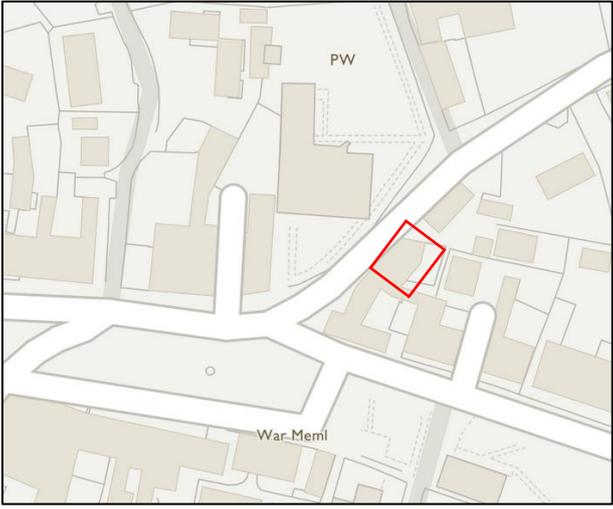


Datchet Local List – Non-Designated Heritage Asset Information Sheet

Name, address, location of asset	Number	
James's Cottages 4, 6, and 8 London Road Datchet SL3 9JN	Is the asset ✓ In the Conservation Area ✓ In Datchet Parish	
<b>OS Map and coordinates</b> (Outline asset in red on map and provide OS coordinates)		
SU988770		
		
<b>Significance of asset</b> (NPPF)		
✓ Historic    ✓ In the setting of a heritage asset		
<b>Type of Asset</b> Please select relevant category		
✓ Terrace		
<b>Description/History of asset</b>		
	<p>James's Cottages are a terrace of three, Victorian, two-storey, red-brick cottages. They occupy a prominent location on the southern section of London Road, adjoining the listed Church Cottage and facing St Mary's Church, with views to The Green.</p> <p>Each cottage has a front door and sash window at ground-floor level and a sash window topped by a peaked gable at first-floor level. The front doors open directly onto the street. Design details include door overlights and sash windows with glazing bars, contrasting yellow-brick surrounds to the doors and windows, terracotta roof tiles, and tall chimney stacks and pots.</p> <p>The name and date of the cottages appear in three plaques, one above each front door: James's—Cottages – 1853. They were built for the Hale-Pearce family who were artisans in various trades for several generations.</p> <p>The cottages are on RBWM's list of notable non-listed buildings in Datchet.</p>	
<b>Present condition and originality</b> (See also RBWM planning history and give details where relevant)		
The windows and doors have been replaced or refurbished over time and some chimney pots have been lost or removed although the stacks still exist. Otherwise, externally, the cottages appear true to the original Victorian design and are kept in good condition.		

Is site in use?	Give details of use
✓ YES	The cottages are in use as homes.
<b>Criteria</b> Fill in the relevant boxes stating the reasons why the asset meets these criteria. <i>(Please score to indicate how well the asset meets the criteria where 0 is not applicable, and 3 indicates very well.)</i>	
1. Has architectural interest or quality <b>2</b>	James's Cottages are unusual in being good-looking modest brick houses built at a time when very little on this scale and quality was being built in the village, and before the general boom in housing development.
2. Is a landmark feature <b>0</b>	
3. Has a relationship with adjacent designated heritage assets in age, materials, or in any other historically significant way <b>3</b>	They occupy a prominent position adjoining the listed Church Cottage, one of the oldest structures in Datchet, and facing the listed St Mary's Church. They are an important component in the historic views to and from The Green.
4. Individually, or as part of a group, illustrates the development of the local area <b>3</b>	The cottages were part of the Victorian redevelopment of Datchet which is also illustrated in other buildings around The Green. They were built to house artisans in various trades.
5. Has significant historic associations with features such as a historic road layout, a park or a landscape feature (designed or natural) <b>3</b>	The cottages were built in 1853 alongside the original turnpike road into the village. Until recently, the 1768 milestone stood outside neighbouring Church Cottage.
6. Has historic associations with important people or past events <b>3</b>	The Hale-Pearce family, who owned these cottages and the neighbouring Church Cottage, had been local artisans in various trades for several generations. From at least 1780 until the late 1800s, Church Cottage was a blacksmith's dwelling, at first owned by George Hale, with a single-storey workshop on the adjacent corner site where there is now a dentist's premises. The whole corner, round to and including Horton Cottage, was owned by the same Hale-Pearce family who also built James's Cottages in 1853, probably named in memory of James Pearce who had died in 1851 aged 40. James's Cottages were built to suit their needs and tastes. Although used as dwellings by the owners, they were also sometimes rented out. James Hale Pearce, 1897-1918, is remembered on the WWI memorial.
7. Reflects the traditional functional character or former uses of the area <b>2</b>	They were built as artisans' cottages next to the blacksmith's, a reminder of the former use of the area.
8. Contributes positively to the character or appearance of the area <b>3</b>	These attractive Victorian cottages remain true to their original design. They contribute positively to the historic setting and the views into and out of The Green.
9. Other. Is there another reason it has special local value? <b>0</b>	
<b>Have owners been notified?</b> (Give details of date, method, eg letter/email, response and comments)	
Copies of the draft research and an accompanying letter were delivered by hand in June 2021.	

## 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: [www.datchethistory.org.uk](http://www.datchethistory.org.uk) by Janet Kennish:

### History of the London Road/Horton Road corner (See also Criteria, 6)

James's Cottages adjoin the listed Church Cottage, one of the oldest houses in Datchet, dating from c1500. From at least 1780 until the late 1800s, Church Cottage was a blacksmith's dwelling, at first owned by George Hale, with a single-storey workshop on the adjacent corner site where there is now a dentist's premises. The whole corner, round to and including Horton Cottage, was owned by the same Hale-Pearce family who also built James Cottages in 1853, probably named in memory of James Pearce who had died in 1851 aged 40. There had previously been houses or cottages on the site (see map below) so this would have been a rebuild, replacing unfit old dwellings with modern ones.



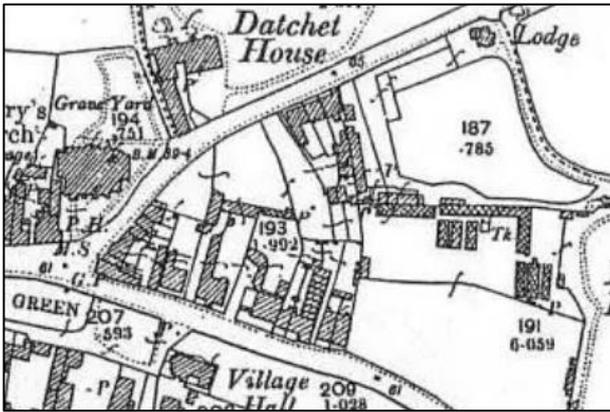
*Left, detail from Enclosure map, 1834, dwellings in red, outbuildings in grey. Source Datchet History website*

James's Cottages now occupy plot 183 on the map, but dwellings are shown there in 1834, so the present houses are likely to be 1850s' replacements of older cottages beyond repair. (The 1834 map also shows the pool in the middle of the village before it was culverted underground, and the footbridge across it.)



*Left 1868 Ordnance Survey map given to the Datchet Village Society.*

The building on the corner seems to have been rebuilt by this time, and James's Cottages have replaced an old row of dwellings adjacent to Church Cottages. An outbuilding (grey) had been added within the yard behind Church Cottage, and Horton Cottage can be seen as a long narrow block next to the big old stable. As this new block is hatched red it was a dwelling house, so Horton Cottage (or The Hut) was not a converted stable but a new-built house. By the time these developments took place the blacksmith and farrier business on the site had ceased and the first James Hale-Pearce, carpenter (later builder), was running his trade from Horton Cottage, where he was listed in the censuses 1871-1901. Church Cottage was occupied by other members of the family during this period.



Left, 1899 Ordnance Survey map

On the corner site, and stretching back east along Horton Road, is the shop which later became the International Stores and is now a dentist's premises. By 1899, the big stable block adjacent to Horton Cottage had been replaced by Clifton Villa. James Hale Pearce, living in Horton Cottage, described himself as a builder in 1891, and it may be that he demolished the old stable and built Clifton Villa in its place, making profitable use of his own family's land. The next house to the east, Denholme, looks very similar and was

probably built at the same time, but its site was not previously owned by the Hale-Pearce family.

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



Left: London Road corner, 1905. Source: Datchet Village Society photo archive.

Note R S Ware shop on corner which was there prior to International Stores. (Later a restaurant and more recently a dentist's.)

This image also shows the wall further along London Road where modern houses have now been built. This was built at the same time as the long wall on the other side, (now listed), for and belonging to Datchet House. The Needhams' land stretched across the route of the turnpiked

London Road, so as the road was rebuilt (c1760s) the garden was enclosed by the long wall on the house side and another stretch opposite.



Left, early-to-mid 20<sup>th</sup>-century postcard. (The war memorial was erected in 1920.)



Left, Church Cottages during the 1947 floods.

Source: Datchet Village Society archives

In 1947 Datchet's flood rescue operations were conducted from St Mary's Church and the foot of London Road, the only point where traffic could approach the middle of the village. Church Cottage is on the fringe of the Church's high ground, and James's Cottages, just a bit further north, safe and dry, were used as a distribution centre for food supplies, here selling 'spuds'.

Source, Datchet History website.



*Datchet History website.*



*Datchet History website.*



Photograph taken from the churchyard,  
28 May 2021, Alison Crampin

For more information about the milestone, see <https://www.datchetvillagesociety.org.uk/our-projects/protecting-and-preserving-datchets-milestone/>

Date form completed	By whom
27 May 2021	Alison Crampin, with thanks to Janet Kennish