

Datchet Local List – Non-Designated Heritage Asset Information Sheet

Name, address, location of asset		Number
Hall Cottage The Green Datchet SL3 9JH		Is the asset ✓ In the Conservation Area ✓ In Datchet Parish
OS Map and coordinates (Outline asset in red on map and provide OS coordinates)		
		
OS Coordinates: SU987770		
Significance of asset (NPPF)		
✓ Historic ✓ In the setting of a heritage asset		
Type of Asset Please select relevant category		
✓ Individual building		
Description/History of asset		
	<p>This picturesque two-storey cottage, now a private dwelling, is a survivor from two previous uses of this site. From medieval times the land was owned by Eton College and there was a farmstead here. This was replaced by a large house (The Hall) in the 1870s. When that was demolished, the maisonettes of Hall Court were built on its site in the 1960s. Hall Cottage is believed to have been originally a farm building, then served as the lodge to The Hall. In the 1800s it was adjoined by a terrace of three cottages, Rose Cottage, Chestnut Cottage and Tring Cottage (now the pharmacy). These were built after 1840. Rose Cottage is first listed by name in the 1881 census and Chestnut Cottage in 1891.)</p> <p>The pretty Gothic arched casement windows, some with glazing bars, were inserted by a local builder, perhaps one of the Bidwells or Cleversleys, and more in this style can be seen around the village, for example at The Royal Stag. The white render provides further variety in colour and texture. The roof is slate with terracotta ridge tiles and distinctive tall chimneys add to the varied skyline around The Green. The decorative brick work on the front boundary wall echoes that at the Manor Houses.</p>	
Present condition and originality (See also RBWM planning history and give details where relevant)		
<p>Excellent condition. Well maintained and in very good repair. No planning history on RBWM planning portal. The building has been altered during its lifetime from farm building to lodge to Hall House, to private dwelling. The owners believe that the chimneys were extended to prevent smoke from entering the windows of the neighbouring cottages. The front wall is as it was when the cottage was the lodge to Hall House.</p>		
Is site in use?	Give details of use	
✓ YES	The cottage is used as a home.	

Criteria Fill in the relevant boxes stating the reasons why the asset meets these criteria. (Please score to indicate how well the asset meets the criteria where 0 is not applicable, and 3 indicates very well.)	
1. Has architectural interest or quality 3	This pretty cottage sits well in the historic village centre of Datchet. Elements of the design are found in other village-centre buildings, and its character, size and scale allow it to blend pleasingly with the mix of styles and ages of buildings around The Green. (This mix is noted in the Conservation Area Assessment.) It is believed to have originally been a farm building which was upgraded and used as the lodge for The Hall, built in the 1870s. At this time, there was much refurbishment taking place around the village centre generally, including at the Manor Houses and Manor Hotel opposite.
2. Is a landmark feature 0	Although distinctive and noted for its attractive character, the cottage is not strictly a landmark.
3. Has a relationship with adjacent designated heritage assets in age, materials, or in any other historically significant way 3	Architectural design features such as the gothic windows, tall chimneys and decorative boundary wall echo those of listed buildings around The Green, such as the Manor Houses and The Royal Stag.
4. Individually, or as part of a group, illustrates the development of the local area 3	The cottage serves as a link to the site's medieval past. As the village centre grew, interesting groupings of buildings developed around the Green with contrasting ages, heights and styles lending Datchet its unique character. (See also Conservation Area Assessment.)
5. Has significant historic associations with features such as a historic road layout, a park or a landscape feature (designed or natural) 3	The building has historic associations with the farm and The Hall which used to stand here.
6. Has historic associations with important people or past events 3	(See appendix.) Eton College received a large endowment of land and this farmstead in 1498. This was one of Datchet's most prestigious and valuable farming leases. The lease was held in the early 1600s by Robert Barker (printer to Queen Elizabeth I). The farmstead and its outlying land, which became known as College Farm, was finally sold in 1800 to John Goodwin. (For more on the Goodwin family, see <i>The Datchet Link Collection</i> and <i>Datchet Past</i> , by Janet Kennish.)
7. Reflects the traditional functional character or former uses of the area 2	The present-day building reflects its function as a Lodge to The Hall.
8. Contributes positively to the character or appearance of the area 3	Yes. Please see 1, 3, and 4, above.
9. Other. Is there another reason it has special local value?	

Have owners been notified? (Give details of date, method, eg letter/email, response and comments)

The owners were notified in June 2021 by email and have no concerns.

General feedback from members of the public

In a 2021 survey when residents were asked to nominate buildings for NDHA status, the historic non-listed buildings around the Green were among those which received the most nominations.

Appendices Give details of any supporting documents or sources, eg background history and websites

Source: Datchet History website, by Janet Kennish.

The Medieval Farmstead and Meos Barn

In 1498 Eton College received a large endowment of land with a farmstead in Datchet and, as was usual, its ownership and management was leased out to a tenant for a considerable sum. This was one of Datchet's most prestigious and valuable farming leases.

Descriptions of the property in these Eton leases refer to 'Meos' barn and lands. This strange name, alternatively written Mewes or Meahors, seems to have originally referred to 'Mayhews', the family who owned the land in the 1390s. (Spelling was not standardised until fairly recently and those few who could write would spell unfamiliar names as they heard them. Once the Eton scribes had settled on the variant 'Meos', it was perpetuated in that form.)

The lease was held in the early 1600s by Robert Barker (printer to Queen Elizabeth I) although a sub-tenant would have run the farm and lived at the farmstead.

This farmstead and its land in Datchet's open fields remained in the College's ownership until 1800 when John Goodwin who had been leasing this farmstead and its outlying land bought it from them, although it was still known as College Farm. (For more on the Goodwin family, see *The Datchet Link Collection* and *Datchet Past*, by Janet Kennish.)

College Farm

The Goodwins leased College Farm to the Tarrant family from Eton who ran it as a dairy business. (See also 1861 census where the tenant farmers are recorded as William and Sarah Tarrant.)

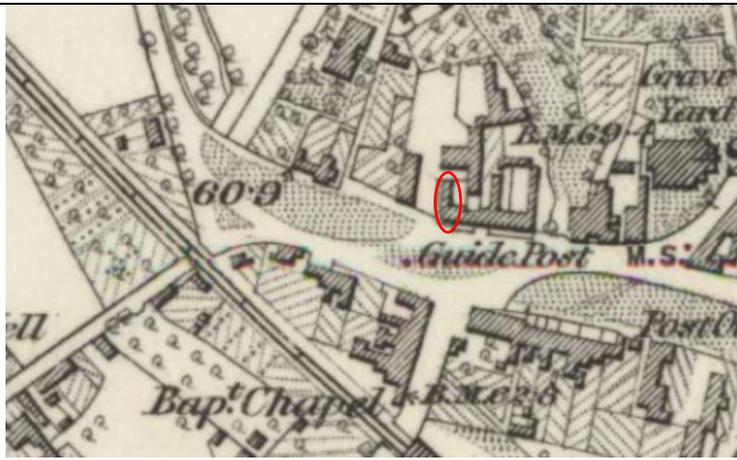
On John Goodwin senior's death, the ownership of College Farmstead and all its land had passed to his nephew, also John Goodwin. He died without leaving a will and following a court case brought by his many quarrelling heirs, all his property had to be sold. The farm was sold in 1875 as building land and a large house called The Hall was built in its place.



Left: The 1875 Goodwin Sale Plan (detail)

Hall Cottage, as a farm building, is shown on this plan, fronting the road just by the word 'village'.

The great barn and farmhouse may still have existed in 1875 when the sale plan was drawn; Lot 10 (on left of plan, marked 'blue') was Goodwin's College Farmstead. The barn which was owned by Walter Mayhew in the 1390s appears to have been more significant than any house on the site, although Eton College's deeds refer to a house that was here by 1320.



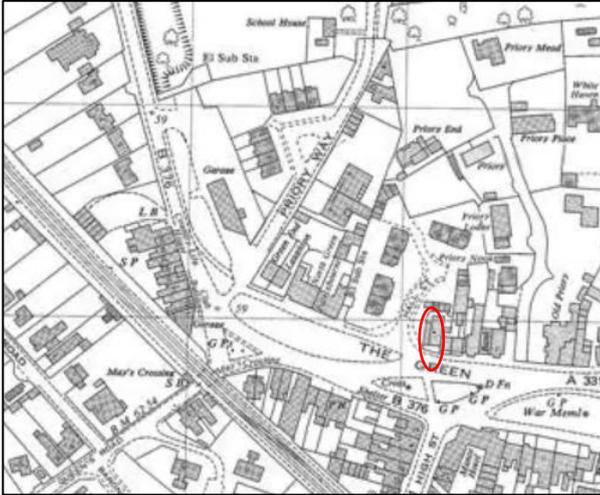
Left, map published 1881, (surveyed 1868 to 1875) shows the buildings in context



1899 Map, showing The Hall and Hall Cottage, circled.



The Hall, *above*, was a large Victorian villa built between 1875 and 1880. Its first occupant was Emma Leathley who was of independent means. In 1881 the census recorded her living here with two young nieces, their governess and four servants. By 1891 Alexander Shipley was at The Hall with his wife, three adult children and three servants. He was a wealthy Windsor brewer who became Mayor of Windsor in 1902. In 1905 a Mr E Tindall Atkinson lived there. From c1910 it was occupied by a Mr W H Langton. Mr Soden lived here from the 1920s. His widow is recorded at The Hall in the 1960 edition of Kelly's Local Directory. She may have been The Hall's last occupant as the 1965 Directory indicates 12 houses in Hall Court.



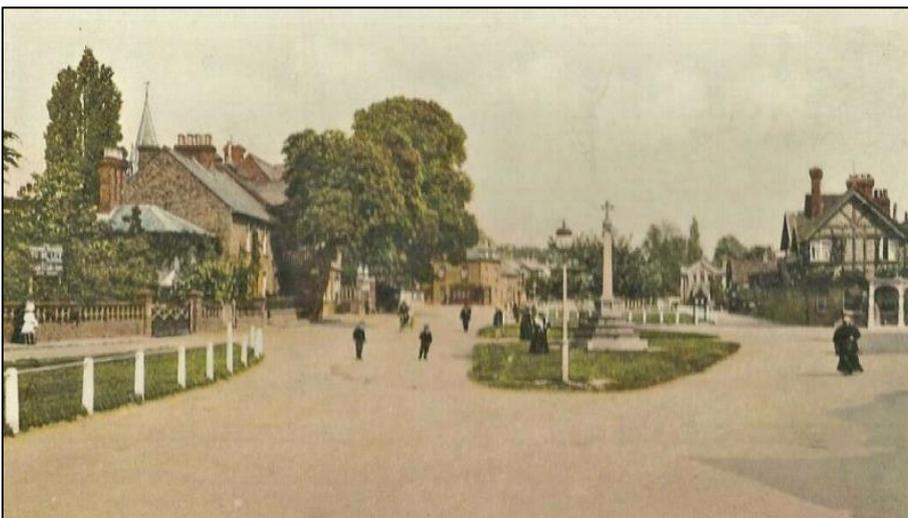
This 1960s' map, left, shows the maisonettes of Hall Court which replaced The Hall

Images Please caption images, add date the image was taken, and credit source where relevant.



Left: Detail from a painting by William Corden, 1877, showing Hall Cottage, with Rose and Chestnut Cottages beyond.

In this 1877 painting it is possible that The Hall already existed and Hall Cottage was its lodge.



Early 20th-century postcard. (Note the distinctive brickwork of the front boundary. This appears to still exist in front of Hall Cottage.)



1947 photograph from Miss Gollop, the postmistress's album, DVS Archive.



Left, images from Datchet History website.



Left and below left, images from Google Maps 2021.



Date form completed	By whom
23 May 2021	Alison Crampin