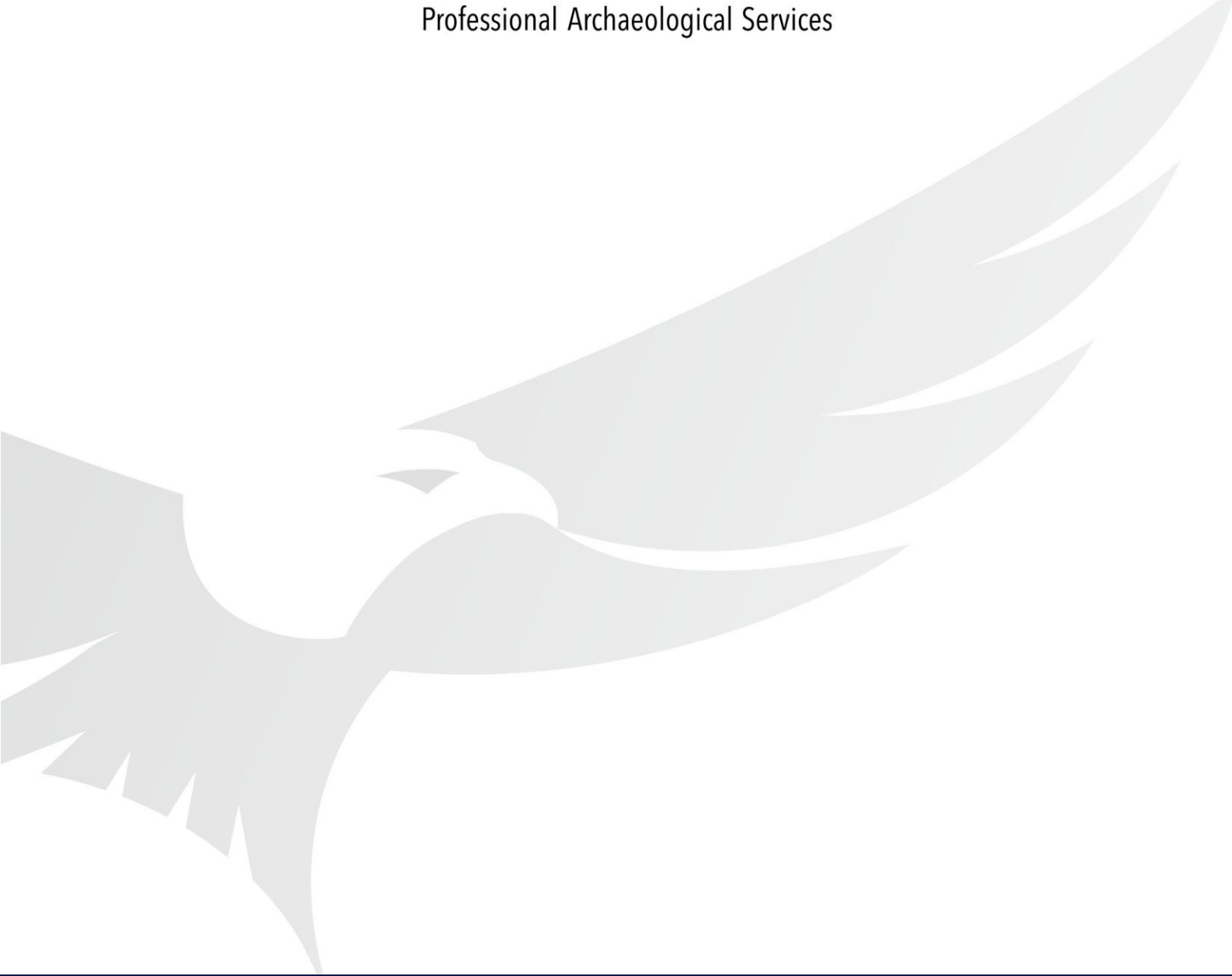




HPS

Professional Archaeological Services



Archaeological Desk Based Assessment

Land at 25 Orchard Way, Harwell, Didcot, Oxfordshire, OX11 0LQ

09 June 2021

Client: Mr C. Bates / Feltham Properties
Project Site: Land near 25 Orchard Way, Harwell, Didcot, Oxfordshire, OX11
0LQ
NGR: SU 48791 89096 (448791, 189096)
Document Type: Archaeological Desk-Based Assessment
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Date of Preparation: 09 June 2021
Local Planning Authority: Vale of White Horse District Council
Application Reference: P21/V0679/O
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Non-Technical Summary

Heritage Planning Services Ltd has been commissioned by Mr C. Bates for Feltham Properties to prepare an archaeological Desk-Based Assessment for land near 25 Orchard Way, Harwell, Didcot, Oxfordshire, OX11 0LQ (the Project Site).

This report is required to support plans for the development of up to 5 dwellings on the site (VOWH planning reference P21/V0679/O). The need for the report has been advised by Mr S. Weaver, Archaeological Advisor for Oxfordshire County Council (S. Weaver 5th May 2021 pers. comm.)

This assessment has determined that the boundaries of the Iron Age - Roman settlement identified to the north of the Project Site are well defined and that associated settlement activity is unlikely to extend to the proposed development area. However, Roman and/or Iron Age features relating to either a trackway or agricultural activity are likely to extend onto the Project Site and further features associated with development cannot be entirely ruled out.

Based on the well-defined boundary of Prehistoric / Roman settlement, the low significance of associated features and the limited potential from the broader historic environment, it is not considered that the archaeology on site would preclude development and further work can be secured through an appropriate condition.

The current proposals will have a negative impact upon any below ground archaeology that may be present. A phased programme of archaeological work is to take place, starting with trial trench evaluation to determine what, if any, further mitigation may be needed (e.g. open excavation or watching brief).

1. Introduction

- 1.1. Heritage Planning Services Ltd has been commissioned by Mr C. Bates for Feltham Properties to prepare an archaeological Desk-Based Assessment for land at 25 Orchard Way, Harwell, Didcot, Oxfordshire, OX11 0LQ (hereafter referred to as the Project Site).
- 1.2. This report is required to support plans for the development of up to 5 dwellings on the site (VOWH planning reference P21/V0679/O). The need for the report has been advised by Mr S. Weaver, Archaeological Advisor for Oxfordshire County Council (S. Weaver 5th May 2021 pers. comm.). Following review of the draft DBA, this document has been updated in line with comments provided by Mr Weaver dated 7th June 2021.
- 1.3. The report has been prepared by Sam Driscoll MCIFA, Director, Heritage Planning Services and completed under project reference HPS-397/21.

2. The Project Site

- 2.1. The Project Site is located on land to the west of the Oxfordshire village of Harwell, approximately 16 km south of Oxford. The site is defined by a large garden plot to the rear of a dwelling situated on the edge of the Modern urban development of the village. The garden is bordered by agricultural land to the west / northwest and a sports field to the south. The garden plot belonging to No. 27 Orchard Way makes the northern boundary.
- 2.2. Geologically the site is defined by Upper Greensand Formation - Calcareous Sandstone and Siltstone Formation; a sedimentary bedrock formed approximately 113 to 93 million years ago between the Albian and Cenomanian Age within the Cretaceous. The site is located on level ground at 82.5m aOD.

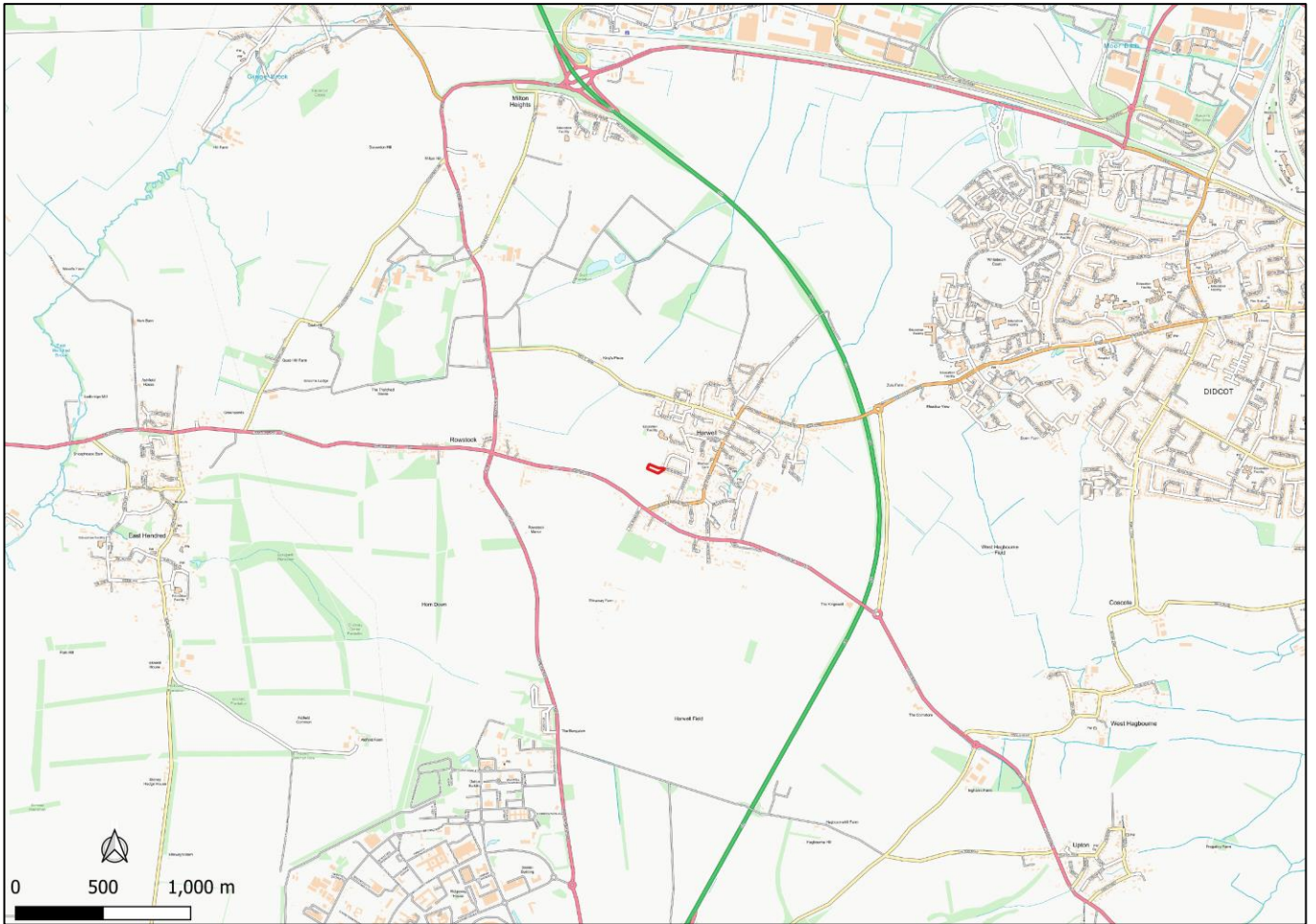


Figure 1: General site location with red line boundary, centred on SU 48791 89096.

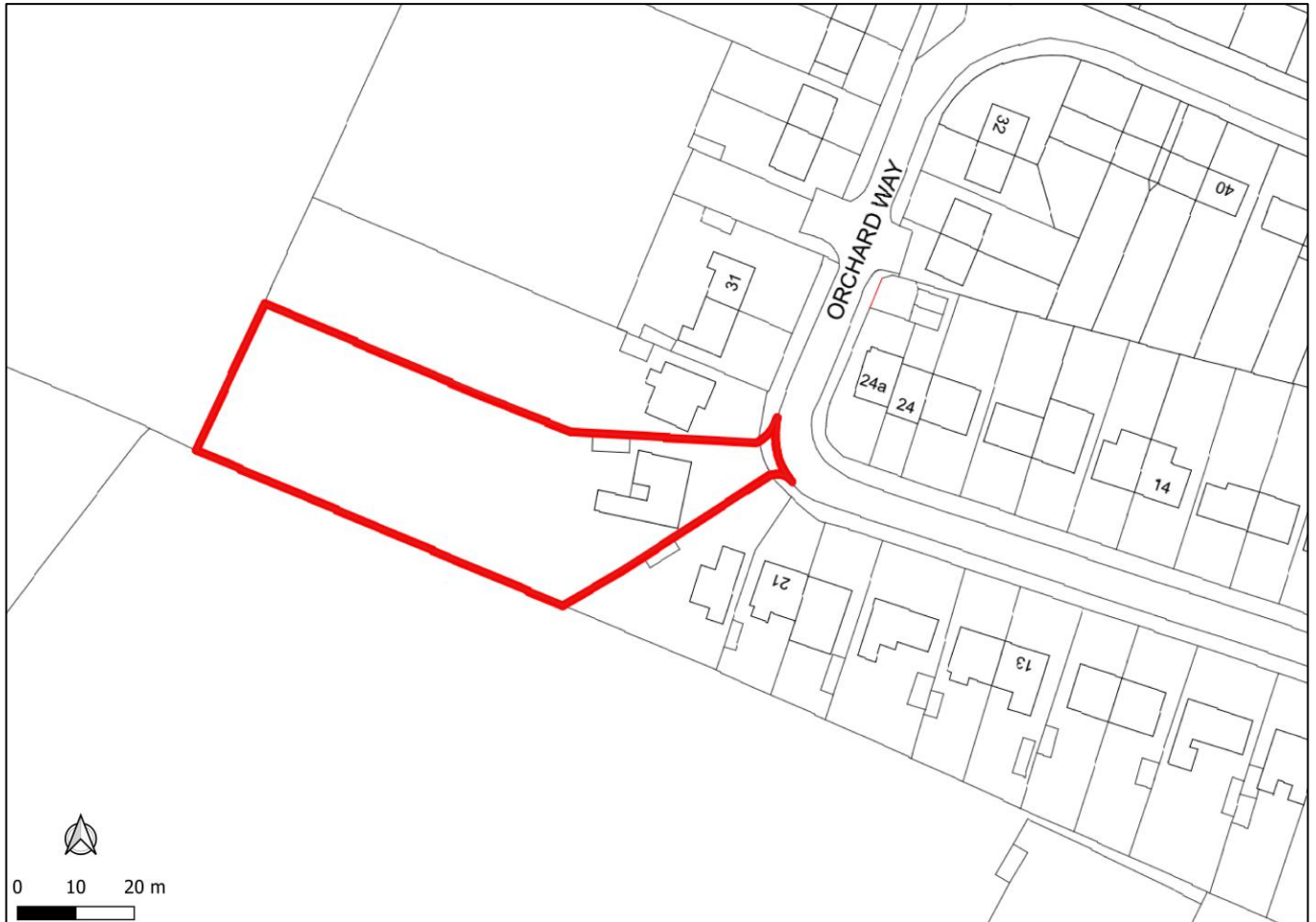


Figure 2: Detailed red line boundary centred on SU 48791 89096.

Site visit

- 2.3. Heritage Planning Services undertook a site visit on the 17th May 2021, in dry bright conditions. The aim was to provide a general assessment of the Project Site's archaeological potential.
- 2.4. The Project Site is accessed via a garden gate to the south of the driveway. To land is located to the rear of the property and comprises a large turfed lawn with young orchard trees to the west. The south boundary is defined by a high fence comprised of reinforced concrete posts and timber fencing panels. To the north a wire mesh fence was observed behind hedging along the Project Site boundary.
- 2.5. No evidence of archaeological features was noted on the Project Site and no historic features, worthy of pre commencement recording, were observed during the site visit.
- 2.6. A linear parch mark is evident on aerial photographs taken c. 2020, oriented WNW – ESE in the centre of the site. There is no physical evidence of significant ground disturbance associated with the feature, which is believed to have occurred during recent soft landscaping works.

2.7. No significant areas of ground disturbance were noted across the Project Site as a whole and the potential for the survival of archaeological deposits is considered good.



Photo 1: Northwest facing view of the development area from the rear of no. 25 Orchard Way.



Photo 2: Southeast facing view of Project Site with rear elevation of 25 Orchard Way in the centre.

3. Planning Background

- 3.1. An application for planning permission was submitted to Vale of White Horse District Council for the residential development of up to 5 dwellings (under planning application ref P21/V0679/O) in March 2021.
- 3.2. In response to this application, Steven Weaver, the archaeological advisor to the LPA, advised that there would be the need for a pre-determination archaeological evaluation due to the considerable archaeological interest and potential of the development site (comments dated 29th March 2021).
- 3.3. Following these comments, Heritage Planning Services assessed the Project Site and prepared this desk-based assessment. As part of this, it was noted that there were considerable access issues to the site and it would not be possible to get plant onto site to undertake the requested trial trenching without partial removal of existing fencing to facilitate access.
- 3.4. As such, Mr Weaver agreed that further archaeological investigation could be undertaken under condition, provided an archaeological desk-based assessment was produced to assist in determining the type of mitigation needed (see comments dated 5th May 2021).

4. Planning Policy and Developmental Framework

- 4.1. With regards to the relevant policy and development framework, the following are considered appropriate to the current proposal.

National Planning Policy Framework (NPPF), 2019;

“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.

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

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

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.

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. However, the ability to record evidence of our past should not be a factor in deciding whether such loss should be permitted.

200. Local planning authorities should look for opportunities for new development within Conservation Areas and World Heritage Sites, and within the setting of heritage assets, to enhance or better reveal their significance. 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.”

Vale of White Horse District Council Local Plan 2031 (adopted December 2016)

Core Policy 39: The Historic Environment

The Council will work with landowners, developers, the community, Historic England and other stakeholders to:

- i. ensure that new development conserves, and where possible enhances, designated heritage assets and non-designated heritage assets and their setting in accordance with national guidance and legislation
- ii. ensure that vacant historic buildings are appropriately re-used as soon as possible to prevent deterioration of condition
- iii. seek to reduce the number of buildings on the "Heritage at Risk" Register
- iv. encourage better understanding of the significance of scheduled monuments on the "Heritage at Risk" Register and to aid in their protection
- v. better understand the significance of Conservation Areas in the district through producing Conservation Area Character Appraisals and Management Plans
- vi. identify criteria for assessing non designated heritage assets and maintaining a list of such assets as Locally Listed Buildings, and
- vii. encourage Heritage Partnership Agreements, particularly for Listed Buildings on any 'at risk' register.

5. Archaeological Baseline Survey

Introduction

- 5.1. The information presented here is derived from sources including the Oxfordshire Historic Environment Record, the National Heritage List for England (NHLE), the Historic England Archive, and surviving cartographic resources, along with other published or documentary sources.
- 5.2. A radius of approximately 1000 m from the Project Site has been established as the Study Area.

Designated Assets

- 5.3. There are no Scheduled Monuments, Listed Buildings or Registered Parks and Gardens within the red line boundary.
- 5.4. There are several Listed Buildings within the Study Area (see Figure 3), including the Grade I Listed Church of St. Matthew (NHLE 1048238). None of these sites are intervisible with the Project Site and all are screened by existing residential development.

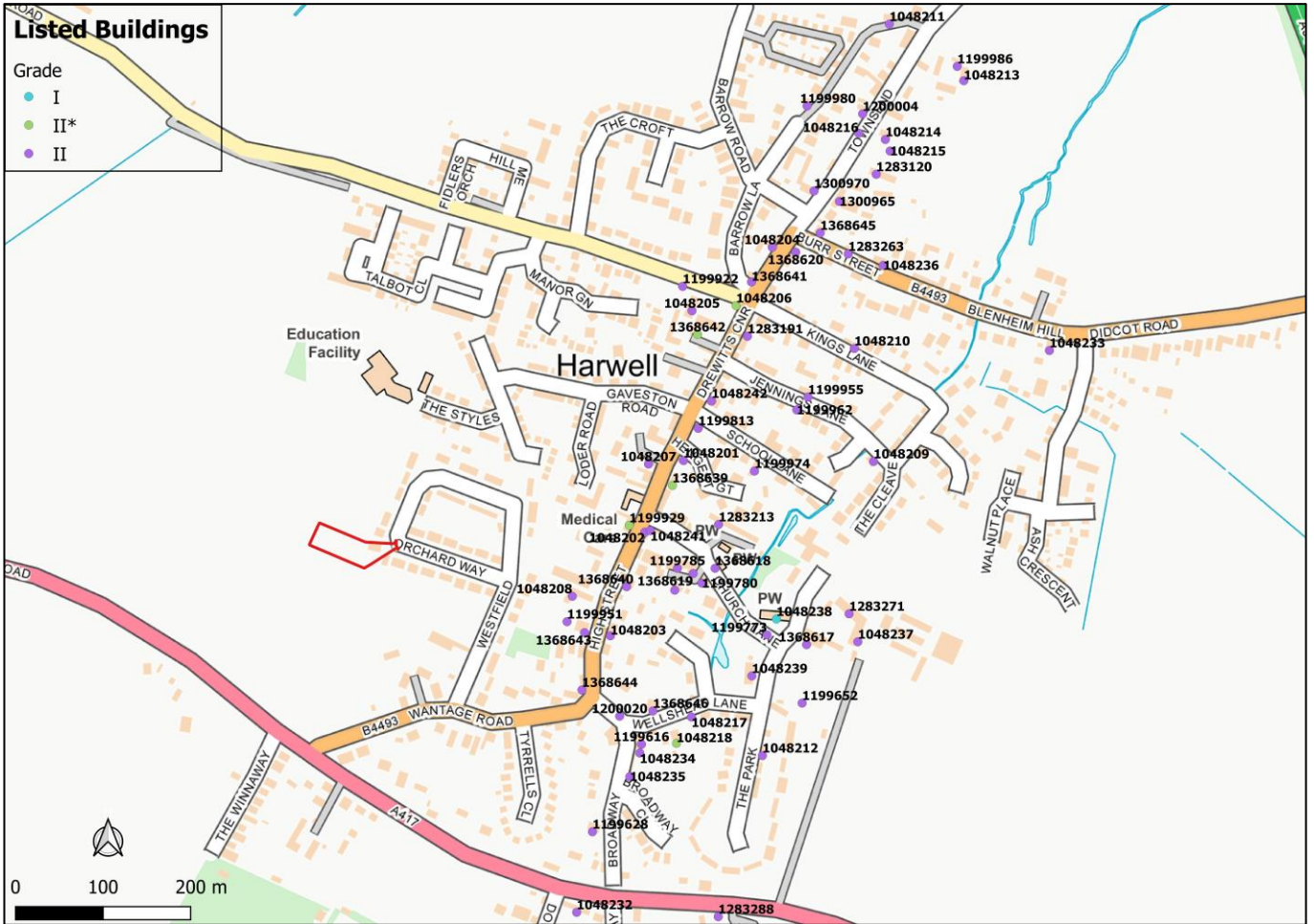


Figure 3: Listed Buildings within the Study Area.

Events

5.5. Although no intrusive archaeological activity has occurred on site, several excavations, evaluations and watching briefs have occurred within the Study Area.

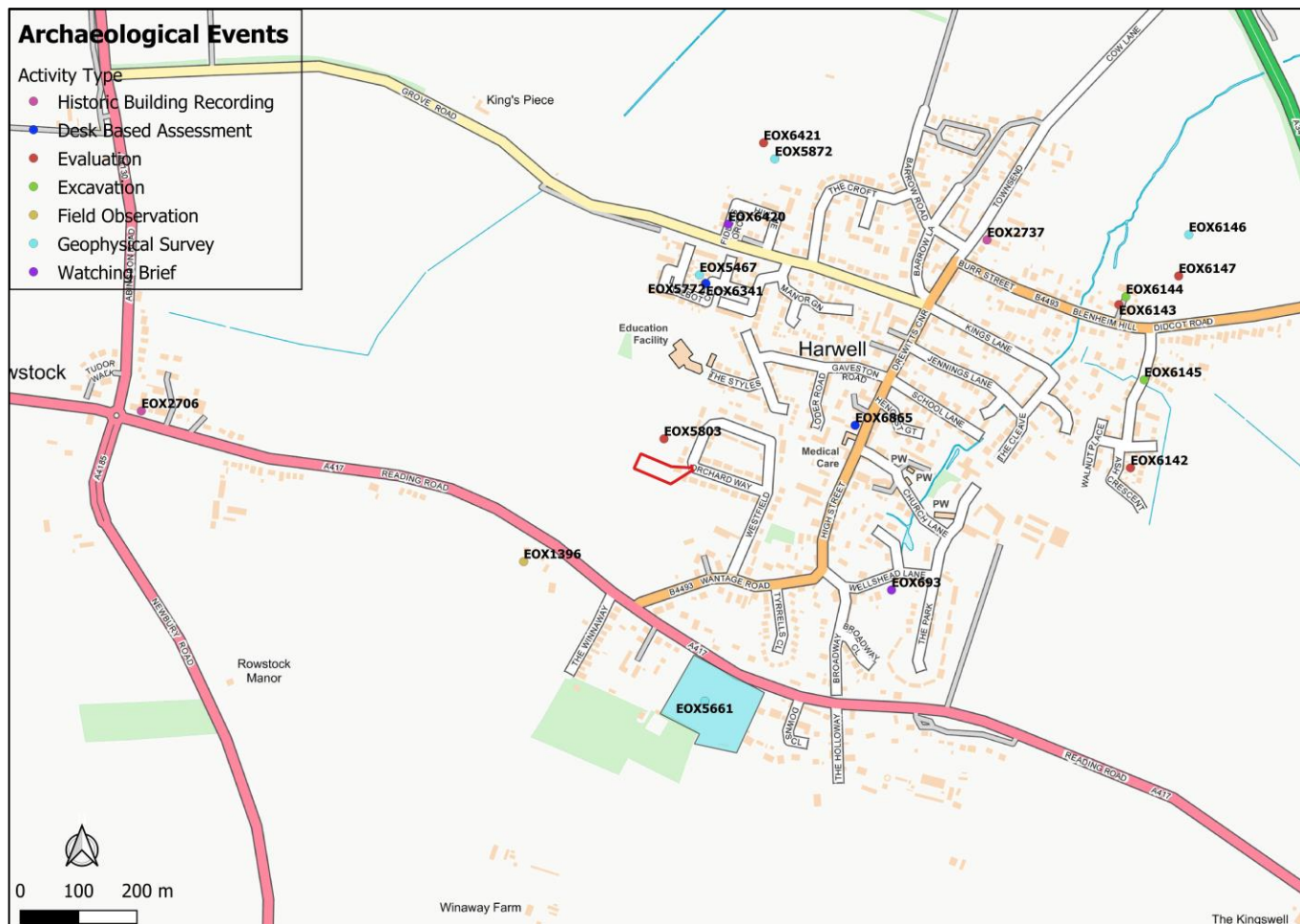


Figure 4: Archaeological Events within the Study Area (Project Site in red).

- 5.6. Of import here is the evaluation (OHER EOX5803) and subsequent excavation that took place directly north of the site. In 2014, two evaluation trenches were excavated on land c.50m north of the Project Site (Čelovský 2014), which confirmed that the extent of a large Iron Age and Romano-British settlement located further to the north (via evaluation OHER EOX5772), extended to the south.
- 5.7. The evaluation identified ditches, gullies and pits indicative of settlement activity and a linear feature, interpreted as an enclosure or boundary ditch, orientated NNE-SSW and heading towards the current Project Site.
- 5.8. Subsequent excavation clearly showed the boundaries of settlement activity concentrated to the northern part of the excavated area (see Figure 5).



Figure 5: Plan of features excavated to the north of the current Project Site (from Manisse 2019). Project Site outlined in red.

- 5.9. The linear feature identified in the evaluation was picked up again in the excavation and was found to run parallel to another similar feature, now interpreted as a probable trackway leading to the settlement area from the southwest. It is likely that this linear feature extends across the current Project Site.
- 5.10. A geotechnical investigation was carried out on the Project Site in 2019. Three window sample boreholes were sunk to the north, west and east of the proposed development area. The results revealed 0.10 m of topsoil sealing 0.30 m of made ground overlaying weathered Upper Greensand Formation, comprising firm silty clay.
- 5.11. The results correspond to the results of the excavation on land c. 50 m to the north, which revealed the archaeological horizon to be c. 0.50 m bgl.

Non-Designated Assets

Prehistory

- 5.12. Prehistoric activity is evident within the Study Area in the form of the late Iron Age settlement, the southern limits of which extend just c. 50 m north of the Project Site.
- 5.13. This settlement (OHER MOX26569) appears to conform to the broader archaeology of the Thames Valley, where long lived Iron Age settlements were characterised by clusters of pits, small-ditched enclosures and post-built structures (*ibid*).
- 5.14. A possible Prehistoric field system was located c.600 m south and southeast of the Project Site and it is possible that it was associated with the multi-phase settlement north of the Project Site.
- 5.15. Two linear features of possible Iron Age date have been identified extending southwest towards the Project Site. The ditches have been interpreted as a track leading to the settlement to the north or features of agricultural origin.
- 5.16. The evidence suggests that the potential for late Prehistoric activity to be encountered on the Project Site should be considered medium-high.

Roman

- 5.17. There is a clear Roman presence within the Study Area, concentrated largely to the north and northeast of the Project Site.
- 5.18. The Roman settlement (OHER MOX26813) to the north of the Project Site dates from the 1st to 4th centuries AD and is a continuation of an Iron Age settlement.
- 5.19. Roman activity is also recorded c.850 m ENE of the Project Site where occupation (OHER MOX26997) and burial activity (OHER MOX2700) have been found.
- 5.20. This activity is surrounded by several findspots of Roman coins indicative of further activity in the area.
- 5.21. There is good potential for the preservation of Roman archaeology on the Project Site, but this is likely to relate to agricultural activity rather than settlement.

Saxon

- 5.22. A potential Saxon burial was noted c.285 m southwest of the Project Site (OHER MOX24000) whilst a Saxon inhumation cemetery comprising six graves and associated grave goods was located c.600 m SSE of the Project Site. However, no Saxon activity was noted during the evaluation or excavation works to the north and it is unlikely that similar burial activity will have occurred on the Project Site.
- 5.23. Based on the available evidence, there is considered to be low potential to encounter archaeology of the Saxon period within the proposed development area and any associated archaeology is likely to relate to agricultural practices.

Medieval

- 5.24. Harwell was recorded as a settlement in the Domesday Book (and therefore technically has pre-conquest origins). It was within the Hundred of Blewbury in the county of Berkshire and had a population of 56 households in 1086, putting it in the largest 20% of settlements recorded. It was held by the Bishop of Winchester and by Roger of Ivry who had acquired the lands from Wulfirc (Lord in 1066) and Aki the Dane (Lord in 1066).
- 5.25. Where Medieval activity occurs, it is largely focussed to the east, in the area of the village itself. Several houses and the church of St. Mathew (OHER MOX10476) have Medieval origins, whilst there are features indicative of a Manorial or Monastic grange, notably the fishponds (OHER MOX10611) located c.215 m ESE of the Project Site.
- 5.26. However, there is little to show that significant Medieval activity occurred on the Project Site, which was likely to have been agricultural land at this time. This is borne out by the excavation results to the north, which showed very little Medieval activity.
- 5.27. The potential for Medieval activity on the Project Site is low.



Figure 6: Prehistoric to Medieval sites within the Study Area.

6. Historic Development

- 6.1. Historic maps show that the core of the settlement established in the Medieval period lay to the east and northeast of the Project Site. There is nothing in the archaeological or cartographic record to imply that Harwell was a larger settlement once incorporating the Project Site, that later contracted.
- 6.2. Certainly, by the 1761 Rocque Map (not depicted here) the Project Site was shown as agricultural land outside of the core settlement.
- 6.3. The 1839 Tithe Map of Harwell shows the Project Site crossing parcels 182 and 181, although predominantly in the former.

Number	Owner	Occupier	Name & Description	Cultivation	Acres	Roods	Perches
179	Robert Cooper	Robert Cooper	By the Homestead	Mixed (arable and pasture)	8	2	33
180	J Williams	Thomas Hunt	The Crown Public House, Garden and Orchards	Arable	1		37
181	Richard Stone	James Allen	North of Railway	Arable	4		15
182	Bishop of Winchester and the Rev JE Johnson	W Perry and John Hammond	By the Homestead	Mixed (arable and pasture)	25		23
183	William Churston	Tyrell & Bradfields	By Wantage Road	Arable	23	3	10

Table 1: Details from the 1839 Harwell Tithe Apportionment.

6.4. The apportionment records parcel 182 as being “by the Homestead”, presumably (although not definitively) relating to one of the properties to the east.



Figure 7: 1841 Tithe Map of Harwell.

- 6.5. There is little change to the Project Site by the time of the 1883 and 1900 OS maps and indeed the Project Site would remain largely the same until the development of Orchard Way itself.
- 6.6. Post-Medieval and later activity is therefore confined mostly to the east of the Project Site, in the village of Harwell itself.

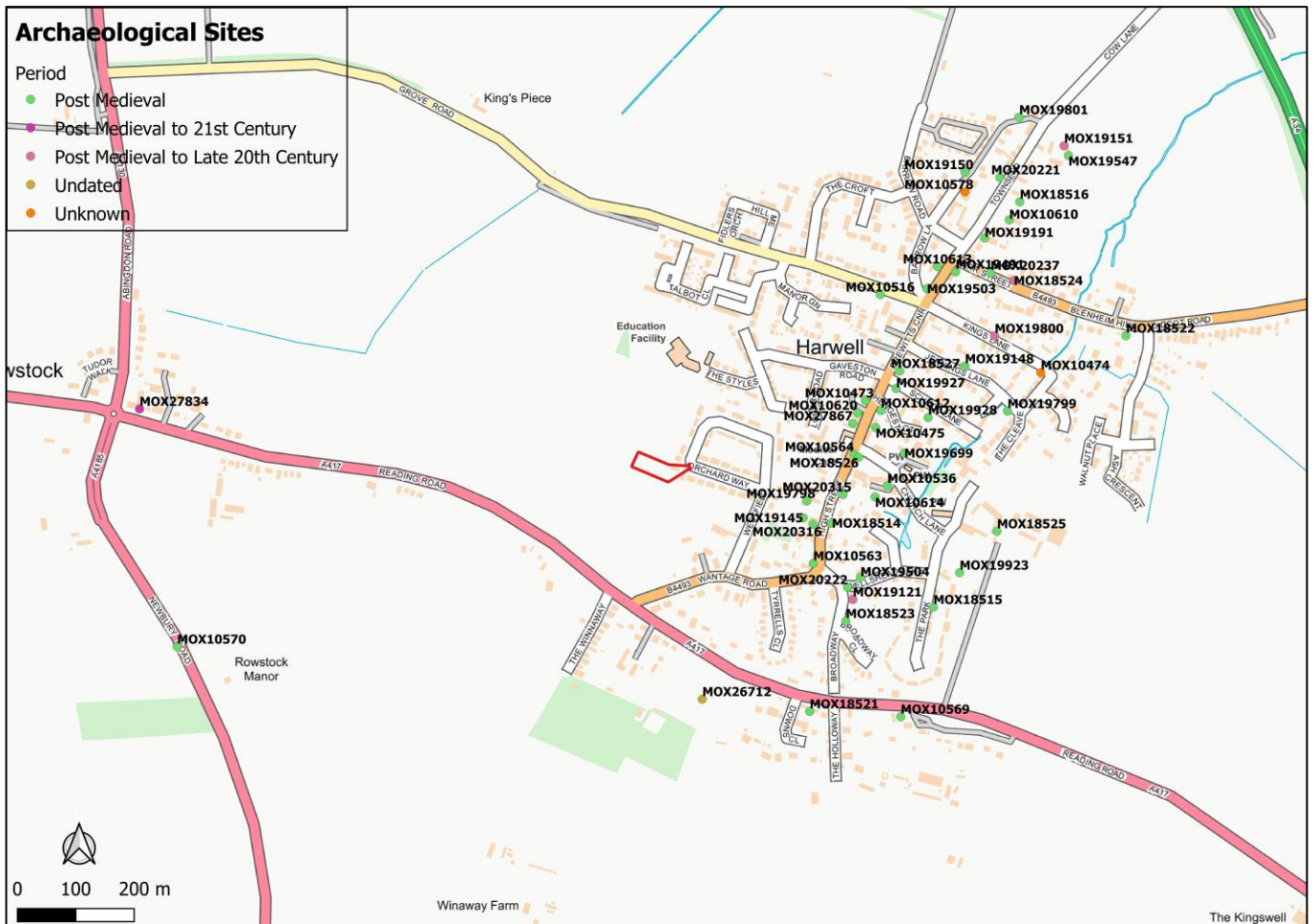


Figure 8: Post-Medieval and later sites in the Study Area.

7. Impact Assessment and Conclusions

- 7.1. This assessment has determined that the boundaries of the Iron Age - Roman settlement identified to the north of the Project Site are well defined and that associated settlement activity is unlikely to extend to the proposed development area. However, Roman and/or Iron Age features relating to either a trackway or agricultural activity do appear to continue towards the Project Site and therefore archaeology of this date occurring on site, cannot be ruled out.
- 7.2. Based on the well-defined boundary of Prehistoric / Roman settlement, the low significance of associated features and the limited potential from the broader historic environment, it is not considered that the archaeology on site would preclude development.
- 7.3. The current proposals will have a negative impact upon any below ground archaeology that may be present. In consultation with the archaeological advisor to the LPA, there shall be a phased approach to the condition, requiring trial trenching in the first instance followed, as necessary, by further mitigation dependent on this results, such as open excavation or monitoring of construction activity.

8. Bibliography

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Manisse, P-D. 2019. *Roman occupation on land off Orchard Way, Harwell, Oxfordshire*. TVAS: Grey Literature Excavation Report.

9. Appendices

Appendix 1: Listed Buildings Gazetteer

NHLE Ref	Name	Grade	Date Listed	Hyperlink
1048201	Almshouse Farmhouse	II	24/11/1966	https://historicengland.org.uk/listing/the-list/list-entry/1048201
1048202	Milestone At Su 4913 8912	II	05/05/1988	https://historicengland.org.uk/listing/the-list/list-entry/1048202
1048203	Tigin Ban	II	05/05/1988	https://historicengland.org.uk/listing/the-list/list-entry/1048203
1048204	The Old Brewery And Showrooms	II	05/05/1988	https://historicengland.org.uk/listing/the-list/list-entry/1048204
1048205	Bayllois Manor	II	25/10/1951	https://historicengland.org.uk/listing/the-list/list-entry/1048205
1048206	Cruck Barn Approximately 40 Metres East Of Bayllois Manor	II*	24/11/1966	https://historicengland.org.uk/listing/the-list/list-entry/1048206
1048207	White Cottage And White House	II	05/05/1988	https://historicengland.org.uk/listing/the-list/list-entry/1048207
1048208	Barn And Stable Approximately 25 Metres Morth Of Homestead	II	05/05/1988	https://historicengland.org.uk/listing/the-list/list-entry/1048208
1048209	Brook Farm House	II	24/11/1966	https://historicengland.org.uk/listing/the-list/list-entry/1048209
1048210	5 And 7, Kings Lane	II	24/11/1966	https://historicengland.org.uk/listing/the-list/list-entry/1048210
1048211	Walnut Tree Cottage	II	05/05/1988	https://historicengland.org.uk/listing/the-list/list-entry/1048211
1048212	The Cottage	II	05/05/1988	https://historicengland.org.uk/listing/the-list/list-entry/1048212
1048213	Barn At Su 4950 8962	II	05/05/1988	https://historicengland.org.uk/listing/the-list/list-entry/1048213
1048214	Close Cottage	II	05/05/1988	https://historicengland.org.uk/listing/the-list/list-entry/1048214
1048215	Cob Summerhouse Approximately 30 Metres North North East Of Bishop's Manor Farmhouse	II	05/05/1988	https://historicengland.org.uk/listing/the-list/list-entry/1048215
1048216	Pomander House	II	24/11/1966	https://historicengland.org.uk/listing/the-list/list-entry/1048216
1048217	Holywell Cottage	II	05/05/1988	https://historicengland.org.uk/listing/the-list/list-entry/1048217
1048218	Gable Cottage And Tibbleton Cottage	II*	05/05/1988	https://historicengland.org.uk/listing/the-list/list-entry/1048218
1048232	Thatched Cottages	II	05/05/1988	https://historicengland.org.uk/listing/the-list/list-entry/1048232
1048233	Blenheim House	II	05/05/1988	https://historicengland.org.uk/listing/the-list/list-entry/1048233
1048234	Englefield Cottage	II	05/05/1988	https://historicengland.org.uk/listing/the-list/list-entry/1048234
1048235	Cyprus Cottage	II	05/05/1988	https://historicengland.org.uk/listing/the-list/list-entry/1048235
1048236	Tudor Cottage	II	05/05/1988	https://historicengland.org.uk/listing/the-list/list-entry/1048236
1048237	Small Barn, Approximately 50 Metres East Of Prince's Manor Farmhouse	II	24/11/1966	https://historicengland.org.uk/listing/the-list/list-entry/1048237
1048238	Church Of St Matthew	I	24/11/1966	https://historicengland.org.uk/listing/the-list/list-entry/1048238
1048239	Willowbrook	II	24/11/1966	https://historicengland.org.uk/listing/the-list/list-entry/1048239
1048240	Barn Approximately 15 Metres South West Of Lockton's Farmhouse	II	05/05/1988	https://historicengland.org.uk/listing/the-list/list-entry/1048240
1048241	Rose Cottage	II	05/05/1988	https://historicengland.org.uk/listing/the-list/list-entry/1048241
1048242	Leigh House	II	05/05/1988	https://historicengland.org.uk/listing/the-list/list-entry/1048242
1199616	Wellshead Cottage	II	05/05/1988	https://historicengland.org.uk/listing/the-list/list-entry/1199616
1199628	Abbey Timbers	II	05/05/1988	https://historicengland.org.uk/listing/the-list/list-entry/1199628
1199652	Cob Wall And Attached Outbuilding, Approximately 50 Metres South Of Prince's Manor Farmhouse	II	05/05/1988	https://historicengland.org.uk/listing/the-list/list-entry/1199652
1199773	Churchyard Cross Approximately 11 Metres South Of Porch Of Church Of Saint Matthew	II	05/05/1988	https://historicengland.org.uk/listing/the-list/list-entry/1199773
1199780	The Dell	II	24/11/1966	https://historicengland.org.uk/listing/the-list/list-entry/1199780

1199785	Outbuilding Approximately 1 Metres West Of Lockton's Farmhouse	II	05/05/1988	https://historicengland.org.uk/listing/the-list/list-entry/1199785
1199813	Pillar House, Pillar House East, And Attached Stone Piers	II	24/11/1966	https://historicengland.org.uk/listing/the-list/list-entry/1199813
1199922	Cob Wall And Outbuilding Approximately 30 Metres North Of Bayllois Manor	II	24/11/1966	https://historicengland.org.uk/listing/the-list/list-entry/1199922
1199929	Lime Tree House	II*	24/11/1966	https://historicengland.org.uk/listing/the-list/list-entry/1199929
1199951	Outbuilding Approximately 5 Metres North West Of Homestead	II	05/05/1988	https://historicengland.org.uk/listing/the-list/list-entry/1199951
1199955	Ranger Cottage	II	05/05/1988	https://historicengland.org.uk/listing/the-list/list-entry/1199955
1199962	Seymore House	II	24/11/1966	https://historicengland.org.uk/listing/the-list/list-entry/1199962
1199974	Old School House	II	05/05/1988	https://historicengland.org.uk/listing/the-list/list-entry/1199974
1199980	Inglenook	II	05/05/1988	https://historicengland.org.uk/listing/the-list/list-entry/1199980
1199986	Sheltershed At Su 4950 8963	II	05/05/1988	https://historicengland.org.uk/listing/the-list/list-entry/1199986
1200004	The Cottage	II	05/05/1988	https://historicengland.org.uk/listing/the-list/list-entry/1200004
1200020	Gates, Gatepiers And Railings Approximately 15 Metres South Of Wellshead House	II	05/05/1988	https://historicengland.org.uk/listing/the-list/list-entry/1200020
1283120	Bishop's Manor Farmhouse	II	25/10/1951	https://historicengland.org.uk/listing/the-list/list-entry/1283120
1283191	Adams Farmhouse	II	24/11/1966	https://historicengland.org.uk/listing/the-list/list-entry/1283191
1283213	Fairlawn	II	05/05/1988	https://historicengland.org.uk/listing/the-list/list-entry/1283213
1283263	The Potters	II	05/05/1988	https://historicengland.org.uk/listing/the-list/list-entry/1283263
1283271	Great Barn, Approximately 40 Metres North East Of Prince's Manor Farmhouse	II	24/11/1966	https://historicengland.org.uk/listing/the-list/list-entry/1283271
1283288	Milestone At Su 4921 8867	II	05/05/1988	https://historicengland.org.uk/listing/the-list/list-entry/1283288
1300965	Barn Approximately 40 Metre South West Of Bishop's Manor Farmhouse	II	05/05/1988	https://historicengland.org.uk/listing/the-list/list-entry/1300965
1300970	Kings Farmhouse And The Old Brewhouse	II	14/12/1987	https://historicengland.org.uk/listing/the-list/list-entry/1300970
1368617	Prince's Manor Farmhouse	II	25/10/1951	https://historicengland.org.uk/listing/the-list/list-entry/1368617
1368618	Church Farmhouse	II	05/05/1988	https://historicengland.org.uk/listing/the-list/list-entry/1368618
1368619	Locktons Farmhouse	II	24/11/1966	https://historicengland.org.uk/listing/the-list/list-entry/1368619
1368620	White Hart Inn	II	05/05/1988	https://historicengland.org.uk/listing/the-list/list-entry/1368620
1368639	Geering's Almshouses And Attached Walls And Gate	II*	25/10/1951	https://historicengland.org.uk/listing/the-list/list-entry/1368639
1368640	Beech House	II	03/11/1980	https://historicengland.org.uk/listing/the-list/list-entry/1368640
1368641	Yew Tree Cottage	II	24/11/1966	https://historicengland.org.uk/listing/the-list/list-entry/1368641
1368642	Cherry Barn And Attached Outbuildings, Approximately 5 Metres East Of Bayllois Manor	II*	25/10/1951	https://historicengland.org.uk/listing/the-list/list-entry/1368642
1368643	The Homestead	II	24/11/1966	https://historicengland.org.uk/listing/the-list/list-entry/1368643
1368644	Rosemead	II	24/11/1966	https://historicengland.org.uk/listing/the-list/list-entry/1368644
1368645	Pollards	II	05/05/1988	https://historicengland.org.uk/listing/the-list/list-entry/1368645
1368646	Wellshead House	II	05/05/1988	https://historicengland.org.uk/listing/the-list/list-entry/1368646

Appendix 2: Events Gazetteer

OHER EvUID	Record Type	Name	Description
EOX1396	Field Observation	Early Anglo Saxon Burial	Found whilst removing hedge; knife removed and dated, but bones kept in place.

EOX2706	Building Survey	Rowstock Cottage	Level 2 building assessment in connection with a planning application showed the building to be of greater importance than previously supposed as it was built of cob and probably dates to the early or mid C19th.
EOX2737	Building Survey	Barn Approximately 40 Metre South West Of Bishop's Manor Farmhouse, Townsend	Limited study of the building revealed the barn to have been reduced from a probable 11 bays to 6. In the time available, it was not possible to examine every timber in the building, and no dendrochronology was done.
EOX5467	Geophysical Survey	Land North Of Harwell Primary School	A detailed gradiometer survey was conducted ahead of the proposed development of this 2.6ha site. A number of anomalies of probable and possible archaeological interest were identified.
EOX5661	Evaluation	Archaeological Trial Trench Evaluation On Land At Reading Road	Six 30m trial trenches were excavated across the 1.6ha site. The evaluation confirmed the results of the geophysical survey (EOX6770), identifying two areas of modern disturbance in Trenches 5 and 6. .
EOX5772	Evaluation	Grove Road, Harwell, Phase I	An evaluation carried out prior to a new residential development of 65 homes with associated works. This work was carried out following a desk-based assessment and geophysical survey (EOX5467).
EOX5803	Evaluation	An Archaeological Evaluation At Land Off Orchard Way	An evaluation carried out ahead of a residential development. Two machine dug trenches measuring 30m x 1.5m were excavated across the site.
EOX5872	Geophysical Survey	Grove Road	A detailed gradiometer covering approximately 7.4ha was undertaken over all accessible parts of the site which comprises three arable fields. Anomalies of archaeological interest were identified including possible ditch and pit-type features.
EOX6142	Evaluation	Land At Blenheim Hill	Planning permission has been sought from Vale of White Horse District Council for the construction of new housing.
EOX6143	Evaluation	Kilnwood, Blenheim Hill	Evaluation carried out in area of 3600 sq m due to VOWH permission to erect 4 new dwellings on the site with associated works. 5 trenches were dug, measuring 1.6 wide and 20m long. Archaeological deposits were found in 4 of 5 renches excavated.
EOX6144	Excavation	Kilnwood, Blenheim Hill	Report documents an excavation carried out at the former site of Kilnwood, and was commissioned by Westbuild Homes Ltd. Planning permission has been given for 4 new dwellings with garages on the site of the previous house and garden.
EOX6145	Excavation	Land At Blenheim Hill	Permission for new housing has been given by VOWH District; Bloor Homes have commissioned TVAS to complete the excavation within the 2.1 ha area. Mesolithic working was the first activity on site, although the Roman phase consisting of enclosures.
EOX6146	Geophysical Survey	Land North Of Didcot Road	A detailed gradiometry survey was conducted for CgMs over approximately 9.3 hectares of arable land. The survey has identified in the SW portion of the site connected rectilinear and multisided enclosures, likely to be prehistoric or Roman in origin.
EOX6147	Evaluation	Land N Of Didcot Road	In advance of residential development along the NE side of Harwell N of Didcot Road, an evaluation by JMHS for CgMs Consulting was carried out after positive results from a recent geophysical survey.
EOX6341	Desk Based Assessment	Alder View, Land North Of Harwell Primary School	Archaeological desk-based assessment with regard to land north of Harwell Primary School, Oxfordshire, in support of a proposal for residential development.
EOX693	Watching Brief	Holywell Cottage, Harwell	Monitoring visit after the discovery of metal objects during groundworks for the construction of a garden shed. Victorian/modern rubbish dump identified, containing metalwork, eg. bucket hoops, wrought iron window frames.
EOX6420	Watching Brief	Land North Of Grove Road, Phase II	Watching brief of all mechanical excavations of c. 0.87ha site, prior to residential development, as part of a programme of archaeological works. The watching brief was successful in locating a small number of archaeological features.

EOX6421	Evaluation	Grove Road, Harwell, Phase li	31- trench (2% sample) of a 8.56ha site, prior to residential development. The evaluation identified very few archaeological features; despite its location which is to the north of the extensive density of settlement features found within the Phase 1.
EOX6770	Geophysical Survey	Land South Of Reading Road	Magnetometer survey of c.1.6ha site. The survey has detected no obvious archaeological features, although there is one small irregular positive anomaly in the eastern field which could possibly represent a small hollow or a patch of burnt soil.
EOX6865	Desk Based Assessment	Wilcote House	Historic impact statement before consent is given for the proposal to demolish some of the existing barns and extensions. The assessment confirmed the proposal area developed as part of the toft attached to White Cottage and House.
EOX6770	Geophysical Survey	Land South Of Reading Road	Magnetometer survey of c.1.6ha site. The survey has detected no obvious archaeological features, although there is one small irregular positive anomaly in the eastern field which could possibly represent a small hollow or a patch of burnt soil.

Appendix 3: Archaeological Sites Gazetteer.

OHER MonUID	Name	Monument Type	Summary	Period
MOX10473	Former Methodist Chapel	Methodist Chapel	Built 1850, now converted to a private house called Old Chapel.	Post Medieval
MOX10474	Site Of Undated Ford	Ford	Shown on OS map	Unknown
MOX10475	Geering Almshouses, Walls & Gate, High Street	Almshouse; Wall; Gate	Almshouses, c.1723. Attached walls and gate also listed	Post Medieval
MOX10476	Church Of St Matthew, Church Lane	Church	Early C13 nave, transepts, tower and aisles; late C13 chancel.	Medieval
MOX10486	Roman Coins	Findspot	2 coins found during 1960 in garden, 30-40 yards west of Middle Farm. Sestertius; follis of Constantius Chlorus (AD 293-306)	Roman
MOX10488	Anglo Saxon Inhumation Cemetery In Harwell	Inhumation Cemetery	6 graves excavated with finds including pottery, brooches, iron knives, spearhead and beads. 7th grave found in 1966.	Early Medieval/Dark Age
MOX10494	Roman Coins	Findspot	Coins found by Mr Rice in July 1942 south of village. Antonionus and Gallienus; 3rd brass of Valentinianus.	Roman
MOX10499	Cruck Barn Approx 40m E Of Bayllois Manor	Cruck Barn	Barn, c.1365 with later alterations. Formerly listed as Cruck barn approx. 40 metres E of King's Manor.	Medieval
MOX10500	Cherry Barn And Attached Outbuildings Approx 5m E Of Bayllois Manor	Barn; Outbuilding	Barn c.1350 with attached mid C15th outbuildings. Formerly listed as Cherry Barn and attached outbuildings, approx. 5m E of King's Manor.	Medieval
MOX10516	Cob Wall And Outbuilding Approximately 30 Metres North Of Bayllois Manor	Boundary Wall; Outbuilding	C18th wall north boundary of Middle Farm alongside Talbots Lane. Formerly listed as Cob wall and outbuilding approx. 30m N of King's Manor.	Post Medieval
MOX10518	The Dell, Church Lane	House	House c.1450 with C17th alterations.	Medieval to Post Medieval
MOX10521	Church Farmhouse, Church Lane	Farmhouse	Farmhouse, now house. Mid C15th with later alterations.	Medieval
MOX10522	Holywell Cottage, Wellshead Lane	House; Wall Painting	C16th with probably late C17th additions. Wallpainting, thought to be C19th	Medieval to Post Medieval

MOX10532	Gable Cottage And Tibbleton Cottage, Wellshead Lane	House	House, now 2 dwellings c.1295 rear range, late C17 front and later additions and alterations. Radiocarbon dating provided felling date of 1275.	Medieval to Post Medieval
MOX10533	Seymour House, Jennings Lane	Cross Wing House; School House	Originally School House. Cross-wing c.1530, main range c.1580.	Medieval to Post Medieval
MOX10536	Lockton's Farmhouse, Church Lane	Farmhouse	Early C18 farmhouse, now a house.	Post Medieval
MOX10538	Pomander House, Townsend	House	C16th house with alterations c.1925	Medieval to Second World War
MOX10550	Churchyard Cross, Church Of St Matthew, Church Lane	Cross	Probably C15th with C19th top to cross	Medieval to Post Medieval
MOX10562	Bayllois Manor	Manor House	Manor house, now a house. 3-bay range of c.1280 and 4-bay cross-wing c.1365. C14 hall with embattled central truss, kingpost and 4-way struts; a little pargetting of 1589 when a floor was inserted into the hall.	Medieval to Post Medieval
MOX10563	Rosemead, High Street	Farmhouse?	Box-frame house, probably former early C17th farmhouse	Post Medieval
MOX10564	Milestone At SU 4913 8912, High Street	Milestone	Milestone. Probably mid C19. Type T1	Post Medieval
MOX10569	Milestone At SU 4921 8867, A417	Milestone	Milestone. C18. Type T	Post Medieval
MOX10570	Milestone	Milestone	Type D. Beneath the present inscription an earlier one, 'g(reat) Malvern 74' can faintly be deciphered. C19. Vale triangular with insets design	Post Medieval
MOX10574	Roman Coin	Findspot	Found in school playground immediately north of Free School Lane c.1976	Roman
MOX10575	Adams Farmhouse, High Street	Farmhouse	Early C16 farmhouse, now house, partly rebuilt in late C18 with further C20 alterations.	Medieval to Late 20th Century
MOX10578	Undated Barrow	Barrow?	Mrs M Chitty reported local information that barrow existed about 70 years ago north of minor road from Milton Hill to Harwell. Close to angle between it and track to NW called 'The Barrow'. Now under housing estate in 1963	Unknown
MOX10580	Medieval Strip Lynchets And Remnant Later Prehistoric/Romano-British Field System	Field System; Strip Lynchet	Faint marks of strips visible in Harwell Fields on AP's overlying traces of later prehistoric/RB field system. Modern ploughing has destroyed all trace on ground.	Early Neolithic to Medieval
MOX10606	Medieval/Post Med Pottery & Jews Harp	Findspot	C12th - C15th and C16th/17th pottery, two iron keys, three C18th thimbles and Jews harp found in garden of Pomander House c.1960	Medieval to Post Medieval
MOX10607	Lime Tree House, High Street	Manor House	House c.1250, remodelled c.1300 with later alterations	Medieval to Post Medieval
MOX10608	Willowbrook, Church Lane	House	Early C14 house encased in C18 brick and extended c.1560.	Medieval to Post Medieval
MOX10609	Prince's Manor Farmhouse, Church Lane	Farmhouse	Farmhouse c.1500 with additions of late C16th and c.1750	Medieval to Post Medieval
MOX10610	Bishop's Manor Farmhouse, Townsend	Farmhouse	Probable mid C17th farmhouse	Post Medieval
MOX10611	Medieval Fishpond	Fishpond	Attached to curia of Bishop of Winchester. References to a fishpond in 1252 and 1299 in Winchester Bishopric Pipe Rolls. MARGINAL	Medieval
MOX10612	Almshouse Farmhouse, High Street	Farmhouse	Farmhouse, now house. Early C18th	Post Medieval

MOX10613	The Old Brewery & Showrooms, High Street	Brewery; Malt House	C17th brewer's house, and former C18th malthouse, now house	Post Medieval
MOX10614	Barn, Lockton's Farmhouse, Church Lane	Barn	Probable early C17th barn	Post Medieval
MOX10617	Roman Coins (Bishop's Manor Farm)	Findspot	Coins of copper alloy were found with the aid of a metal detector by Mr A Dutton in unploughed land between the Granary (on staddle-stones) and a stream within a paddock on farm	Roman
MOX10619	Abbey Timbers, Broadway	House	Early C15th house with later alterations	Medieval
MOX10620	White Cottage And White House	House	House, now 2 dwellings, probably early C17th. Formerly listed as White Cottage and adjoining house.	Post Medieval
MOX10622	Close Cottage, Townsend	House	C16th with later alterations	Medieval to Post Medieval
MOX18514	Tigin Ban, High Street	Timber Framed House; Site	House. Probably early C18	Post Medieval
MOX18515	The Cottage, The Park	Cruck House; Site	House. Probably C17, with brick front dated 1803 to brick at left of porch	Post Medieval
MOX18516	Cob Summerhouse Approximately 30 Metres North North East Of Bishop's Manor Farmhouse, Townsend	Summerhouse; Site	Summerhouse. Probably C18 with C19 roof	Post Medieval
MOX18521	Nos 1 & 2 (Thatched Cottages), A417	House; Site	House, now 2 dwellings. Probably C18 with later alterations	Post Medieval
MOX18522	Blenheim House, Blenheim Hill	Farmhouse; Site	Farmhouse, now house. Early C17, encased and enlarged late C17	Post Medieval
MOX18523	Cyprus Cottage, Broadway	House; Site	House. Probably early C18, with C20 alterations	Post Medieval
MOX18524	Tudor Cottage, Burr Street	Timber Framed House; Site	House. Late C16, with C20 addition to right rear	Post Medieval to Late 20th Century
MOX18525	Small Barn, Approximately 50 Metres East Of Prince's Manor Farmhouse, Church Lane	Aisled Barn; Timber Framed Barn; Site	Barn. C17	Post Medieval
MOX18526	Rose Cottage, Church Lane	Timber Framed House; Site	House. C17	Post Medieval
MOX18527	Leigh House	House; Site	House. Probably mid C19. Formerly listed as Homeleigh.	Post Medieval
MOX19121	Wellshead Cottage, Broadway	Timber Framed House; Site	Cottage. Probably early C17, bay to left rebuilt 1969	Post Medieval to Late 20th Century
MOX19133	Outbuilding Approximately 1 Metres West Of Lockton's Farmhouse, Church Lane	Timber Framed Building; Outbuilding; Site	Outbuilding. c.1325 to right; C17 to left	Medieval to Post Medieval
MOX19145	Outbuilding Approximately 5 Metres North West Of Homestead, High Street	Outbuilding; Site	Outbuilding. Dated 1797 to various dated bricks, incorporating some re-used cruck trusses	Post Medieval
MOX19148	No 5 (Ranger Cottage), Jennings Lane	House; Site	House. Probably early C19	Post Medieval
MOX19150	Inglenook	Timber Framed House; Site	House. Probably early C18. Formerly listed as South View, The Barrow.	Post Medieval
MOX19151	Sheltershed At Su 4950 8963, Townsend	Shelter Shed; Site	Sheltershed. Probably early C18, possibly incorporating earlier structure	Post Medieval to Late 20th Century
MOX19191	Barn Approximately 40 Metre South West Of Bishop's Manor Farmhouse, Townsend	Timber Framed Barn; Site	Barn. Probably early C17.	Post Medieval
MOX19202	Great Barn, Approximately 40 Metres North East Of Prince's Manor Farmhouse, Church Lane	Timber Framed Barn; Aisled Barn; Site	Barn, 6 bays of mid 16, 4 bays to east of C17	Medieval to Post Medieval

MOX19491	White Hart Inn, High Street	Timber Framed Building; Inn; Public House; Site	Inn, now public house. Early C17 to centre; early C18 to left; mid C19 to right, possibly incorporating some earlier structure	Post Medieval
MOX19503	Yew Tree Cottage, High Street	Timber Framed House; Site	House. C17	Post Medieval
MOX19504	Wellshead House	Cross Wing House; Site	House. Early C19 front range, probably early C17 cross-range to rear. Formerly listed as The Poplars.	Post Medieval
MOX19547	Barn At Su 4950 8962, Townsend	Timber Framed Barn; Aisled Barn; Site	Barn. Mid C17, with later alterations	Post Medieval
MOX19551	Englefield Cottage, Broadway	Timber Framed House; Site	House. Mid C16, with C17 addition to left	Medieval to Post Medieval
MOX19699	Fairlawn, Church Lane	House; Site	House, Late C18	Post Medieval
MOX19773	Pollards, Townsend	Timber Framed House; Cross Wing House; Site	House. C16 main range, raised C17, cross-wing of C17	Medieval to Post Medieval
MOX19798	Barn And Stable Approximately 25 Metres North Of Homestead, High Street	Stable; Barn; Site	Barn. Probably c.1797	Post Medieval
MOX19799	Brook Farm House, Jennings Lane	Farmhouse; Site	Farmhouse, now house. Late C16 with later alterations	Post Medieval
MOX19800	Nos 5 & 7 King's Lane	House; Site	House, now 2 dwellings. Probably early C17, with C20 alterations	Post Medieval to Late 20th Century
MOX19801	Walnut Tree Cottage	Timber Framed House; Site	Cottage. Probably late C17, with later alterations. Formerly listed under Walnut Tree Cottage, The Barrow.	Post Medieval
MOX19923	Cob Wall And Attached Outbuilding, Approximately 50 Metres South Of Prince's Manor Farmhouse, Church Lane	Outbuilding; Wall; Site	Cob wall. Probably C18	Post Medieval
MOX19927	Pillar House, Pillar House East, And Attached Stone Piers, High Street	Courtyard; Column; House; Site	House, now 2 dwellings. Probably mid C19	Post Medieval
MOX19928	Old School House, School Lane	Timber Framed House; Site	House. C17	Post Medieval
MOX20018	Kings Farmhouse And The Old Brewhouse, Townsend	Farmhouse; Timber Framed House; Outbuilding; Site	Farmhouse now 2 houses, and attached outbuilding, now part of Kings Farmhouse. Early C17, possibly with C16 origins, and early C18	Medieval to Late 20th Century
MOX20221	The Cottage, Townsend	Timber Framed House; Site	House. C17	Post Medieval
MOX20222	Gates, Gatepiers And Railings Approximately 15 Metres South Of Wellshead House	Gate; Gate Pier; Railings; Site	Gates, gatepiers, and railings. Probably early/mid C19. Formerly listed as Gates, gatepiers, and railings approx. 15m S of The Poplars.	Post Medieval
MOX20237	The Potters, Burr Street	Timber Framed House; Site	House. Early C17	Post Medieval
MOX20315	Beech House, High Street	Timber Framed House; House; Site	House. Mid C17, with mid C19 front to street	Post Medieval
MOX20316	The Homestead, High Street	Timber Framed House; Farmhouse; House; Site	House. c.1797, dated to chimney stack	Post Medieval
MOX24000	Anglo Saxon Inhumation With Knife	Inhumation	Inhumation discovered during site visit, probably by OCC staff; visible under hedge. Was not removed.	Early Medieval/Dark Age
MOX24164	Roman Coin Found At Devonia, Didcot Road	Findspot	Bronze coin of Valentinian I found c.1971 in garden at Devonia and reported to Reading Museum	Roman

MOX24165	Site Of Tudor Vicarage Near St Matthews Church	Vicarage	Demolition of Harwell Vicarage and adjacent barns and stables in 1961 provided an opportunity to examine and record the Tudor component of the buildings	Medieval to Post Medieval
MOX26569	Multi-Phase Settlement Features	Pit; Ditch; Round House (Domestic?); Post Hole; Structure?; Post Hole; Boundary Ditch; Ditch; Pit; Layer; Ridge And Furrow; Ditch; Pit; Gully; Ring Ditch; Linear Feature	Archaeological features including ditches, gullies, pits and post holes were identified. Related features were also identified just to the north of Grove Road and appear to mark the northernmost extent of the settlement.	Early Iron Age to Post Medieval
MOX26712	An Undated Curvilinear Ditch And Pit	Ditch; Pit	A curvilinear ditch, with a terminal to the north was identified during an evaluation. A pit cut the ditch terminal.	Undated
MOX26813	Romano-British Settlement Features	Boundary Ditch; Drainage Ditch; Pit; Ditch; Gully	A field evaluation confirmed that the extent of the large Iron Age and Romano-British settlement investigated to the north of this site (PRN 28300) extended this far south.	Roman
MOX26841	Medieval And Post-Medieval Agricultural Activity	Ditch; Field Boundary; Ridge And Furrow; Pit	Several oval shaped and curvilinear positive anomalies identified during geophysical survey interpreted as ditch and pit type features, including at least three linear alignments which may represent former field boundaries.	Medieval to Post Medieval
MOX26996	Roman Occupation Site	Linear Feature; Pit; Post Hole	Concentration of late Roman linear features with associated pits, and post holes in centre of occupation. Presence of Saxon pottery in 3 features, as well as medieval furrow.	Roman
MOX26997	Possible Roman Occupation Site With Features And Inhumation	Ditch; Pit; Post Hole; Inhumation	Occupation features include ditches, gullies, pits, a post hole and a single truncated inhumation. All were dated from middle to late Roman date. Mesolithic, Iron Age and Medieval finds were also recovered.	Roman
MOX26998	Evidence For Roman Occupation And Saxon Cemetery	Enclosure; Pit; Post Hole; Inhumation	Late Roman date enclosures, pits and postholes, as well as 4 Anglo Saxon inhumations. Some later prehistoric activity suggested by finds. ** Scientific dating on 2 burials	Roman to Early Medieval/Dark Age
MOX26999	Early And Late Roman Features With Earlier Pre-Roman Activity	Enclosure; Boundary Ditch; Pit; Corn Drying Kiln; Cremation	Roman enclosures and land-defining ditches, as well as pits, a corn drier, possible cremations and a coin hoard provide the main evidence. Pre-Roman work areas were disturbed by Roman deposits. Some Saxon evidence suggests occupation to C5.	Roman
MOX27000	Roman Enclosure Ditches And Pits, As Well As 3 Possible Graves	Enclosure; Ditch; Pit; Grave; Post Hole	Complex of enclosure ditches, as well as pits. Also found were 3 possible graves, 1 of which was confirmed; these were found in an area of possible settlement activity.	Roman
MOX27833	Earthwork Banks	Ridge And Furrow; Field Boundary	Three earthwork banks in an area of Medieval or post medieval ridge and furrow, visible on APs	Medieval to Post Medieval

MOX27834	Site Of Rowstock Cottage	Cottage Ornee; Farm Labourers Cottage	Small early-mid C19th cottage made of cob with a thatch roof and brick chimney, with several later additions and repairs	Post Medieval to 21st Century
MOX27867	Wilcote House	Outbuilding; House	Main house built 1852, with extensions and outbuildings of late C19th, possibly replacing earlier timber framed structures.	Post Medieval
MOX27833	Earthwork Banks	Ridge And Furrow; Field Boundary	Three earthwork banks in an area of Medieval or post medieval ridge and furrow, visible on APs	Medieval to Post Medieval
MOX10580	Medieval Strip Lynchets And Remnant Later Prehistoric/Romano-British Field System	Field System; Strip Lynchet	Faint marks of strips visible in Harwell Fields on AP's overlying traces of later prehistoric/RB field system. Modern ploughing has destroyed all trace on ground.	Early Neolithic to Medieval



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