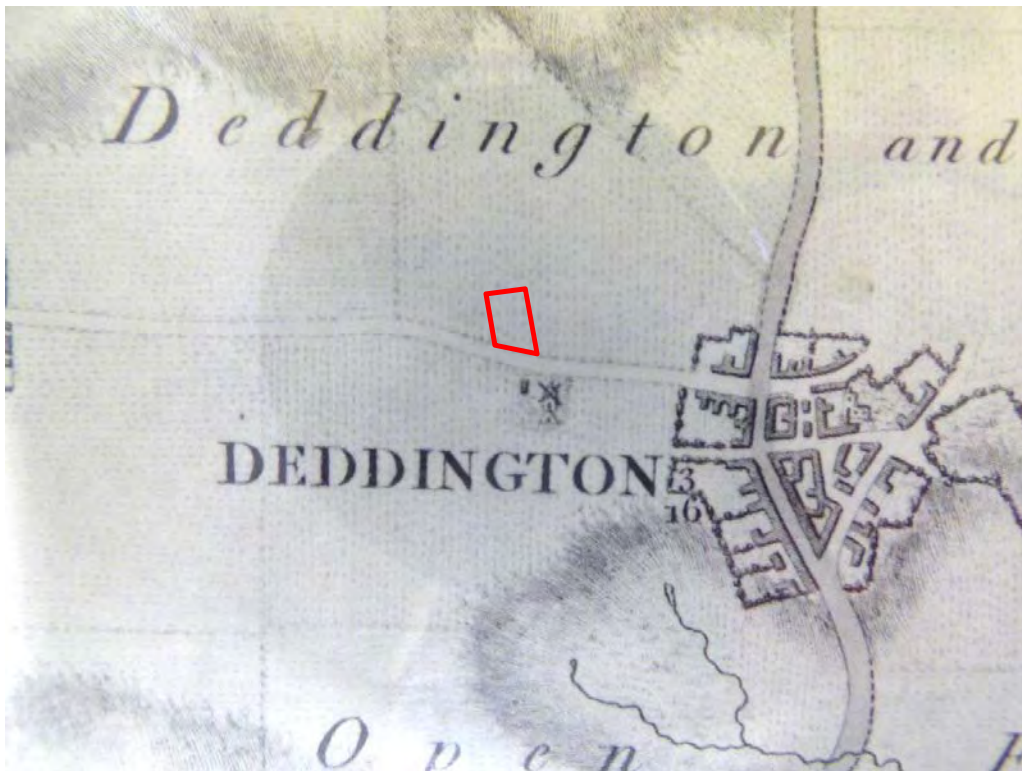
No changes had taken place on the site by the time the Second Edition Ordnance Survey map was produced, although the footpath close to the eastern boundary of the site is not illustrated and the quarry at the southern end of the site is not labelled. Deddington had not undergone any significant expansion since the First Edition Ordnance Survey map was produced.

Ordnance Survey map, 1923 (Fig 15)

No changes had taken place on the site and within Deddington by the time this map was produced. In addition, very few boundary changes were made in the surrounding agricultural landscape.



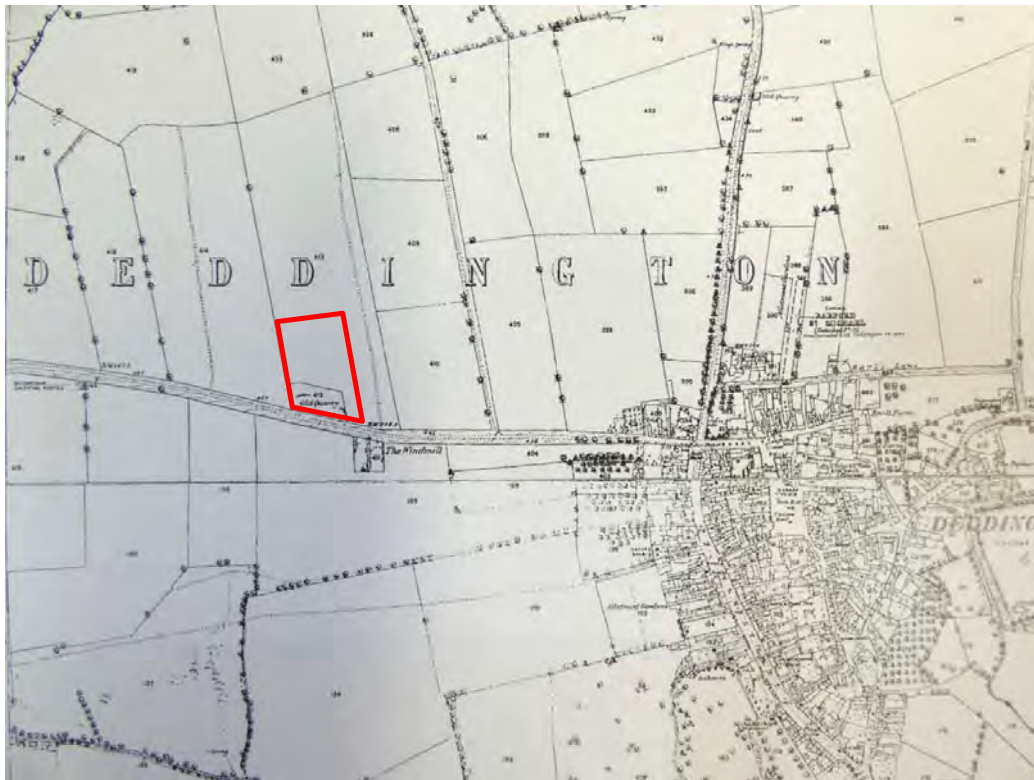
Estate map of Deddington, of lands belonging to the Dean and Chapter of Christ Church College, Oxford, 1707 Fig 10



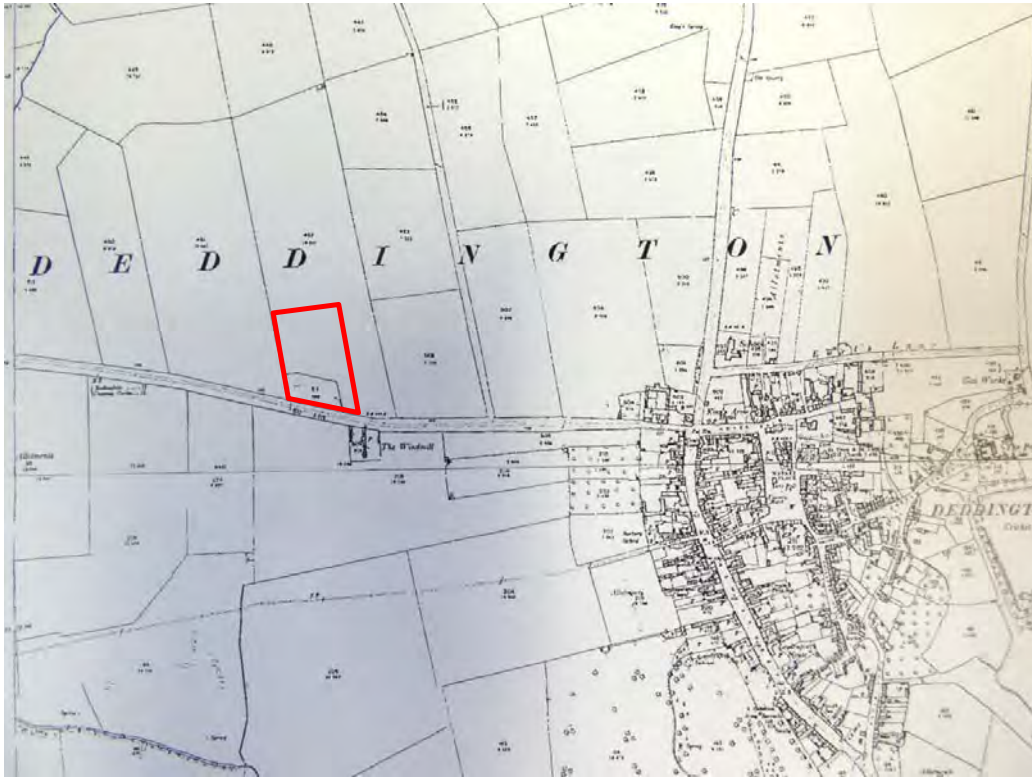
Lewis' map of Oxfordshire, 1793-4 Fig 11



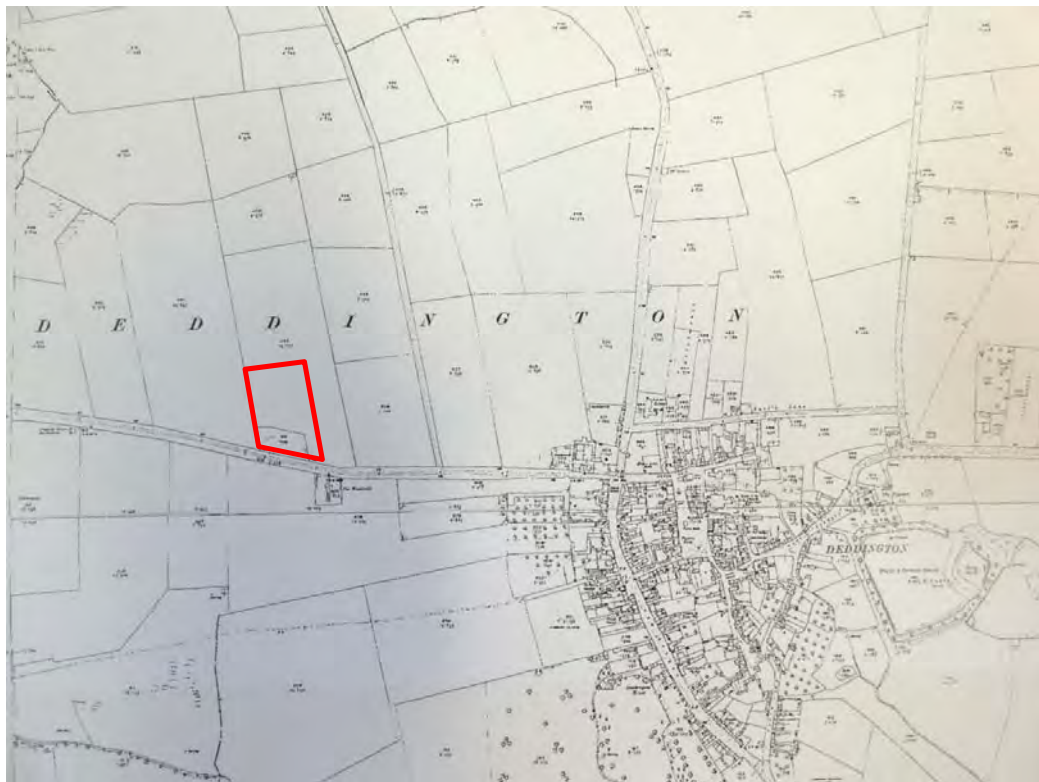
Deddington Inclosure map, 1808 Fig 12



First Edition Ordnance Survey map, 1881 Fig 13



Second Edition Ordnance Survey map, 1900 Fig 14



Ordnance Survey map, 1923 Fig 15

3 IMPACT ASSESSMENT

3.1 The proposed development

The proposed development is for a small housing development at Hempton Road, Deddington, with associated infrastructure, attenuation pond and local areas of play.

Paragraph 132 of the National Planning Policy Framework recognises that those heritage assets with the highest level of significance comprise Scheduled Monuments, Registered Battlefields, Grade I and II* Listed Buildings, Grade I and II* Registered Parks and Gardens and World Heritage Sites. In paragraph 139 it states that non-designated heritage assets that are demonstrably of equivalent significance to Scheduled Monuments be considered subject to the same policies.

There are no Conservation Areas, Registered Parks and Gardens, Registered Battlefields, Scheduled Monuments or World Heritage Sites within the 1km Historic Environment Record (HER) search radius of the site. However, there is one Scheduled Monument, Deddington Castle, which lies beyond the search radius of the site. There is also one Grade I Listed Building, five Grade II* Listed Buildings and 94 Grade II Listed Buildings.

3.2 Archaeological potential

The potential for prehistoric remains to be found at the site is low. No remains of prehistoric date have been found within the 1km HER search radius.

The potential for Roman remains is also low. A Roman gold coin was found in Deddington but no other remains of the period are known in the vicinity.

The potential for Saxon remains to be found at the site is also low, due to the lack of evidence found locally.

The potential for medieval remains to be found at the site is also low. The medieval historic core of Deddington and Deddington Castle lie to the east of the site and remains of the period have been found within the medieval town. It is likely that the site lay within open ground at this time.

The potential for post-medieval remains is high. A quarry occupies the southern part of the site which was active during the 19th century. However, there is a low potential for post-medieval remains in the northern part of the site. Cartographic evidence suggests that the site had remained as open farmland throughout the period.

3.3 Archaeological sensitivity

Table 3: Criteria for assessing the relative sensitivity (value) of cultural heritage sites

Level of sensitivity	Definition
Very high – high	Sites of international importance: World Heritage Sites, other historic sites, buildings or landscapes of international importance whether designated or not. Sites, landscapes or buildings of national importance including those that are designated as Scheduled Monuments or those that are considered to be suitable for scheduling, Grade I and Grade II* Listed Buildings, Registered Battlefields, Grade I and II* Registered Parks and Gardens, sites that have the potential to significantly contribute to national research objectives.
Medium	Sites of regional importance include Grade II Listed Buildings, Grade II Registered Historic Gardens, Conservation Areas and those sites which are considered to be significant regional examples with well-preserved evidence of occupation, industry etc.
Low	Sites, landscapes or buildings which are of less defined extent, nature and date or which are in a poor or fragmentary state, but which are considered to be significant examples in a local context; important hedgerows; locally listed buildings.
Negligible	Areas in which investigative techniques have produced negative or minimal evidence of antiquity, or where large scale destruction of the archaeological resource has taken place (e.g. by mineral extraction).

The level of archaeological sensitivity can only be assessed against the known or likely presence of archaeological remains on or around the site.

The level of sensitivity for the prehistoric periods is low, due to the lack of evidence found in the vicinity of the site.

The level of sensitivity for the Roman period is also low, owing the paucity of evidence found locally.

The level of sensitivity for the Saxon period is also low, as remains of this date have not been discovered in the vicinity of the site.

The level of sensitivity for the medieval period is high due to designated heritage assets in the locality. A Scheduled Monument, Deddington Castle, lies at a distance to the east of the site. The Leadenporch House is a medieval Grade I Listed Building, The Church, the Plough House and The Steps, Castle House and Maunds Farmhouse are all Grade II* Listed Buildings.

The level of sensitivity for the post-medieval period is also high due to one designated heritage asset. The Hermitage, Market Place is a Grade II* Listed Building. There are also 94 Grade II Listed buildings which date to the post-medieval period, although the sensitivity of these is medium.

4 CONCLUSION

The site lies on the west side of Deddington, Oxfordshire, on the north side of Hempton Road. There is one Grade I, five Grade II* and 94 Grade II Listed Buildings within the 1km Historic Environment Record (HER) search radius of the site. There is also a Scheduled Monument, Deddington Castle, which lies on the east side of Deddington and beyond the 1km search radius. None of the designated heritage assets are visible from the site and so a visual impact assessment for them is not required for this report.

The only archaeological evidence in the vicinity of the site that predates the medieval period is a Roman gold coin that was found in the centre of Deddington during the 19th century.

The earliest phases of Deddington Castle were built before 1100 with the construction of a motte and bailey. An enclosure was constructed during the 12th century, after which, Deddington grew and prospered into a medieval town. Medieval remains have been discovered within the historic core of the settlement and some medieval buildings have remained standing. The site lies at a distance from the historic core and probably lay within open farmland during this time.

Cartographic evidence suggests that the site had remained within the open fields to the west of the town and that a quarry lay within the southern half of the site during the post-medieval period.

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