

# Archaeological Desk-Based Assessment in Advance of the Proposed Development of Land at Ashridge Farm, Warren House Road, Wokingham, Berkshire.

October 2019

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National Grid Reference SU 81391 69873



Report for BDW Southern Counties

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## **SWAT ARCHAEOLOGY**

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## **Archaeological Desk-Based Assessment in Advance of the Proposed Development of Land at Ashridge Farm, Warren House Road, Wokingham, Berkshire.**

### **Summary**

*SWAT Archaeology has been commissioned by BDW Southern Counties to prepare an Archaeological Desk-Based Assessment of the proposed development area (PDA) of land at Ashridge Farm, Warren House Road, Wokingham, Berkshire.*

*This Desk Based Assessment is intended to explore and disseminate the known and potential heritage resource within the site and the surrounding area, and to assess the likely impacts of the development proposals on this resource. Based on this data the potential for archaeological sites either on or in the near vicinity of the proposed development can be summarized as:*

- Prehistoric: **moderate**
- Iron Age: **high**
- Roman: **high**
- Anglo-Saxon: **low**
- Medieval: **high**
- Post-Medieval: **high**
- Modern: **low**

*Located circa 1km north, north east of the centre of Wokingham. The PDA is situated to the north of Warren House Road and east of Bell Foundry Lane. The PDA is circa an area of 5.5 hectares and currently a working yard consisting of a number of modern farm buildings next to the Ashridge Farmhouse and the traditional farm courtyard, which is separated outside of the PDA. The current entrance is via a track to the west of the farmhouse. Around the working yard are a number of different fields, that currently house goats and horses. At the far eastern end of the PDA runs the Ashridge stream on a north-south axis. The northern part of the fields are outside of the PDA, having already been approved for the North Wokingham Distributer Road. To the east under construction is a new housing estate known as Kentwood Farm.*

*The assessment has generally shown that the area to be developed is within an area of high archaeological potential for the Iron Age, Roman period, based evidence from nearby excavations to the PDA, especially with an Iron Age Farmstead that continued into the Roman*

*period immediately east of the PDA which would have regional significance. For the Medieval and Post Medieval period there is considered to be high potential only in part but the remaining land is of low potential. The south east corner based on map regression shows the remains of a historic boundary that is likely to be from the Medieval estate and deer park and this can still be traced on the ground. The high potential relates to an area just to the north west of the current Ashridge Farmhouse where map regressions shows a Post Medieval building, which has since been demolished. There is moderate potential for the Palaeolithic period based upon the presence of River Terrace gravels at the site, especially around the Ashridge Stream. There is considered to be low potential for all other periods. During the 20th century a number of modern farm buildings have been built across the area of various size and construction to the north and north west of the historical farm courtyard. This area of the PDA is likely to have potentially disturbed any potential archaeological remains especially as recent nearby excavations contest to the relatively shallowness of the archaeological horizon. Of the remaining area it appears undisturbed although it is unclear if modern services or field drains cross the area, as well as where ploughing has ever been undertaken at the site. In addition, the Ashridge Stream has been managed and has a culvert which is likely to have impacted upon potential archaeological remains. Therefore, the historical impact is classed as high in the western half of the site and low in the eastern part of the site. The proposed residential development will require foundations and associated roads and services, which will lead to a high impact on any potential archaeology as well as historic hedgerows. The need for, scale, scope and nature of any further assessment and/or archaeological works should be agreed through consultation with the statutory authorities but is likely that the Local Planning Authority would require a geophysical survey and field evaluation due to the potential for multi-period remains and scale of the development in order to assess the nature and significance of any archaeological remains.*

## **1 INTRODUCTION**

### **1.1 Project Background**

1.1.1 Swale & Thames Survey Company (SWAT) was commissioned by BDW Southern Counties (the 'Client'), to carry out an archaeological desk-based assessment of the proposed development area (PDA) of land at Ashridge Farm, Warren House Road, Wokingham, Berkshire centred on National Grid Reference (NGR) SU 81391 69873 (Fig 1).

## **1.2 The Site**

- 1.2.1 Located circa 1.0km north, north east of the centre of Wokingham. The PDA is situated to the north of Warren House Road and east of Bell Foundry Lane. The PDA is circa an area of 5.5 hectares and currently a working yard consisting of a number of modern farm buildings next to the Ashridge Farmhouse and the traditional farm courtyard, which is separated outside of the PDA. The current entrance is via a track to the west of the farmhouse. Around the working yard are a number of different fields, that currently house goats and horses. At the far eastern end of the PDA runs the Ashridge stream on a north-south axis. The northern part of the fields are outside of the PDA, having already been approved for the Northern Wokingham Distributer Road and north of those fields is a sewage treatment plant. To the east under construction is a new housing estate known as Kentwood Farm. The PDA sits at an average height of 52m on gently sloping ground from a high 54m aOD in the north west corner to 50m aOD in the north east corner (Fig. 1).
- 1.2.2 The British Geological Society (BGS 1995) shows that the local geology at the PDA consists of bedrock comprising of London clay Formation – Clay, Silt and Sand. London clay is a blueish clay formed in the area of the London basin circa 56-49 million years ago within a sea.
- 1.2.3 Along the Ashridge Stream at the eastern end of the PDA is Alluvium – Clay, Silt, Sand and Gravel bordered either side by Head – Clay, Silt Sand and Gravel. Both superficial deposits were laid down in the Holocene period.

### *Geotechnical Information*

- 1.2.4 There have been no geotechnical investigations within the area of the PDA. However, there have been geotechnical investigations in the wider area as well as nearby archaeological excavations which can inform with regards to stratigraphy.
- 1.2.5 The 2018 Ashridge Farm excavation in the area of the NWDR, which follows the length of the northern boundary of the PDA. It mentions that the underlying geology gradually changed across the site. At the western end it was silty/clay. The western part of the middle section represented natural sand/clay with no subsoil. The eastern part of the middle section comprised of natural clay rich sand, with the far eastern part of natural gravel, sand and clay. All trenches were sealed by topsoil of 0.3-0.46m thick. Those trenches that had subsoil it was between 0.11-0.29m. Trench

3 has a couple of north-south axis land drains which are likely to continue southwards into the PDA.

1.2.6 The 2017 Kentwood Farm Phase 2 excavation immediately to the east of the PDA. The natural geology there was a yellow-brown sandy clay sealed by subsoil of a yellow-brown clay sand. The archaeology was encountered at depths of between 50.8m and 51.1m aOD.

1.2.7 The Kentwood Farm 2015 Sewage Connection to the north of the eastern end of the PDA identified natural clay and occasional gravel bands at 47.7m-48.0m aOD with subsoil between 0.3-0.6m and a topsoil of circa 0.2m.

1.2.8 To the north west of the PDA at the Bell Foundry development in 2017 a geotechnical investigation was undertaken. This showed that head deposits were found in all boreholes to a depth of between circa 0.9m-2.4m below ground level. Below which were London Clay but some also had evidence of River Terrace Deposits of 0.1-1.1m thick between the head and London Clay. Topsoil varied from 0.0-0.5m below ground level. The archaeological evaluation identified clays, sand and gravel between 0.3-0.5m below ground level.

### **1.3 The Proposed Development**

1.3.1 The proposed development is for residential housing of with access via the North Wokingham Distributer Road once it is built. An indicative layout is provided in Figure 2.

### **1.4 Project Constraints**

1.4.1 No constraints were associated with this project.

### **1.5 Scope of Document**

1.5.1 This assessment was requested by the Client in order to determine, as far as is possible from existing information, the nature, extent and significance of the Historic Environment and to assess the potential impact of development on Heritage Assets. The assessment forms part of the initial stages of the archaeological investigation and is intended to inform and assist with decisions regarding archaeological mitigation for the proposed development and associated planning applications.

## **2 PLANNING BACKGROUND**

### **2.1 Introduction**

2.1.1 National legislation and guidance relating to the protection of, and proposed development on or near, important archaeological sites or historical buildings within planning regulations is defined under the provisions of the Town and Country Planning Act 1990. In addition, local authorities are responsible for the protection of the historic environment within the planning system and ensure that a Heritage Asset is protected to enable it to be passed on to future generations.

2.1.2 Statutory protection is also provided to certain classes of designated heritage assets under the following legislation:

- Planning (Listed Buildings and Conservation Areas) Act 1990;
- Ancient Monuments and Archaeological Areas Act 1979; and
- Hedgerow Regulations (statutory Instrument No. 1160) 1997
- Treasures Act 1996
- Burial Act 1857.

### **2.2 National Planning Policy Framework (NPPF)**

2.2.1 The National Planning Policy Framework (NPPF) sets out the Government's core principles in relation to planning and the historic environment and is covered in section 16, paragraphs 185-202. These principles are designed to underpin the planning and decision-making process to ensure that Local Planning Authorities (LPA), developers and owners of heritage assets adopt a consistent approach to the conservation of the Historic Environment.

2.2.2 The Historic Environment, as defined in the National Planning Policy Framework (NPPF 2019): Annex 2, comprises:

*'all aspects of the environment resulting from the interaction between people and places through time, including all surviving physical remains of past human activity, whether visible, buried or submerged, and landscaped and planted or managed flora.'*



2.2.3 NPPF Annex 2 defines a Heritage Asset as:

*'a building monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. Heritage assets include designated heritage assets and assets identified by the local planning authority (including local listing).'*

2.2.4 Paragraph 189 of the NPPF states that:

*'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.'*

2.2.5 Paragraph 190 of the NPPF states that:

*'The LPA should take this assessment into account when considering the impact of a proposal on a heritage asset, to avoid or minimise conflict between the heritage asset's conservation and any aspect of the proposal.'*

2.2.6 The NPPF further provides definitions of terms which relate to the historic environment in order to clarify the policy guidance given. For the purposes of this report, the following are important to note:

- **Significance.** The value of a heritage asset to this and future generations because of its heritage interest. This interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting.
- **Setting.** The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral.

2.2.7 The NPPF is supported by the Planning Policy Guidance, which includes Conservation Principles, Policy and Guidance (2008) as well as Good Practice Advice in Planning Notes 1 to 3, all issued by Historic England.

*Hedgerow Regulations (statutory Instrument No. 1160) 1997*

2.2.8 The Regulations apply to most countryside hedgerows. In particular, they affect hedgerows which are 20 meters or more in length; which meet another hedgerow at each end; are on or adjoin land used for: agriculture, forestry, the breeding or keeping of horses, ponies or donkeys, common land, village greens, Sites of Special Scientific Interest (SSSIs) or Local Nature Reserves. The act is to protect important countryside hedgerows from removal, either in part or whole. Removal not only includes grubbing out, but anything which could result in the destruction of the hedge. The act also clarifies hedgerows in relation to archaeology and history as

- 1) The hedgerow marks the boundary, or part of the boundary, of at least one historic parish or township; and for this purpose “historic” means existing before 1850’.
- 2) The hedgerow incorporates an archaeological feature which is—
  - (a) included in the schedule of monuments compiled by the Secretary of State under section 1 (schedule of monuments) of the Ancient Monuments and Archaeological Areas Act 1979(1); or
  - (b) recorded at the relevant date in a Sites and Monuments Record.
- 3) The hedgerow:
  - (a) is situated wholly or partly within an archaeological site included or recorded as mentioned in paragraph 2 or on land adjacent to and associated with such a site; and
  - (b) is associated with any monument or feature on that site
- 4) The hedgerow—
  - (a) marks the boundary of a pre-1600 AD estate or manor recorded at the relevant date in a Sites and Monuments Record or in a document held at that date at a Record Office;
  - (b) is visibly related to any building or other feature of such an estate or manor.
- 5) The hedgerow—

- (a) is recorded in a document held at the relevant date at a Record Office as an integral part of a field system pre-dating the Inclosure Acts(1); or
- (b) is part of, or visibly related to, any building or other feature associated with such a system, and that system—
  - (i) is substantially complete; or
  - (ii) is of a pattern which is recorded in a document prepared before the relevant date by a local planning authority, within the meaning of the 1990 Act(2), for the purposes of development control within the authority's area, as a key landscape characteristic

### **2.3 Local Policies**

- 2.3.1 Wokingham Borough Council have a Managing Development Delivery Local Plan adopted in 2014. There are three policies relating to Heritage. TB24: Designated Heritage Assets, TB25: Archaeology and TB26: Buildings of Traditional Local Character and Areas of Special Character. Of relevance to the Archaeological desk-based assessment is TB25.

#### *Policy TB25: Archaeology*

1. Areas of high archaeological potential are shown on the Policies Map.
2. In areas of high archaeological potential, applicants will need to provide a detailed assessment of the impact on archaeological remains.
3. Where development is likely to affect an area of high archaeological potential or an area which is likely to contain archaeological remains, the presumption is that appropriate measures shall be taken to protect remains by preservation in situ. Where this is not practical, applicants shall provide for excavation, recording and archiving of the remains.

## **3 AIMS AND OBJECTIVES**

### **3.1 Introduction**

- 3.1.1 This Desk-Based Assessment was commissioned by BDW Southern Counties to support a planning application. This assessment has been prepared in accordance with guidelines set out by the Chartered Institute for Archaeologists (see below) and

in the National Planning Policy Framework and the Good Practice Advice notes 1, 2 and 3, which now supersede the PPS 5 Practice Guide, which has been withdrawn by the Government.

- 3.1.2 This Desk-Based Assessment therefore forms the initial stage of the archaeological investigation and is intended to inform and assist in decisions regarding archaeological mitigation for the proposed development and associated planning applications.

### **3.2 Desk-Based Assessment – Chartered Institute for Archaeologists (2017)**

- 3.2.1 This desktop study has been produced in line with archaeological standards, as defined by the Chartered Institute for Archaeologists (2014, revised 2017). A desktop, or desk-based assessment, is defined as being:

*'Desk-based assessment will determine, as far as is reasonably possible from existing records, the nature, extent and significance of the historic environment within a specified area. Desk-based assessment will be undertaken using appropriate methods and practices which satisfy the stated aims of the project, and which comply with the Code of conduct and other relevant regulations of ClfA. In a development context desk-based assessment will establish the impact of the proposed development on the significance of the historic environment (or will identify the need for further evaluation to do so) and will enable reasoned proposals and decisions to be made whether to mitigate, offset or accept without further intervention that impact.'*

(2017:4)

- 3.2.2 The purpose of the desk-based assessment is, therefore, an assessment that provides a contextual archaeological record, in order to provide:

- *an assessment of the potential for heritage assets to survive within the area of study*
- *an assessment of the significance of the known or predicted heritage assets considering, in England, their archaeological, historic, architectural and artistic interests*

- *strategies for further evaluation whether or not intrusive, where the nature, extent or significance of the resource is not sufficiently well defined*
- *an assessment of the impact of proposed development or other land use changes on the significance of the heritage assets and their settings*
- *strategies to conserve the significance of heritage assets, and their settings*
- *design strategies to ensure new development makes a positive contribution to the character and local distinctiveness of the historic environment and local place-shaping*
- *proposals for further archaeological investigation within a programme of research, whether undertaken in response to a threat or not.*

CIFA (2017:4)

## **4 METHODOLOGY**

### **4.1 Introduction**

- 4.1.1 The methodology employed during this assessment has been based upon relevant professional guidance including the Chartered Institute for Archaeologists' *Standard and guidance for historic environment desk-based assessment* (CIFA, 2017).

### **4.2 Sources**

- 4.2.1 A number of publicly accessible sources were consulted prior to the preparation of this document.

#### *Archaeological databases*

- 4.2.2 Although it is recognised that national databases are an appropriate resource for this particular type of assessment, the local Historic Environmental Record held at Berkshire Record Office (BHER) contains sufficient data to provide an accurate insight into catalogued sites and finds within both the proposed development area and the surrounding landscape.

4.2.3 The National Heritage List for England (NHLE), which is the only official and up to date database of all nationally designated heritage assets and is the preferred archive for a comprehensive HER search.

4.2.4 The Archaeology Data Service Online Catalogue (ADS) was also used. The search was carried out within a 1000m radius of the proposed development site and relevant HER data is included in the report. The Portable Antiquities Scheme Database (PAS) was also searched as an additional source as the information contained within is not always transferred to the local HER.

#### *Cartographic and Pictorial Documents*

4.2.5 A full map regression exercise has been incorporated within this assessment. Research was carried out using resources offered by the Berkshire Archaeology, the internet and Ordnance Survey. A full listing of bibliographic and cartographic documents used in this study is provided in Section 10.

#### *Aerial photographs*

4.2.6 The study of the collection of aerial photographs held by Google Earth was undertaken (Plate 1).

#### *Secondary and Statutory Resources*

4.2.7 Secondary and statutory sources, such as regional and periodic archaeological studies, archaeological reports associated with development control, landscape studies, dissertations and research frameworks are considered appropriate to this type of study and have been included within this assessment.

#### *Walkover Survey*

4.2.8 The Site is visited for a walkover survey. This is for the purpose of:

- Identifying any historic landscape features not shown on maps.
- Conducting a rapid survey for archaeological features.
- Making a note of any surface scatters of archaeological material.
- Identifying constraints or areas of disturbance that may affect archaeological investigation.



## 5 ARCHAEOLOGICAL AND HISTORICAL DEVELOPMENT

### 5.1 Introduction

5.1.1 This section of the assessment will focus on the archaeological and historical development of this area, placing it within a local context. Each period classification will provide a brief introduction to the wider landscape (1000m radius centred on the PDA for the archaeology with a 750m radius used for the Listed buildings), followed by a full record of archaeological sites, monuments and records within the site's immediate vicinity. There are no Scheduled Monuments or Registered Parks and Gardens in the search area. Time scales for archaeological periods represented in the report are listed in Table 1. Each heritage assets has been assigned a Assessment number which is provided in Figure 14

|  |              |                             |
|--|--------------|-----------------------------|
| Prehistoric  | Palaeolithic | c. 500,000 BC – c.10,000 BC |
|  | Mesolithic   | c.10,000 BC – c. 4,300 BC   |
|  | Neolithic    | c. 4.300 BC – c. 2,300 BC   |
|  | Bronze Age   | c. 2,300 BC – c. 600 BC     |
|  | Iron Age     | c. 600 BC – c. AD 43        |
| Romano-British   |              | c. AD 43 – c. AD 410        |
| Anglo-Saxon  |              | AD 410 – AD 1066            |
| Medieval   |              | AD 1066 – AD 1485           |
| Post-medieval  |              | AD 1485 – AD 1900           |
| Modern   |              | AD 1901 – present day       |
| <b>Table 1: Classification of Archaeological periods</b> |              |                             |

5.1.2 Archaeology relating to the centre of Wokingham whilst reviewed and included within the HER data but is not as closely examined given its distance from the PDA but used to inform about our understanding of the wider area.

5.1.3 The Berkshire HER records within the assessment area are dominated by Medieval and Post Medieval listed buildings of scattered farmhouses and outbuildings as well as below ground archaeology in the immediate vicinity of the PDA relating to the Prehistoric and Roman periods. Figures 14, 15 and 16 provide full details on the HER records in the assessment area.

## 5.2 Designated Heritage Assets

- 5.2.1 One of the tasks of the site visit was aimed to identify any designated heritage assets within the wider context of the PDA in accordance with The Setting of Heritage Assets – English Heritage Guidance (English Heritage 2011).
- 5.2.2 This guidance states that “setting embraces all of the surroundings (land, sea, structures, features and skyline) from which the heritage asset can be experienced or that can be experienced from or with the asset” (The Setting of Heritage Assets, English Heritage 2011).
- 5.2.3 There are 16 designed assets in the form of listed buildings within the 750m assessment area of which four are immediately adjacent to the PDA and a further two within 500m of the PDA being Ashridge Cottage, circa 80m to the south and Keepers Cottage, circa 340m to the east, all of which are listed in table two below. The remaining assets are over 500m from the PDA and are detailed in Figure 14 and 16 and have no intervisibility with the PDA.

| UID Ref | Period        | Description  |
|---------|---------------|--|
| 1118017 | Post Medieval | Barn at Ashridge Farm, South East of Farmhouse Grade II. Late 16 <sup>th</sup> century contemporary with the farmhouse.  |
| 1155933 | Post Medieval | Milestone in The Garden of Ashridge Farmhouse, Approximately 3 Metres South of Entrance Porch Grade II. Dated 1747. Was part of the road but now within the front garden of the farmhouse. |
| 1319183 | Post Medieval | Ashridge Farmhouse Grade II*. Late 16 <sup>th</sup> century  |
| 1303123 | Post Medieval | Cattle Shed at Ashridge Farm, North of Farmhouse Grade II. Mid 17 <sup>th</sup> century with 19 <sup>th</sup> century extension.   |
| 1117979 | Post Medieval | Ashridge Cottage Grade II. Late 15 <sup>th</sup> century hall house.   |
| 1154947 | Post Medieval | Keeper's Cottage Grade II, mid-16 <sup>th</sup> century  |

- 5.2.4 It is advised that these designated assets are subject to separate detailed Heritage statement report in order to understand their significance and setting and the impact the proposed development will have on these designated assets.

### 5.3 Previous Archaeological Works

5.3.1 The area has been one of archaeological focus in recent years as a result of the continuing development of the area north of Wokingham. Figure 23 provided a map of all the archaeological events in the assessment area but focus is given on those in the immediate vicinity of the PDA and are detailed in Figure 23. The features and finds found are expanded upon below.

#### *East Berkshire Archaeological Survey*

5.3.2 The area to the east and north east of the PDA was investigated in 1984 and 1986 as part of the East Berkshire Archaeological Survey primarily through fieldwalking as well as map regression and aerial photograph analysis. The fieldwalking recovered two prehistoric flint flakes and a sherd of Medieval pottery and considered that there was an unspecified Prehistoric site circa 350m to the north of the PDA.

#### *ERM1402-Kentwood Farm (Phase 1)*

5.3.3 25 trenches in all along the line of a proposed noise bund. Trench 4 linear feature post medieval pottery and matched a field boundary. Trench 5 possible field boundary. Trench 10 identified a Roman ditch from pottery. Trench 12 was a gully and thought to be a field boundary as is the linear feature in trench 13,14, 15, 17 and 21. There were also 10 test pits which recovered 7 sherds of Roman pottery, Post Medieval pottery and tile and clay pipes.

#### *ERM 1403-North Wokingham, Geophysical Survey*

5.3.4 This was a large area to the east and north east of the PDA. The survey identified linear anomalies that were thought to be modern boundaries as well as traces of former field boundaries. However, the Roman ditch identified during ERM1402 was not picked up under the geophysical survey.

#### *ERM 1435 - Kentwood Farm (Phase 2)*

5.3.5 Area part 1 in 2012 was a large evaluation ahead of housebuilding to the east of the PDA. There were 102 evaluation trenches of which five contained possible archaeological features. Four had gullies with no dating evidence, as well as a ditch also with no dating evidence. A single Iron Age bead was recovered close the surface of one of the trenches. The ditches were considered to match boundaries seen on a

1823 map. No Roman features were identified following on from the 2010 evaluation. With the overall site concluded to have limited archaeological potential.

*ERM2311-Kentwood Farm (Phase 2 - Evaluation)*

- 5.3.6 Area Part 2 on the western side. A further 61 evaluation trenches found that the majority of the trenches were devoid of any archaeological activity. Former field boundaries from map regression were identified. Only two trenches contained features of significance. Trench 30 which was located just 40m north east of the north eastern corner of the PDA contained Iron Age/Roman activity comprising of two gullies and two pits and dated through the presence of Roman pottery. Prehistoric fired clay and burnt and worked flint were also found. The worked flints recovered are likely to be intrusive finds and which represent little more than evidence of earlier prehistoric activity within the general environs. Trench 8, which was 170m north west of the PDA and contained a shallow field boundary and may represent field systems associated with the archaeological activity in Trench 30 of that of a Late Iron Age/Romano-British small farmstead.

*ERM2318-Kentwood Farm (Phase 2- Strip and Map)*

- 5.3.7 Early Prehistoric worked flints were recovered and reflects general activity in the area. Curvilinear Ditches related to a farmstead enclosure from the Late Iron Age, early Roman period along with some pits containing pottery and animal bone. Activity from the 2nd/3rd century related to more enclosure ditches that were 'L' shaped in plan containing pottery, animal bone and charred plant remains from environmental sampling. Associated with this period were further pits dateable through pottery and other finds. A second Roman phase for the 2nd/3rd century was a alter ditch cutting the earlier Roman ditches and contained ironworking slag, Roman pottery with intrusive ceramic building material (CBR) of Medieval or Post Medieval date. Further Medieval and Post Medieval evidence in the form of CBM thought to have come from manuring on the site. Other undatable pits were found.

*ERM2286-Ashridge Farm, Wokingham*

- 5.3.8 An evaluation of 10 trenches as part of a pre-determination ahead of the proposed North Wokingham Distributor Road (NWDR). No archaeological features, deposits or finds of any period were recorded in any of the trenches. The evaluation report concluded that the absence of archaeological deposits may have resulted from the site's previous land use as woodland over a substantial period.

*ERM1901-Bell Farm, Foundry Lane*

5.3.9 A large evaluation ahead of housebuilding, that was fields belonging to Bell Farm with the site bisected by the Ashridge Stream. There were 21 trenches and five features were discovered. Post Medieval boundary ditches were identified and related to agricultural activity and considered to be of low significance. A single struck flint was the only find earlier than the Post Medieval period.

*ERM1829 & ERM2119 -Matthewsgreen Farm, Twyford Road*

5.3.10 A large evaluation ahead of housebuilding on a site considered to have Roman potential. An earlier geophysical survey identified linears of possible Post Medieval field boundaries. There were 116 trenches. A number contained archaeological finds and features. In the south east corner closest to the PDA a possible round house gully was identified along with a pit, postholes all of Iron Age date. An area to the west contained Roman features of ditches and gullies and a cluster of hearths or ovens representing a possible occupation site. Other isolated finds were thought to relate to scrub clearance or charcoal production in the Post Medieval period. A more detailed investigation following the evaluation showed that the Iron Age features seen were a ring gully structure, with a second complex of gullies possibly relating to an animal pen. Vast quantities of iron slag were found suggesting industrial smelting, although no furnaces were found. The Roman area was thought to be late Iron Age into the early Roman period set within an enclosure. No house was identified although a curvilinear gully may represent a roundhouse. Activity at the site stops at the end of the 3rd century. In all seven pits of possible charcoal clamps were noticed with radiocarbon identifying an early Medieval date.

*Landscape Characterisation*

5.3.11 Wokingham District Council have produced a Landscape Character Assessment, which classes the area as 'settled and farmed clay'. The HER landscape characterisation map is provided in Figure 21. The PDA is located in what was the rural hinterland north of Wokingham that was part of a wider Medieval estate and still retains many of its historical boundaries. Initially wooded as part of the Windsor Forest, later part of parkland. The area was essentially pasture north of Ashridge Farm attached to the farm and part of the wider farm estate.

5.3.12 Due to its location with the A329M and M4 close by the marginal character of agriculture in this area is evident – with major transport corridors cutting across

previously intact farmland. The urbanising influence of adjacent settlement also dilutes the rural quality of the landscape. The landscape is shelving or sloping with subtle valleys formed by the cuttings of Emm Brook and the associated tributary. Although there is a shallow valley system giving form to the landscape, its subtlety makes it visually indistinct and is masked further by built development.

5.3.13 The early OS map shows that much of the farmland around Wokingham consisted of an irregular field system indicating early inclosure. Areas of surviving farmland, such as north of Matthews Green, have straight-sided rectangular fields characteristic of early 19th century Parliamentary inclosure.

5.3.14 In modern times, many areas of agricultural land alongside transport corridors have become horse and pony paddocks where the marginal agricultural land has been subdivided and characterised with temporary field boundaries as has occurred at the PDA. The Landscape Characterisation survey assigns a weak character to the highly fragmented landscape. The Emm Brook is underutilised and there are concerns regarding the loss of hedgerows.

#### *0-100m Radius*

5.3.15 There are eight HER entries for this area. Five of which are listed buildings and relate to the Grade II\* Ashridge Farmhouse (102) and associated Grade II farm buildings (98;105) as well as Ashridge Cottage (97) and a milestone (101) all of which are adjacent to the southern part of the PDA except for Ashridge cottage, which is circa 80m south of the PDA. To the east of the PDA in this radius, the Kentwood Farm excavations have identified below ground archaeology of prehistoric activity in the form of worked flint (1), as well as a Late Iron age and Roman ditched farmstead enclosure (74). South of the PDA a 1948 aerial photograph identified cropmarks (18) of which the features are unknown and undated having been built on by 1989.

#### *100-200m Radius*

5.3.16 There are four HER entries for this area all of which are below ground archaeology. To the north of the PDA during the watching brief for the sewage works undated post hole and pit were found (8). An earlier phase of excavations at Kentwood Farm to the north west of the PDA revealed a Roman ditch (6) and other features which were undated of a gully and possible pit (5). The east Berkshire Archaeological



Survey (EBAS) during fieldwalking recovered a Medieval pottery sherd in the same area (3).

*200-300m Radius*

5.3.17 There is just one HER entry for this area. Also, to the north west in the area of Kentwood Farm, Prehistoric flint flakes were found whilst fieldwalking (2).

*300-400m Radius*

5.3.18 There are six HER records for this area. One refers to a bank located east of the PDA as a bank or earthwork, possibly a forest boundary (4). The HER record for this is not clear and it possible that the location for the HER record is incorrect and that it should be slightly more west and possibly is meant to relate to the curvilinear boundary east of the PDA. The EBAS during fieldwalking identified to the north of the PDA in this radius Prehistoric cores and a flake (16). In this radius are also three Portable Antiquity Scheme (PAS) finds, which their exact location is not known and that they have been assigned to a grid square 360m east of the PDA. Two are Post Medieval in date are a dress fastener (90) and buckle frame (91) with the third as an undated fragment of an object of a horse (89). These are likely to be chance finds of items that were individually lost. The final record is that of Keeper's Cottage. A Grade II mid-16<sup>th</sup> century building to the east of the PDA (106), which is now surrounded by residential development. Historically it was part of the same estate as Ashridge Farm.

*400-500m Radius*

5.3.19 There are just two HER records that fall in this radius. Circa 410m north of the PDA, the EBAS recovered a piece of Medieval pottery (14). To the east, south east, at Kentwood Farm, the excavations identified Post Medieval features of field boundaries and field drains of Modern date (7).

*500-750m Radius*

5.3.20 There are 20 HER records for this area. There are more Grade II listed buildings to the north east, east, south and south west of farmhouses and outbuildings (93-104). There are five records from the EBAS fieldwalking, which cover the area to the north east, north west and east reflect more Prehistoric flakes, including one flint awl (9; 10; 11) and Medieval pottery sherds (13; 15). To the east, north east traces of ridge and furrow were identified via geophysical survey (69) and excavations to the west

at Matthewsgreen Farm established field boundaries that could be matches to the tithe map (70). At the same farm, charcoal clamps from the Medieval period were discovered (20). At Kentwood Farm to the east, an Iron Age bead was revealed during excavations there (19).

#### 750-1000m Radius

- 5.3.21 There are 24 HER records in the outer reaches of the assessment area, excluding those based in the centre of Wokingham. At Matthewsgreen Farm to the west is an Iron Age occupation site (68). Evidence to the Roman period is also seen at the site with EBAS finding Roman pottery (22 & 30) and some of the Iron Age feature excavated may also belong to the early Roman period. At the farm in 1970, a Roman coin hoard was also discovered (49). Across the wider area, north west, north and north east, there are finds of Medieval pottery from the EBAS (12; 26, 27, 28, 29). The EBAS also found more Prehistoric flint and occasional Prehistoric pottery to the north and north east (24, 35, 36). Included in the HER is the recognition of a Medieval deer park to the north of the PDA (56). More Post Medieval ditches thought to be field boundaries were revealed in excavations of the Keeppatch area to the far east of the assessment area (21).
- 5.3.22 In the radius to the south east are four Portable Antiquities Scheme chance finds of Medieval copper alloy buckles, horse harness piece (87; 86) as well as an Iron age strap (88) and a Post Medieval lead toy (92). The finds to the south in the centre of Wokingham are unsurprising dominated by the Post Medieval period representing pits, ditches phases of building work and burials, although some features are earlier in the Medieval period as the town we know existed by the 12<sup>th</sup> century.

### **5.4 Archaeological and Historical Narrative**

- 5.4.1 There is very little by way of early Prehistoric evidence in the Wokingham area. Stray flints are found and it is thought that the area was heavily forested in this period. Alluviation of the valley floors would have occurred in this period from the cultivation of cleared soils. In the wider area, known sites during the Mesolithic period include the Kennet valley to the west of the PDA, Easthampstead Park circa 3km to the south and Jennet's Park, circa 3.5km also to the south east and scattered finds all around the area closer to the PDA.

- 5.4.2 The area was occupied in the Iron Age as suggested by evidence of scattered occupation sites, which are seen to suggest continuation of those sites into the Roman period. At the time of the Roman invasion the area was occupied by the 'Atrebates tribe'. In the wider area, there are hillforts along the Berkshire Downs, with the closest at 'Ceasar's Camp' in Bracknell circa 6km to the south east of the PDA.
- 5.4.3 The nearest large Roman settlement was at Silchester, called Calleva by the Romans and about 13 miles from Wokingham with the main London to Silchester Road passing south of the town of Wokingham.
- 5.4.4 The origins of the name Wokingham is believed to come from old English translated as 'home of Wocca's People's'. However, Wokingham does not appear in the Domesday Book but aside from the heathland south of the town, Wokingham was considered to be settled by this time.
- 5.4.5 The first documentary evidence of Wokingham is in 1146 as belonging to the Bishop of Salisbury and a chapel is known to have been in Wokingham since 1160. It was part of the parish of Sonning and was the only town not located on the Thames in Berkshire.
- 5.4.6 Due to the Salisbury connection, parts of Wokingham belonged to the County of Wiltshire and this included the Manor of Ashridge. Ashridge Manor also known as Hertoke is thought to have been established around 1280 when 300 acres of the Windsor Forest were enclosed. Then held by Henry de Lacy, who wished to clear areas of wood and was refused by King Edward I as the king hunted in the area and it was part of the large Windsor Forest Royal estate. However, later in the Medieval, from at least 1319, it is known that there was a deer park at Ashridge. The Windsor Forest was land managed by the Crown and legally set aside for specific purposes such as royal hunting. Woodland would not have covered the entire area as there would also be land containing villages, heathland and pastures Widespread disafforestation took place after 1227.
- 5.4.7 Wokingham in Medieval times was known for its bell foundry, which is believed to have existed from at least 1383. Bell Foundry lane is a legacy supposedly named after where the owners had a farm with the foundry itself in town until the late 16<sup>th</sup>

centre when it had moved to Reading. In addition, there was a silk-stocking industry from the early 17<sup>th</sup> with the influx of continental weavers,

- 5.4.8 By 1561 Ashridge Manor was held by Elizabeth I. The hinterland outside of the town was one of scattered farmsteads. Ashridge Farmhouse was built in 1575 by King Henry VIII for Elizabeth I as a hunting Lodge, suggesting the area was still heavily wooded in this period. However, by the late 16<sup>th</sup> century there was a threshing barn on the site. Other farm outbuildings were added in the 17<sup>th</sup> century including that of a cattle shed. This is likely as a result of the woodland which was agreed to be used for the repair of Naval ships.
- 5.4.9 Due to the clay soils, industry of brickmaking flourished around Wokingham, utilising the fuel from the forest. In 1844, parts of Wokingham and the land north of the town were transferred into Berkshire from Wiltshire. Following the turnpikes of the 18<sup>th</sup> century, a new road was created through Wokingham and with the coming of the railway in the mid-19<sup>th</sup> century, helped Wokingham to continue to grow. Within the wider landscape, the dispersed rural settlement pattern of small villages, hamlets and farmsteads established in the medieval period remained largely unchanged until the 20<sup>th</sup> century. The A329(M), just north of the PDA was built in the post war period.

## 5.5 Cartographic Sources and Map Regression

### *John Roque's Map, 1761*

- 5.5.1 This is the earliest map that bears any resemblance to the area. Wokingham can be seen to the south, called at this point in time as Oakingham. The area north of the town is shown as part of Wiltshire. The map shows at the PDA a group of buildings likely to Ashridge Farmhouse and the barn amongst one other, which may be the cattle shed. The eastern part of the PDA shows the north-south axis of the Ashridge Stream which north of the PDA curves round westwards and feeds into the Emme Brook. To the west of the PDA is Matthew's Green. The road network around the PDA can be recognised with Bell Foundry Lane west of the PDA and Warren House Road along the southern boundary of the PDA. In the wider area are still patches of

remaining woodland but the landscape shows as one that is settled with scattered farmsteads. (Fig.3).

*Ordnance Surveyors Drawings 1809*

- 5.5.2 This map generally shows greater detail in the land use and field boundaries although in the area of the PDA the field boundaries are unclear. Ashridge Farmhouse can be seen as an 'L' shaped building. And the road layout appears unchanged. The name of the town refers to both variations. The wider area is still one of scattered farmsteads and hamlets (Fig.4).

*Wokingham Enclosure Map, 1814*

- 5.5.3 This shows the PDA as part of the Holt estate and Ashridge Farmhouse is called Holt Farmhouse on this map. The present Ashridge Farmhouse and barn and cattle shed can be identified on the map. There is a large building showing to the north west of Ashridge Farm house and it is unclear as to whether this is a large house or outbuildings relating to the farm. The far western field is owned by John Nash and the far south eastern small field is owned by George Crutchley who appears to be a large landowner in the area. The remnants of the bell foundry industry can be seen in the legacy of Bell Foundry Farm to the west of the PDA (Fig5).

- 5.5.4 Of note is the unusual field boundary curving field boundary that starts in the south east corner that continues curving around in a north easterly direction and then curves round to the north. This is likely to reflect historically large boundary before the fields were pieced up. It is possible that this is a remnant of the former deer park boundary. Most deer parks were bounded by significant earthworks topped by a park pale, typically of cleft oak stakes. These boundaries typically have a curving, rounded plan, possibly to economise on the materials and work involved in fencing and ditching. Even where the bank and ditch of deer parks do not survive, their former course can sometimes still be traced in modern field boundaries. Where the deer park reverted to agriculture, the newly established field system was often rectilinear, clearly contrasting with the system outside the park.

*Wokingham Tithe Map from 1839*

- 5.5.5 The tithe map (Fig. 6) clearly shows the field boundaries of the PDA. The PDA is made up of seven fields designated from left to right 1550, 1551, 1552, 1544, 1541 and in the south east corner 1543 and 1542. 1551 is the Ashridge Farmhouse with the barn

and cattle shed although there is also another large building to the north west of the farmhouse. The farmhouse is referred to in the tithes as Ashridge Wood Farm. The field names are Part of Long Field (1550) Home Field (1552), Rickyard (1544) Field, Outer Meadow (1541), Common Piece (1543), Pedlar Bridge Piece (1542). The majority of the land of the PDA and around is owned by George Henry Crutchley who is referred to on the earlier enclosure map and William Charles Lamplow and occupied by George Shefford, with the exception of 1550 which is owned by Edward Goodchild and occupied by Elizabeth Bennett and 1542 owned by John Henry Nash and occupied by George Shefford also seen on the earlier enclosure map.

*Historic OS Map 1883*

- 5.5.6 This is the first properly scaled OS map. There is little change to the field boundaries. On this map the route of the Ashridge Stream can be seen and seems to have formed a small pond. At the area of the farm yard itself, it appears that there is a new barn on the northern edge of the farmyard. The building to the north west of the farmhouse appears to have changed. North of the farmyard, there is now an orchard in one of the fields (Fig. 7).

*Historic OS map 1900*

- 5.5.7 There is little change to the actual fields. There are now more buildings in the farmyard. The building that was to the north west of the farmhouse has been demolished. To the north of the PDA there is now the Wokingham Corporation sewage plant which appears to show a single tank. (Fig.8).

*Historic OS map 1911*

- 5.5.8 There is no change at the PDA other there is a new building located immediately north of the farmyard in the orchard field. In addition, there are new buildings to the west of the farmhouse. The sewage works have also expanded (Fig.9).

*Historic OS map 1913*

- 5.5.9 There appears to be no change (Fig.10).

*Historic OS map 1933 & 1934*

- 5.5.10 There appears to be little change except for the expansion of the sewage works. (Figs. 11 & 12)

*Historic OS map 1944*

5.5.11 There appears little change (Fig.13)

## **5.6 Aerial Photographs**

*2018*

5.6.1 The field boundaries do not appear to have changed except for the lack of sign on the aerial photograph of the curvilinear boundary in the south eastern corner, with the only indication of its likely position are two mature trees. The field north of the farmyard has a few trees remaining of what was previously the orchard. There are now a number of modern building across the yard as well as a house on the western side of the entrance drive. The urban expansion of Wokingham has meant that the agricultural land that surround the PDA to the south is now residential housing. To the east of the PDA is the new residential estate of Kentwood Farm development. To the west of the PDA the agricultural land has become a recreational area and further west beyond that Matthewsgreen Farm is also a new housing development as is the area of Bell Foundry Farm to the north west. The sewage works have also increased significantly in size (Plate 1).

*LIDAR*

5.6.2 The LIDAR picture for the PDA clearly shows lines of the field boundaries and also the path of the Ashridge Stream leading into the sewage works. The field boundaries are clearly significantly sized ditches and former field boundaries can also be identified on the LIDAR particularly in the south east corner where there are still signs of the ditched remnants of the curvilinear boundary in existence. The field to the north of the farmyard that was historically an orchard shows signs that may perhaps relate to remains of ridge and furrow earthworks. Ridge and furrow earthworks have been found elsewhere within the assessment area with geophysical surveys at Matthewsgreen Farm to the west and Kentwood Farm to the east showing magnetic field anomalies that may possibly be ridge and furrow. However, at Kentwood Farm, these were not seen during the archaeological investigations. Given the width of the furrows appears to be under 5m and that they fit entirely within the modern field boundary, it is unlikely that these are Medieval in date and are likely to be the result of modern farming (Plate 2).

## **5.7 Walkover Survey**

- 5.7.1 The walkover survey is not intended as a detailed survey but the rapid identification of archaeological features and any evidence for buried archaeology in the form of surface scatters of lithic or pottery artefacts. A walkover was undertaken on the 24<sup>th</sup> September 2019. No features or artefacts were seen (Plates 3-23).
- 5.7.2 The PDA is currently accessed immediately to the west of Ashridge Farmhouse from Warren House Road. To the west of the entrance is currently a triangular shaped residential plot with a 20<sup>th</sup> century house. The entrance then leads into a large open yard area surrounded by modern farm buildings and stables of various sizes and construction. With farming paraphernalia. To the west is a field under grass with a hedgerow alongside Bell Foundry Lane. North of the modern yard is a smaller field that was previously an orchard and has the remains of a number of trees from that time as well as being segmented to include a riding arena separated by wooden rails. This field is also divided from those either side by hedgerows. The boundary hedge on the eastern side of this field has a ditch.
- 5.7.3 Currently there is a track that allows for access from the modern yard area eastwards towards the eastern part of the PDA that passes immediately alongside the buildings that form the northern range of the historical farmyard. The eastern half of the PDA is currently grass paddocks. There are three linear fields. From west to east, one subdivided by electrical fencing containing horses. The middle field is accessed about a third of the way up and the boundary is again a mature hedgerow with a ditch. The eastern boundary of this middle field is formed by the Ashridge Stream which at the southern end of the field contains a culvert. The stream runs on a north south axis and is crossed by a bridge to lead towards the easternmost field. This field also under grass is bounded by hedgerow on its southern and eastern boundary. Beyond the eastern boundary is a new housing estate that was built on land that was Kentwood Farm. Across the bottom third of this field are two large mature trees these lie on the historical curvilinear boundary that was removed in the second half of the 20<sup>th</sup> century. The route of this boundary can be traced with the naked eye as a shallow depression in the ground (Plate 14).



## 5.8 Summary of Potential

### *Palaeolithic*

5.8.1 The Palaeolithic period represents the earliest phases of human activity in the British Isles, up to the end of the last Ice Age. The HER has no records from this period within the assessment area or the immediate wider area, although the BGS suggests and recent excavations nearby suggest that there are river terrace deposits that could potentially hold Palaeolithic remains especially towards the eastern end of the PDA. Although any such remains are yet to be found from this period, the gravels have the potential to provide environmental evidence. Therefore, the Palaeolithic potential in this area is considered **moderate**.

### *Mesolithic*

5.8.2 The Mesolithic period reflects a society of hunter-gatherers active after the last Ice Age. The HER has two records from this period within the assessment area. Just 50m east of the eastern boundary of the PDA at the Kentwood Farm excavations, residual items of worked flint were found as well as burnt flint. To the south of the PDA a Mesolithic flake was also found and not thought to be in-situ. Given the proximity of the finds from this period, the potential for finding remains that date to this period is considered **moderate**.

### *Neolithic and Bronze Age*

5.8.3 The Neolithic period was the beginning of a sedentary lifestyle based on agriculture and animal husbandry whilst the Bronze Age was a period of large migrations from the continent and more complex social developments on a domestic, industrial and ceremonial level. The HER has no records from this period within the assessment area other than a possible mound, which may have also been Bronze Age in date. The potential for finding remains that date to these periods within the confines of the development site is considered **low**.

### *Iron Age*

5.8.4 The Iron Age is, by definition a period of established rural farming communities with extensive field systems and large 'urban' centres (the Iron Age 'Tribal capital' or civitas of the Atrebates). The HER has six records attributed to this period within the assessment area. The area to the east of the PDA at Kentwood Farm has been

identified as having found an Iron Age bead with a late Iron Age farmstead enclosure that continued into the Roman period. To the west Matthewsgreen Farm was also an Iron Age occupation site suggesting that there is Iron age activity across the area and given the proximity of the farmstead to the PDA is it possible that further enclosure ditches or even occupation areas exist within the PDA. To the south east and south, south west assigned to a grid square where the exact location is not known are two PAS find dated to the Iron Age consisting of a gold quarter stater and a copper alloy strap fitting. Again, this confirms general use of the area in the Iron Age.

- 5.8.5 In addition, there are 10 HER records taken from the EBAS fieldwalking that has been assigned to the Prehistoric period mainly consisting of flint flakes and occasional Prehistoric pottery, likely to be out of situ and residual. Some of which may relate to the Iron Age or earlier periods. However, the area at the time would still have been wooded, which would have restricted widespread settlement. The Ashridge stream would have made this area attractive and the PDA is on the opposite bank to the enclosed farmstead found on the eastern bank further adding to the possibility of archaeological remains relating to the Iron Age. The potential for finding remains that date to this period within the confines of the development site is considered **high**.

#### *Romano-British*

- 5.8.6 The Romano-British period is the term given to the Romanised culture of Britain under the rule of the Roman Empire, following the Claudian invasion in AD 43, Britain then formed part of the Roman Empire for nearly 400 years. The HER has six records from this period within the assessment area as well as those from the Iron Age at Kentwood Farm and Matthewsgreen Farm where the features continue into the early Roman period (Fig.18). There are Roman ditches at Kentwood Farm to the north west and are likely to be associated with the farmstead discovered to the east and as per the Iron Age period, is it possible that features from the farmstead may extend westwards into the PDA. As well as the settlement at Matthewsgreen Farm which includes hearths or ovens, occupational pits and gullies, a significant coin hoard was found there. The main Roman Road from the Roman Town of Silchester to London passed south of Wokingham and therefore it is likely that this far away from the road is likely to be one of scattered occupational farmstead sites. Again, it

is likely that the area was still heavily wooded in this period. The potential for finding remains that date to this period within the confines of the development site is considered **high**.

#### *Anglo-Saxon*

- 5.8.7 The HER has one record from this period within the assessment area being that of charcoal clamps found at Matthewsgreen Farm which may also relate to the Medieval period and suggests the area was still wooded in this period. There is no suggestion of Anglo-Saxon activity in the immediate area of the PDA. The potential for finding remains that date to this period within the confines of the development site is considered **low**.

#### *Medieval*

- 5.8.8 The HER has 37 records from this period within the assessment area with 22 of them relating to the centre of Wokingham to the south, which we know from documentary and archaeological evidence had Medieval origins. Figure 19 shows those relating to the Medieval period excluding listed buildings. Of the remaining records, 10 are EBAS fieldwalking finds of occasional sherds of Medieval pottery attesting to Medieval use of the area as well as PAS findspots. We know early in this period that the PDA formed part of the great Windsor Forest and hunting grounds. By the 13<sup>th</sup> century it was part of the Ashridge estate and a deer park. Deer parks were usually bounded by ditch, bank, and wooden fencing usually on a curvilinear line. Maps from the Post Medieval period suggests that the south eastern corner of the PDA formed part of the deer park boundary, a boundary that survived until recent years whose path can be seen on the ground and also via LIDAR. The potential for finding remains that date to this period is considered **high** in the area of the curvilinear feature and **low** for the remainder of the area.

#### *Post Medieval*

- 5.8.9 The Kent HER has 53 records from this period within the assessment area of which 29 relate to records in the centre of Wokingham. Of the remaining 24 records, 14 are listed buildings. By this time there had been increased clearance of the wood allowing for scattered farmsteads on the hinterland of Wokingham such as Kentwood Farm, Matthewsgreen Farm and Dowlesgreen Farm. Early in this period though, the land was still used for hunting and Ashridge Farmhouse adjacent to the

PDA is said to have been built as a hunting lodge for Elizabeth I before becoming a farmstead likely sometime in the late 17<sup>th</sup> century as evidenced by the barn and cattle shed. Aside from the far western field, the remainder of the land of the PDA belonged to Ashridge Farm and map regressions shows that the fields were laid out by this time and have changed relatively little since. Within the PDA, map regression confirms the presence of a large building to the north west of the farmhouse that was later demolished. It is uncertain as to the nature of this building whether it was residential or an outbuilding related to the farm but the enclosure map suggests it is of size larger than the farmhouse. The HER records also refers to stray finds from this period across the wider assessment area. The potential for finding Post Medieval remains is considered **high** in the area of the building seen on the historical mapping and **low** for the remaining area.

#### *Modern*

5.8.10 The HER has three records dating to this period all relating to area in the centre of Wokingham. The PDA is now part of a working yard consisting of a number of modern farm buildings of various, size and construction. The potential for finding archaeological remains dating to this period in the PDA is considered **low**.

#### *Undated*

5.8.11 There are 11 undated HER records. Many are ditches, pits and post holes that contained no dating evidence as well as cropmarks, which show features that have since been covered by modern development. A Kentwood Farm to the east, is possible ridge and furrow identified by geophysical survey.

#### *Hedgerows.*

5.8.12 The site has a number of hedgerows which have been in existence since the Post Medieval period and are generally field boundaries on a north-south axis as well as those that form the outer edges of the PDA alongside roads. These hedgerows are clearly seen on the LIDAR are formed alongside ditched field boundaries. From the map regression it can be determined that some of the hedgerows are likely to have existed prior to the parliamentary enclosure based on the map in figure 5. Therefore, under the Hedgerow Regulations Act 1997, these hedgerows are likely to be considered historic as they form part of the pre-parliamentary enclosure system.

### *Overview*

5.8.13 This desk-based assessment has considered the archaeological potential of the site but this potential can only be tested by fieldwork.

5.8.14 The desk-based assessment has considered the archaeological potential of the site. Archaeological investigations in the vicinity, map research, the historical environment record results and recent archaeological investigations have shown that the PDA may contain archaeological sites and these can be summarised as:

- Prehistoric: **moderate**
- Iron Age: **high**
- Roman: **high**
- Anglo-Saxon: **low**
- Medieval: **high**
- Post-Medieval: **high**
- Modern: **low**

## **6 IMPACT ASSESSMENT**

### **6.1 Introduction**

6.1.1 Cartographic Regression, Topographical Analysis, and Historic Research have provided evidence for the historic use of the site. By collating this information, we have assessed the impact on previous archaeological remains through the following method of categorisation:

- **Total Impact** - Where the area has undergone a destructive process to a depth that would in all probability have destroyed any archaeological remains e.g. construction, mining, quarrying, archaeological evaluations etc.
- **High Impact** – Where the ground level has been reduced to below natural geographical levels that would leave archaeological remains partly in situ either in plan or section e.g. the construction of roads, railways, buildings, strip foundations etc.

- **Medium Impact** – Where there has been low level or random disturbance of the ground that would result in the survival of archaeological remains in areas undisturbed e.g. the installation of services, pad-stone or piled foundations, temporary structures etc.
- **Low Impact** – Where the ground has been penetrated to a very low level e.g. farming, landscaping, slab foundation etc.

## 6.2 Historic Impacts

- 6.2.1 Cartographic regression (5.5), Topographic analysis (1.2) and Historical research (5.4) indicate that the PDA is likely to have been used as wooded hunting grounds and a deer park until the Post Medieval period when the land was cleared and became part of Ashridge Farm where it has predominately been used for pasture. Within the PDA there was a Post Medieval building built north west of the farmhouse that has since been demolished and during the 20<sup>th</sup> century a number of modern farm buildings have been built across the area of various size and construction to the north and north west of the historical farm courtyard. This area of the PDA is likely to have disturbed any potential archaeological remains especially as recent nearby excavations contest to the relatively shallowness of the archaeological horizon. Of the remaining area it appears undisturbed although it is unclear if modern services or field drains cross the area, as well as where ploughing has ever been undertaken as the site. In addition, the Ashridge Stream has been managed and has a culvert which is likely to have impacted upon potential archaeological remains. Therefore, the historical impact is classed as high in the western half of the site and low in the eastern part of the site.
- 6.2.2 The proposed residential development will require foundations and associated roads and services, which will lead to a **high** impact on any potential archaeology as well as historic hedgerows.

## 7 SIGNIFICANCE

### 7.1 Introduction

- 7.1.1 Archaeological Significance is assessed under a number of criteria, which includes, Period, Rarity, Group Value, Survival/Condition, Fragility/Vulnerability, Diversity and Potential. These criteria are the same as used by the Government in the scheduling

of ancient monuments and provide a useful framework in assessing significance and also pulls together and summarises the findings in the report.

## **7.2 Significance Criteria**

### *Period*

- 7.2.1 There is archaeological significance within the assessment area of high potential for the Iron Age, Roman period, with moderate potential for the Prehistoric period as suggested by the recent archaeological discoveries in the area around the PDA. There is considered to be high potential in part for the Medieval and Post Medieval period due to a Post Medieval building and a potential deer park boundary, with the remaining land considered to be of low potential for those periods. The Palaeolithic potential is based upon the likely presence of River Terrace gravels at the eastern part of the site by the Ashridge stream.

### *Rarity*

- 7.2.2 Prehistoric activity, particularly in the Palaeolithic period is rare and as a result, understanding the occupation and activity and the environment in this period is a key research topic. Remains relating to the Iron Age and Roman period are not especially rare.

### *Documentation*

- 7.2.3 The historical and landscape development of the PDA can be understood reasonably well from the cartographic, archive, photographic and other sources. It is possible that further detailed research may uncover more documentary evidence, although it is unlikely to alter the conclusion present in this report.

### *Group Value*

- 7.2.4 There is the potential for group value in possibly adding to the understanding of the exploitation of the wider area during the Iron Age and Roman period as well as potentially increasing our understanding of Medieval deer parks. One of the fields of the PDA suggests the possibility of ridge and furrow and this would be of local interest given a number of other ridge and furrow field have been found in the locality and assist in our understanding of the Medieval landscape.

#### *Survival / Condition*

- 7.2.5 The historical impact is classed as high in the western half of the site due to modern farm buildings and low in the eastern part of the site except for areas around the Ashridge Stream and possible underground services and modern filed drains.

#### *Fragility / Vulnerability*

- 7.2.6 Any potential remains within the PDA in the area of the proposed development, should they survive in-situ will be vulnerable to damage during the proposed development especially considering recent nearby excavations have revealed the relatively shallowness of the archaeological horizon. In addition, the historic hedgerows are likely to be destroyed although it is currently unclear from the plans as to the exact impact.

#### *Diversity*

- 7.2.7 There is the potential for diversity of remains from the environmental potential for the Palaeolithic and possible artefacts; Iron Age and Roman farmsteads and enclosures; Medieval deer park boundary; and a Post Medieval building.

#### *Potential*

- 7.2.8 The Impact assessment concludes that the site does have a high archaeological potential.

#### *Significance*

- 7.2.9 Based on the information gained in this report, it can be concluded that the site is of generally high archaeological interest. Any Palaeolithic potential would have high significance, with the Iron Age and Roman potential archaeological of regional significance as would the Medieval deer park boundary. The potential for the Post Medieval building within the PDA would be of local significance.

## **8 ARCHAEOLOGICAL MITIGATION**

### **8.1 Introduction**

- 8.1.1 The purpose of this archaeological desk-based assessment was to provide an assessment of the contextual archaeological record in order to determine the potential survival of archaeological deposits that may be impacted upon during any proposed construction works.



- 8.1.2 The assessment has generally shown that the area to be developed is within an area of **high** archaeological potential for the Iron Age, Roman period. For the Medieval and Post Medieval period there is considered to be **high** potential in part but the remaining land is of low potential. There is moderate potential for the Palaeolithic period and **low** for all other periods. The need for, scale, scope and nature of any further assessment and/or archaeological works should be agreed through consultation with the statutory authorities but is likely that the Local Planning Authority would require a geophysical survey and field evaluation due to the potential for multi-period remains and scale of the development in order to assess the nature and significance of any archaeological remains.

## **9 OTHER CONSIDERATIONS**

### **9.1 Archive**

- 9.1.1 Subject to any contractual requirements on confidentiality, two copies of this desk-based assessment will be submitted to the LPA and Berkshire Archaeology within 6 months of completion.

### **9.2 Reliability/Limitations of Sources**

- 9.2.1 The sources that were used in this assessment were, in general, of high quality. The majority of the information provided herewith has been gained from either published texts or archaeological 'grey' literature held at Berkshire Archaeology, and therefore considered as being reliable.

### **9.3 Copyright**

- 9.3.1 Swale & Thames Survey Company and the author shall retain full copyright on the commissioned report under the Copyright, Designs and Patents Act 1988. All rights are reserved, excepting that it hereby provides exclusive licence to BDW Southern Counties (and representatives) for the use of this document in all matters directly relating to the project.

Paul Wilkinson PhD MCIfA.

SWAT Archaeology

October 2019

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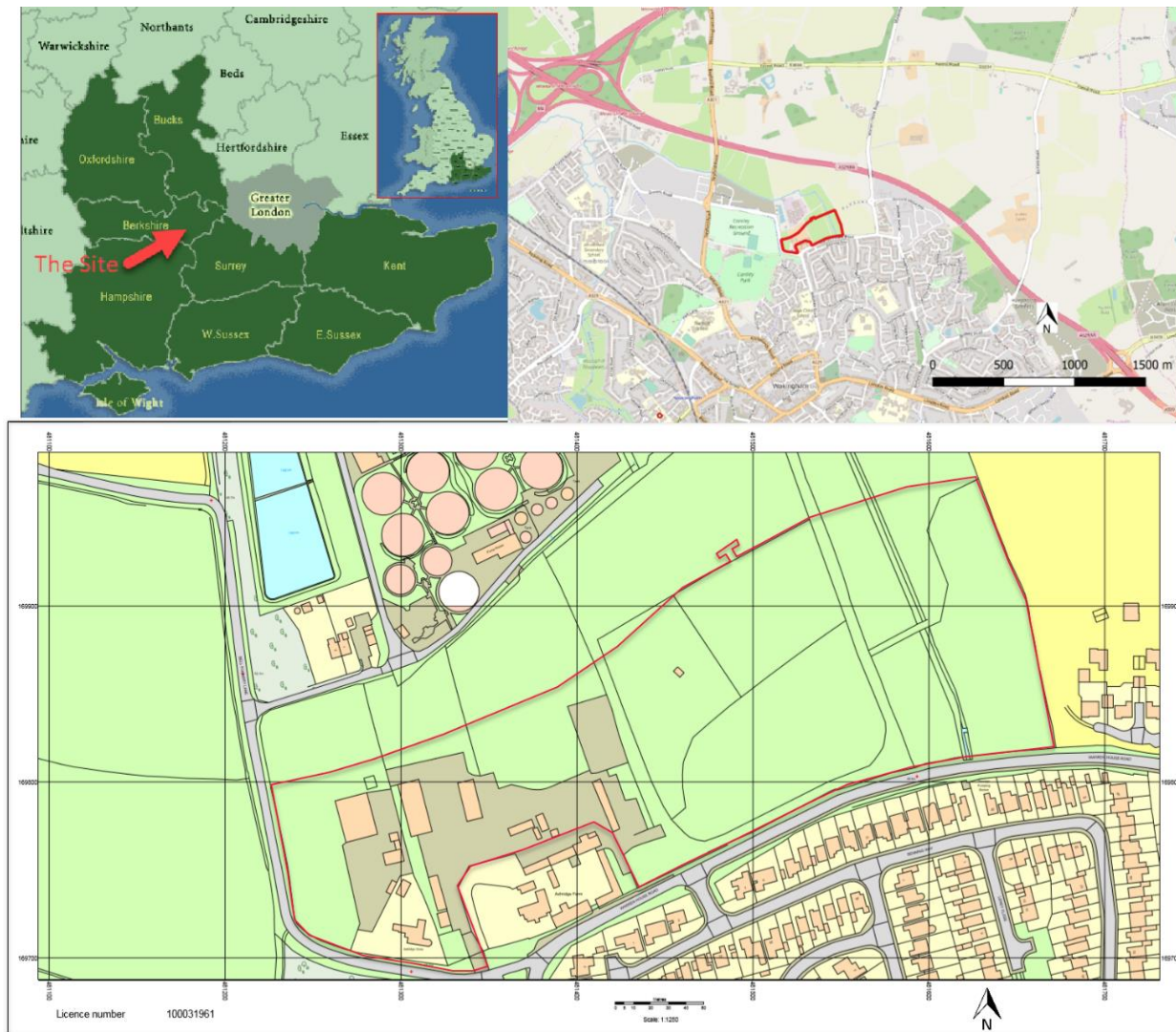


Figure 1: Location Maps, Scale: 1:20,000, 1:1,250



Figure 2: Proposed Development Area





Figure 3: Roque's Map of Berkshire, 1761 (Royal Collection)

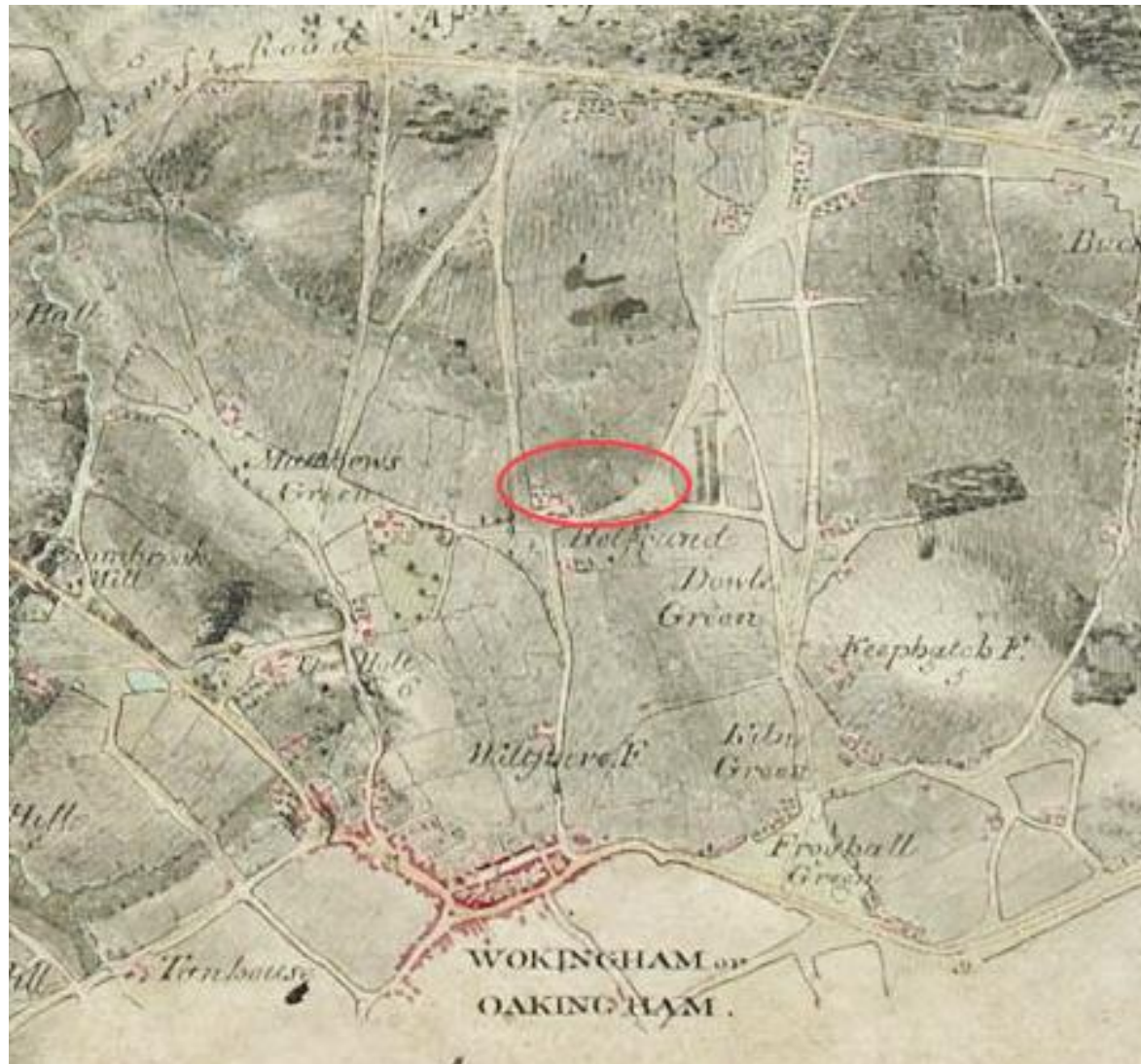


Figure 4: Ordnance Surveyors Drawing, 1809





Figure 5: Enclosure Map, 1814





Figure 6: Wokingham Tithe Map, 1839

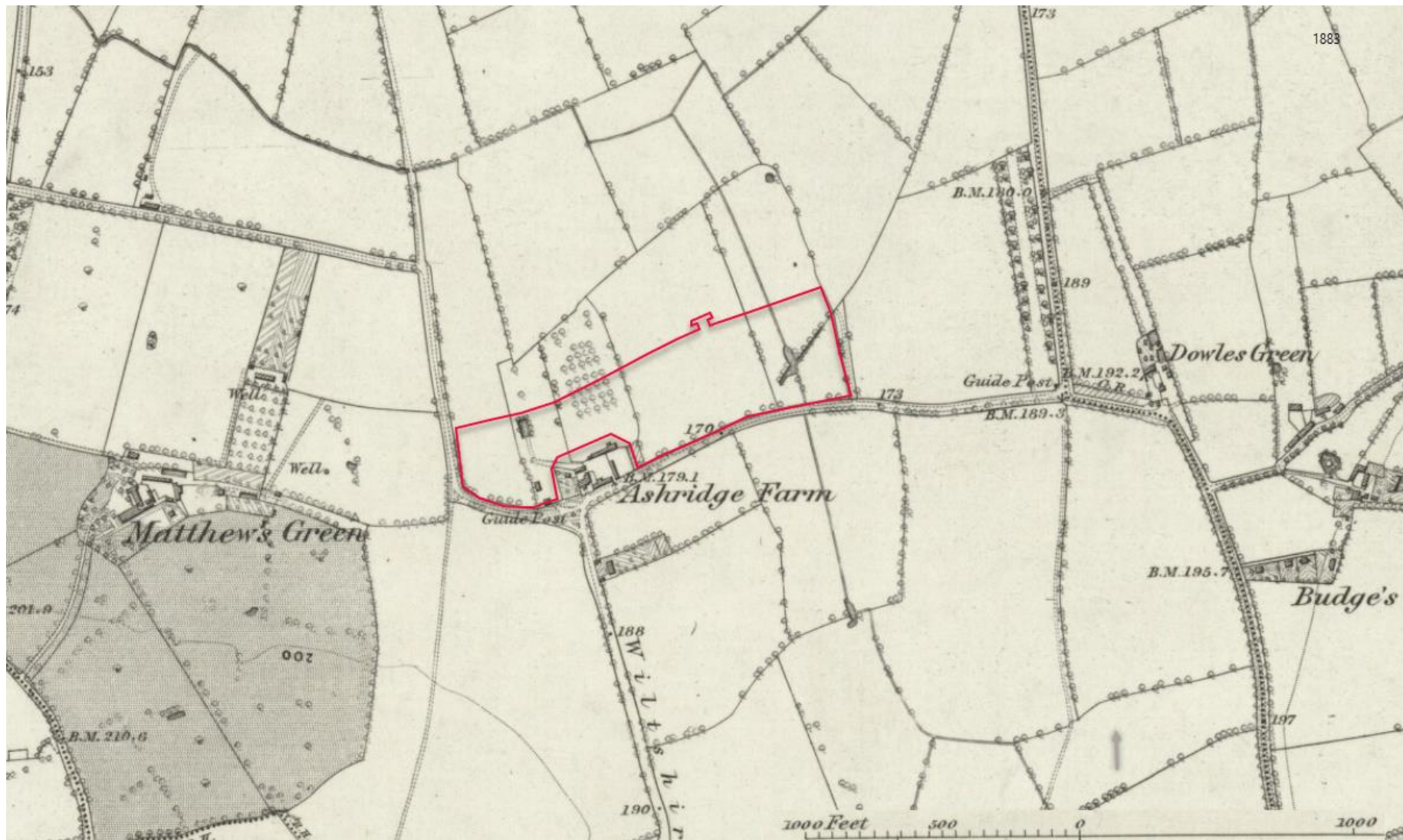


Figure 7: Historic OS Map 1883, scale 1:10,560



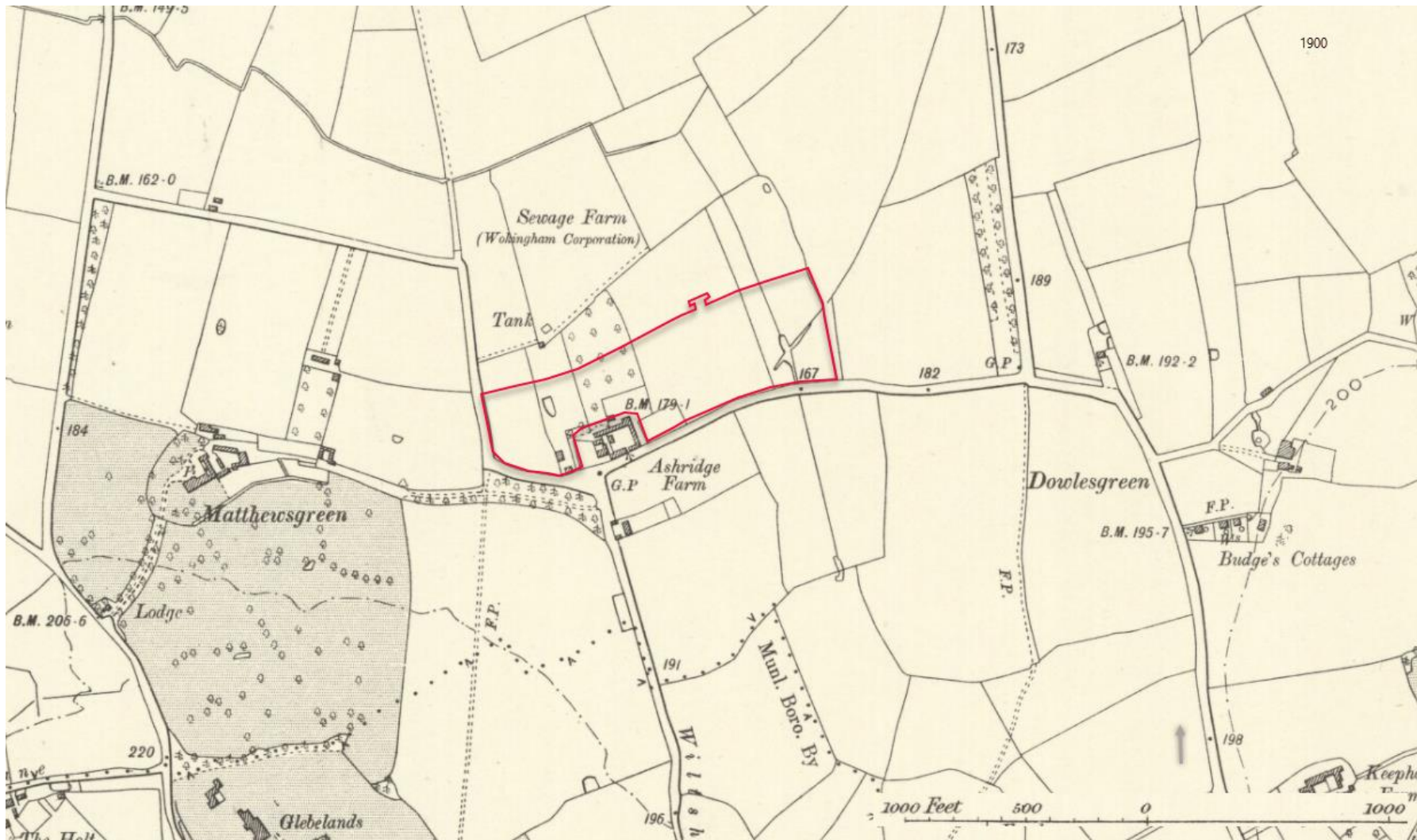


Figure 8: Historic OS Map from 1900, scale 1:10,560

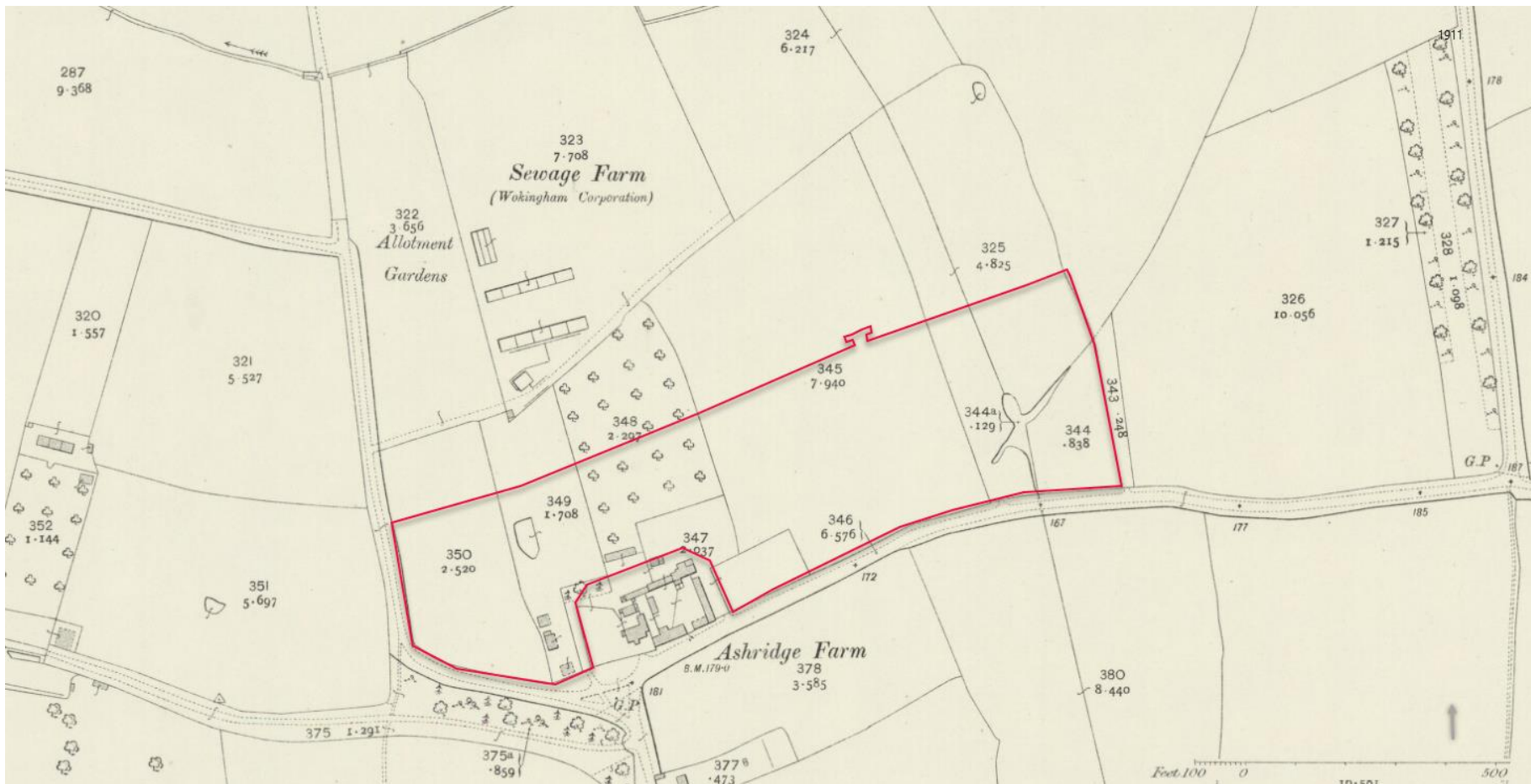


Figure 9: Historic OS Map 1911, scale 1:2,500

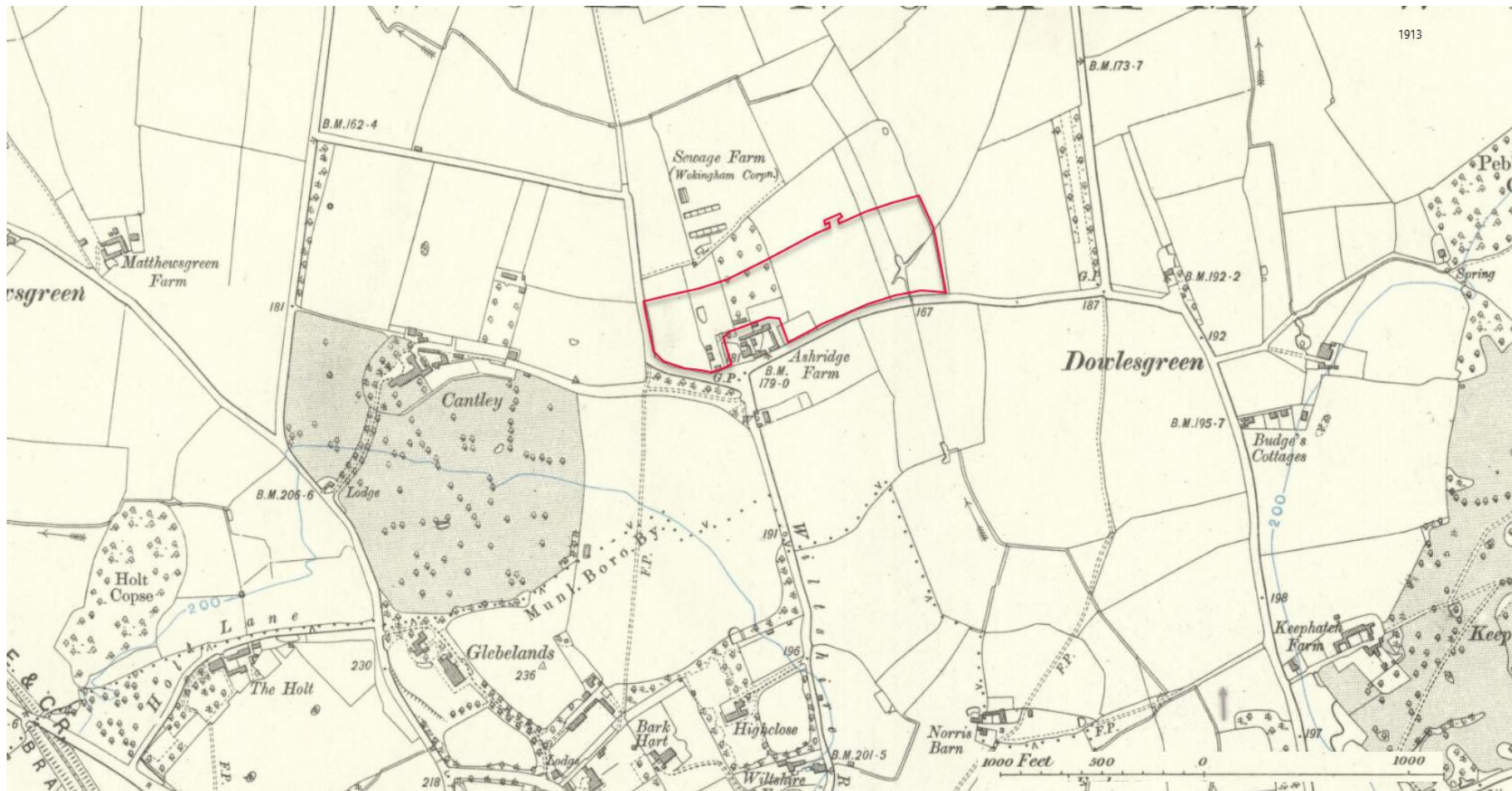


Figure 10: Historic OS Map 1913, 1:10,560



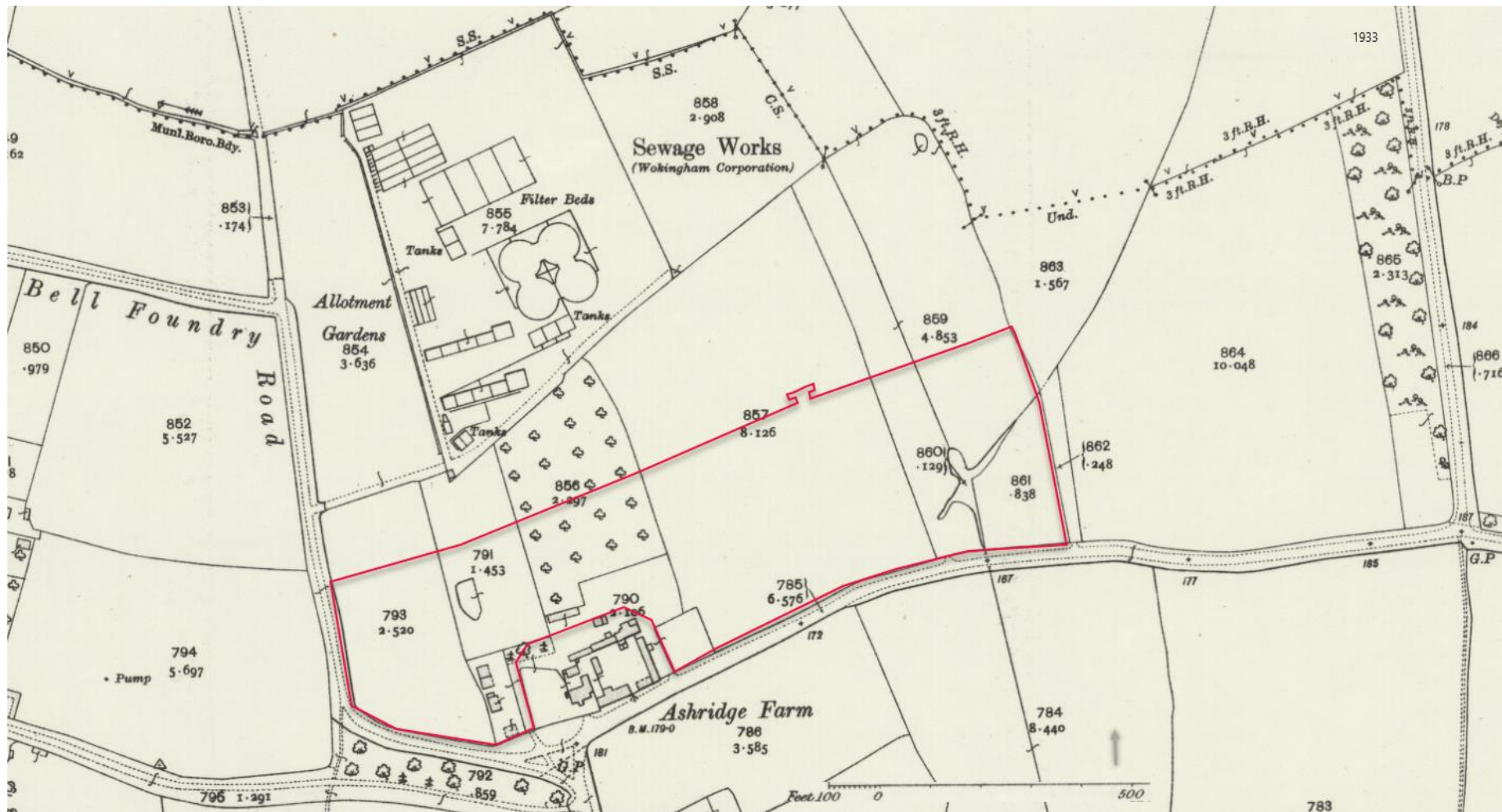


Figure 11: Historic OS Map 1933, scale 1:2,500

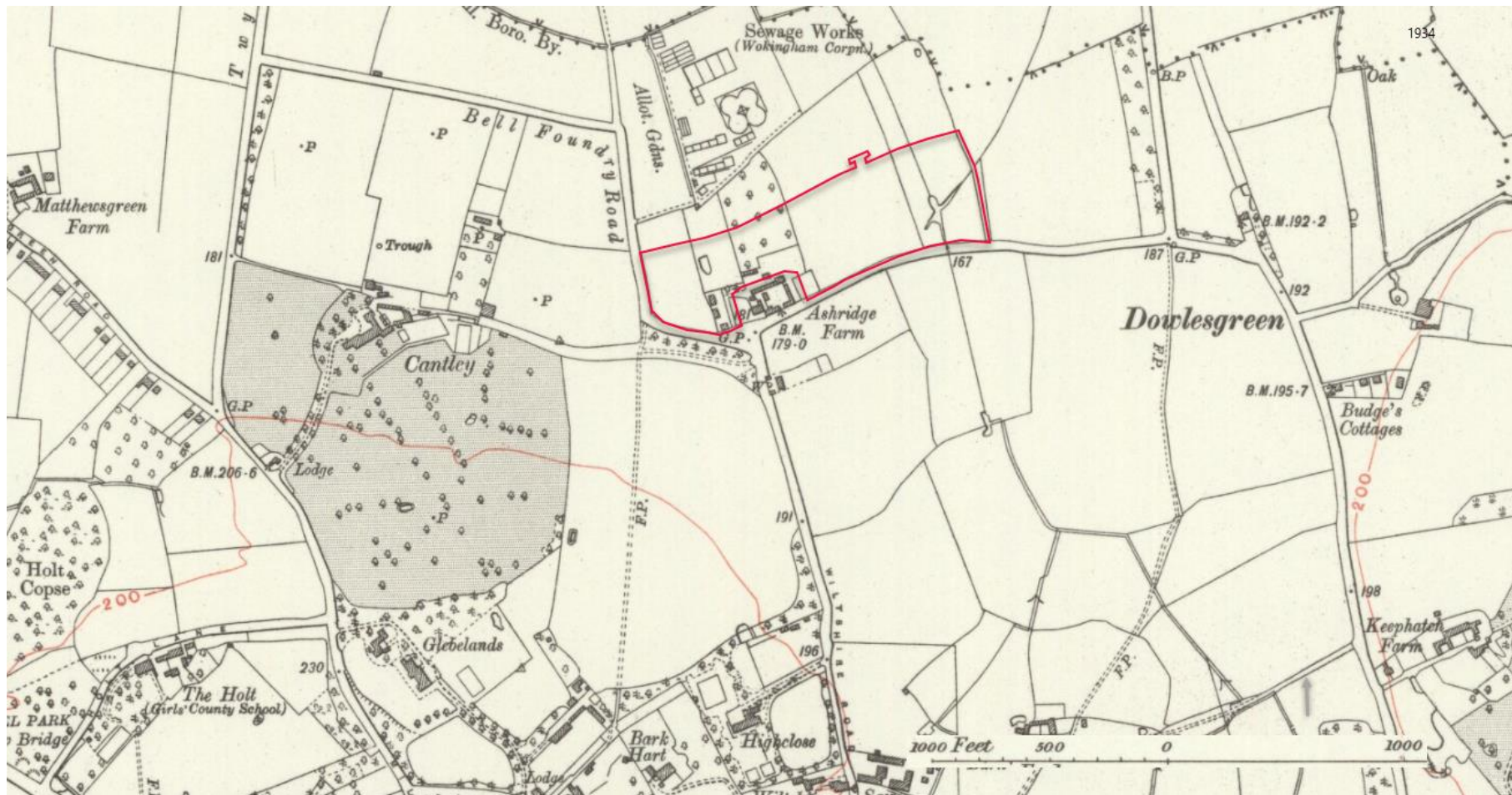


Figure 12: Historic OS Map 1934, 1:10,560



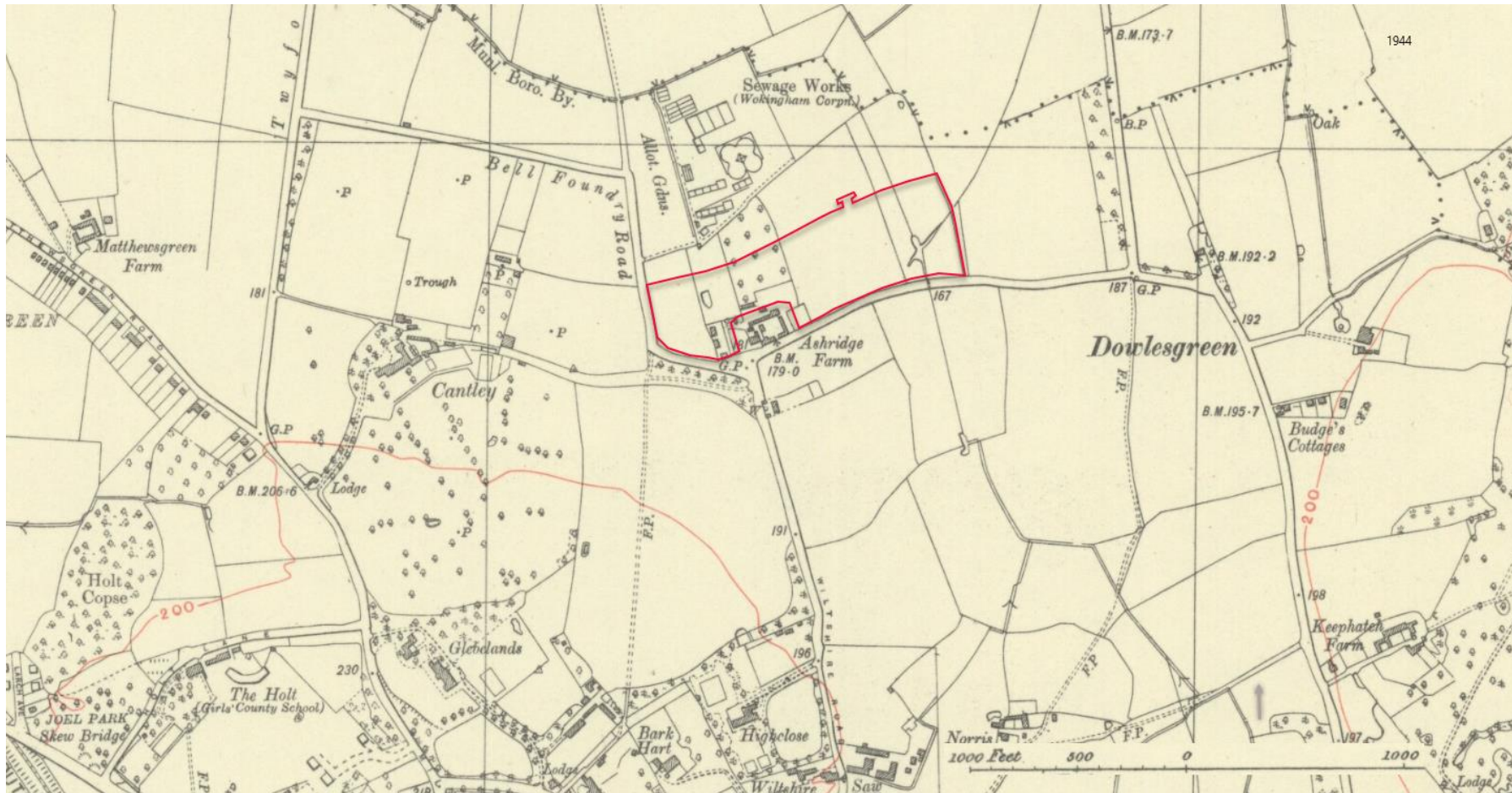


Figure 13: Historic OS Map 1944, 1:10,560



**11 APPENDIX 1 – BHER DATA (SEE FIGURES 14-23). ALL DISTANCES TAKEN FROM THE PDA BOUNDARIES**

| Assessment Report Ref. | BHER Ref. | Type     | Location    | Period                             | Description   |
|------------------------|-----------|----------|-------------|------------------------------------|---|
| 1                      | MRM18406  | Findspot | c. 50mE     | Early Mesolithic to Early Iron Age | Earlier Prehistoric activity – Kentwood Farm, Wokingham, Berkshire Ten residual items of worked flint and a quantity of burnt flint were recovered during archaeological fieldwork at Kentwood Farm.                      |
| 2                      | MWK13502  | Findspot | c. 225m NW  | Prehistoric                        | Prehistoric findspot - EBAS, Wokingham, Berkshire Flint flakes were found during fieldwalking during the East Berkshire Archaeological Survey (EBAS).   |
| 3                      | MWK13901  | Findspot | c. 195m NW  | Medieval                           | Medieval findspot - EBAS, Wokingham, Berkshire A medieval pottery sherd was found during fieldwalking during the East Berkshire Archaeological Survey (EBAS).   |
| 4                      | MWK4876   | Monument | c. 350m E   | Medieval                           | Bank - Wokingham, Berkshire A bank or earthwork defined by OS as a forest boundary and by Berkshire Archaeological Unit (BAU) as an earthwork.  |
| 5                      | MRM16739  | Monument | c. 200m NNE | Unknown                            | Undated archaeological features at Kentwood Farm, Wokingham, Berkshire A gully and possible pit were identified through geophysical survey and excavation.  |
| 6                      | MRM16740  | Monument | c. 190m NNE | Roman                              | Roman ditch at Kentwood Farm, Wokingham, Berkshire A ditch containing 3rd - 4th century roman pottery was excavated at Kentwood Farm, Wokingham.  |
| 7                      | MRM16741  | Monument | c. 430m ESE | Post Medieval to Modern            | Post-medieval features at Kentwood Farm, Wokingham, Berkshire A number of boundaries and field drains of Post-medieval or modern date were identified through geophysical survey and during an archaeological evaluation. |

|    |          |          |             |                         |  |
|----|----------|----------|-------------|-------------------------|--|
| 8  | MRM17617 | Monument | c. 170m N   | Unknown                 | Two possible features - Ashridge Farm, Wokingham, Berkshire A possible pot hole and a possible shallow pit, both undated, were observed during an archaeological watching brief.                               |
| 9  | MWK13486 | Findspot | c. 700m NE  | Prehistoric             | Prehistoric findspot - EBAS, Wokingham, Berkshire A Prehistoric flake was found during the East Berkshire Archaeological Survey (EBAS).  |
| 10 | MWK13487 | Findspot | c. 715m NE  | Prehistoric             | Prehistoric findspot EBAS - Wokingham, Berkshire A Prehistoric flake was found the East Berkshire Archaeological Survey (EBAS).  |
| 11 | MWK13517 | Findspot | c. 625m W   | Prehistoric             | Prehistoric findspot - EBAS, Matthewsgreen Farm, Wokingham, Berkshire A flint flake was found during fieldwalking during the East Berkshire Archaeological Survey (EBAS).                                      |
| 12 | MWK13904 | Findspot | c. 930m NE  | Medieval                | Medieval findspot - EBAS, Wokingham, Berkshire A medieval sherd was recovered during fieldwalking during the East Berkshire Archaeological Survey (EBAS).  |
| 13 | MWK13932 | Findspot | c. 550m NE  | Medieval                | Medieval findspot - EBAS, Wokingham, Berkshire A medieval sherd was recovered during the East Berkshire Archaeological Survey (EBAS).  |
| 14 | MWK14197 | Findspot | c. 410m N   | Medieval                | Medieval findspot - EBAS, Wokingham, Berkshire A medieval pottery sherd was recovered during the East Berkshire Archaeological Survey (EBAS).  |
| 15 | MWK14230 | Findspot | c. 680m E   | Medieval                | Medieval sherd - EBAS, Wokingham, Berkshire Medieval sherd found during The East Berkshire Archaeological Survey (EBAS).   |
| 16 | MWK4941  | Monument | c. 350m N   | Prehistoric             | EBAS PREH 400 - Wokingham, Berkshire Prehistoric site identified during fieldwalking during the East Berkshire Archaeological Survey (EBAS).   |
| 17 | MRM16226 | Monument | c. 580m ESE | Post Medieval to Modern | Dowlesgreen Farmhouse, Wokingham, Berkshire A mid-17th century farm cottage, extended in the late 17th century and late 18th century, and altered in the 20th century. Part timber framed, part painted brick. |

|    |          |          |            |                         |  |
|----|----------|----------|------------|-------------------------|--|
| 18 | MRM16664 | Monument | c. 90m S   | Unknown                 | Cropmark features near Ashridge Farm, Wokingham, Berkshire A complex of cropmarks are visible on an aerial photograph of 1948. The field had been developed by 1989.   |
| 19 | MRM16770 | Findspot | c. 550m E  | Early Iron Age to Roman | Iron Age bead, Kentwood Farm, Wokingham, Berkshire An Iron Age glass bead was recovered during an archaeological evaluation.   |
| 20 | MRM18311 | Monument | c. 650m W  | Saxon to Medieval       | Medieval charcoal clamps at Matthewsgreen Farm, Wokingham A series of seven burnt pits, thought to be clamps for the production of charcoal, were recorded during evaluation and excavation at Matthewsgreen Farm.                       |
| 21 | MRM18359 | Monument | c. 800m E  | Post Medieval           | Post-medieval features - Keephatch, Beech Lane, Wokingham, Berkshire A number of post-medieval ditches and other undated but possibly contemporary features were revealed at Keephatch, Beech Lane during archaeological investigations. |
| 22 | MWK12738 | Findspot | c. 910m NW | Roman                   | Roman findspot - EBAS, Matthewsgreen Farm, Wokingham, Berkshire A sherd of Roman pottery was found during fieldwalking during the East Berkshire Archaeological Survey (EBAS).   |
| 23 | MWK13491 | Findspot | c. 590m NE | Prehistoric             | Prehistoric findspot - EBAS, Rushdon's Farm, Wokingham, Berkshire A flake was found during fieldwalking during the East Berkshire Archaeological Survey (EBAS).  |
| 24 | MWK13494 | Findspot | c. 900m N  | Prehistoric             | Prehistoric findspot - EBAS, Ashridgewood Farm, Wokingham, Berkshire A sherd of prehistoric pottery and a flint flake were found during fieldwalking during the East Berkshire Archaeological Survey (EBAS).                             |
| 25 | MWK13498 | Findspot | c. 525m N  | Prehistoric             | Prehistoric findspot - EBAS, Ashridgewood Farm, Wokingham, Berkshire A flint awl and flint flakes were found during fieldwalking during the East Berkshire Archaeological Survey (EBAS).   |
| 26 | MWK13897 | Findspot | c. 840m NW | Medieval                | Medieval findspot - EBAS, Matthewsgreen Farm, Wokingham, Berkshire Medieval pottery sherds were found during fieldwalking during the East Berkshire Archaeological Survey (EBAS)   |

|    |          |          |                     |                                   |   |
|----|----------|----------|---------------------|-----------------------------------|---|
| 27 | MWK13899 | Findspot | c. 890m NW          | Medieval                          | Medieval findspot - EBAS, Matthewsgreen, Wokingham, Berkshire A medieval pottery sherd was found during fieldwalking during the East Berkshire Archaeological Survey (EBAS).  |
| 28 | MWK13900 | Findspot | c. 840m NW          | Medieval                          | Medieval findspot - EBAS, Matthewsgreen Farm, Wokingham, Berkshire A medieval pottery sherd was found during fieldwalking during the East Berkshire Archaeological Survey (EBAS).   |
| 29 | MWK13905 | Findspot | c. 850m NE          | Medieval                          | Medieval findspot - EBAS, Wokingham, Berkshire A medieval sherd was recovered during the East Berkshire Archaeological Survey (EBAS).   |
| 30 | MWK14111 | Findspot | c. 860m WNW         | Roman                             | Roman findspot - EBAS, Matthewsgreen, Wokingham, Berkshire A Roman pottery sherd was recovered during fieldwalking during the East Berkshire Archaeological Survey (EBAS).  |
| 31 | MWK14198 | Findspot | c. 1000m WNW        | Medieval                          | Medieval findspot - EBAS, Matthewsgreen Farm, Wokingham, Berkshire A medieval pottery sherd was recovered during the East Berkshire Archaeological Survey (EBAS).   |
| 32 | MWK481   | Monument | Centre of Wokingham | Late Neolithic to Late Bronze Age | Mound at 31 Milton Road, Wokingham, Berkshire A mound marked on a 1959 estate map. It appears to have been destroyed by construction of a driveway, during which a polished flint axe was found.                                    |
| 33 | MWK492   | Monument | Centre of Wokingham | Medieval                          | Ditch at Cross Street, Wokingham, Berkshire A possible boundary ditch containing late 12th century pottery was revealed during an archaeological excavation.  |
| 34 | MWK493   | Monument | Centre of Wokingham | Medieval to Post Medieval         | All Saints Church, Wokingham, Berkshire. The parish church of All Saints contains a little Norman work but is mainly 14th century with a 15th century tower and clerestory. It was extensively restored in 1864-6 by Henry Woodyer. |
| 35 | MWK4938  | Monument | c. 780m WNW         | Prehistoric                       | EBAS PREH Site 36 - Bell Farm, Wokingham, Berkshire Prehistoric site identified during fieldwalking during the East Berkshire Archaeological Survey (EBAS).   |

|    |         |          |                     |                           |  |
|----|---------|----------|---------------------|---------------------------|--|
| 36 | MWK4943 | Monument | c. 880m NE          | Prehistoric               | EBAS PREH 390, Wokingham, Berkshire Prehistoric site identified during fieldwalking during the East Berkshire Archaeological Survey (EBAS).  |
| 37 | MWK495  | Monument | Centre of Wokingham | Medieval to Post Medieval | Buildings aligned on Rose Street, Wokingham, Berkshire. An excavation at Cross Street found evidence for two or more building phases of a structure aligned onto Rose Street, Wokingham. |
| 38 | MWK4973 | Monument | Centre of Wokingham | Unknown                   | Cropmark enclosure - EBAS AP78 - Wokingham, Berkshire. An undated enclosure visible on aerial photographs, and part of the East Berkshire Archaeological Survey (EBAS).                  |
| 39 | MWK503  | LB       | Centre of Wokingham | Medieval to Post Medieval | 82 Rose Street, Wokingham, Berkshire Mid C16 cottage extended C17, altered and extended late C20.  |
| 40 | MWK519  | Monument | Centre of Wokingham | Medieval to Post Medieval | Cross Street, Wokingham, Berkshire. An excavation in 1974 revealed occupation from the 15th century onwards.   |
| 41 | MWK5757 | Monument | Centre of Wokingham | Modern                    | Pillbox at All Saints Churchyard, Wokingham, Berkshire. The pillbox is located in the corner of the churchyard.  |
| 42 | MWK6905 | Monument | Centre of Wokingham | Post Medieval             | Pits to rear of Waitrose, Wokingham, Berkshire A concentration of 18th to 19th century pits at the rear of the properties fronting on to Rose Street.                                    |
| 43 | MWK6906 | Monument | Centre of Wokingham | Post Medieval             | Post-medieval pit behind 22 Rose Street, Wokingham, Berkshire A deep pit containing a mix of limestone blocks, mortar, brick and china.  |
| 44 | MWK6907 | Monument | Centre of Wokingham | Post Medieval             | Well at rear of 16 Rose Street, Wokingham, Berkshire A post-medieval well was observed at the rear of 16 Rose Street during an archaeological watching brief.                            |
| 45 | MWK6909 | Monument | Centre of Wokingham | Medieval                  | Late medieval pit behind 16 Rose Street, Wokingham, Berkshire A pit containing a late medieval pottery sherd was revealed behind 16 Rose Street during an archaeological watching brief. |
| 46 | MWK7096 | Monument | Centre of Wokingham | Medieval to Post Medieval | Phases of building at Cross Street, Wokingham, Berkshire Three building phases of a single renewed structure identified during an archaeological excavation.                             |

|    |          |                 |                     |                           |   |
|----|----------|-----------------|---------------------|---------------------------|---|
| 47 | MWK7097  | Monument        | Centre of Wokingham | Medieval to Post Medieval | Pit at Cross Street, Wokingham, Berkshire A large pit containing mainly late medieval or early post medieval material.  |
| 48 | MWK8092  | Findspot        | c. 900m S           | Roman                     | Roman cinerary urn near the Palmer Schools in Wokingham, Berkshire A Roman cinerary urn and some fragments of pottery were discovered in 1886.  |
| 49 | MWK8104  | Findspot        | c. 880m WNW         | Roman                     | Coin hoard at Matthewsgreen Farm, Wokingham, Berkshire A hoard of c.1613 4th century bronze coins was found at Matthewsgreen in Wokingham.  |
| 50 | MWK8111  | Findspot        | c. 1000m S          | Mesolithic                | Mesolithic flake - 30A Rose Street, Wokingham, Berkshire A flint flake with retouch, probably from the area to the rear of John Wymer's house. Possible modern discard?   |
| 51 | MWK15718 | Listed Building | Centre Wokingham    | Post Medieval             | Glebeland House, Wokingham, Berkshire A grade II listed large country house in Parkland. Now private nursing home. Built in 1897 by Sir Ernest Newton in the Tudor style.   |
| 52 | MRM15976 | Monument        | Centre Wokingham    | Post Medieval             | Post-medieval burials and a pit - All Saints Church graveyard, Wokingham, Berkshire Four graves and a possible charnel pit or root hole were revealed during an archaeological evaluation on the edge of the graveyard. |
| 53 | MRM16006 | Monument        | Centre Wokingham    | Post Medieval             | Undated ditch and post-medieval pit and pottery sherd-4 Rectory Close, Wokingham, Berkshire. An undated ditch, a pit and a sherd of 18th century pottery were found during an archaeological evaluation.                |
| 54 | MRM16038 | Monument        | Centre of Wokingham | Medieval to Post Medieval | Possible cess pits and finds - Cross Street, Wokingham, Berkshire Two possible cess pits, a number of pottery finds and a pin were found at Cross Street during re-development.   |
| 55 | MRM16039 | Monument        | Centre of Wokingham | Post Medieval             | Bank and 18th-19th century wall - rear of Montague House, Wokingham, Berkshire. An 18th-19th century wall and a later bank to the rear of Montague House, Wokingham.  |

|    |          |          |                     |                         |  |
|----|----------|----------|---------------------|-------------------------|--|
| 56 | MRM16050 | Monument | c. 900m N           | Medieval                | Medieval deer park - Ashridge, Wokingham, Berkshire A park at Ashridge in Wokingham existed from at least 1319, when it was held by the Earl of Lancaster.   |
| 57 | MRM16256 | Monument | Centre of Wokingham | Post Medieval           | 19th/20th century pits - 1 Rose Court, Rose Street, Wokingham, Berkshire Two pit features containing 19th-20th century pottery, were revealed during a watching brief at the site.   |
| 58 | MRM16476 | Monument | Centre of Wokingham | Post Medieval           | 19th century features - 3 Rectory Close, Wokingham. In an evaluation at 3 Rectory Close, Wokingham, three tree planting holes and a boundary ditch were identified.  |
| 59 | MRM16521 | Monument | Centre of Wokingham | Medieval                | Medieval activity (Phases 1 and 2) - Beeches Manor, Reading Road, Wokingham, Berkshire Two phases of medieval activity were revealed during archaeological investigations. These comprised ditches and a single pit and mainly represented rectangular enclosures or fields. |
| 60 | MRM16522 | Findspot | c. 880m SW          | Late Iron Age to Roman  | Late Iron Age/early Roman pottery sherd - Beeches Manor, Reading, Road, Wokingham, Berkshire A single sherd of Late Iron Age/early Roman pottery was recovered during an archaeological evaluation.  |
| 61 | MRM16553 | Monument | Centre of Wokingham | Post Medieval           | Post-medieval features and finds - 60 Rose Street, Wokingham, Berkshire A number of post-medieval features were revealed to the rear of No.60 Rose Street, Wokingham including a soakaway, brick foundations and floor and an undated pit.                                   |
| 62 | MRM16452 | Monument | Centre of Wokingham | Post Medieval           | Phase 2: 19th century post-medieval features at 82-84 Rose Street, Wokingham, Berkshire Pits, a gully and a well of 19th century date were revealed during archaeological investigations at 82-84 Rose Street, Wokingham.  |
| 63 | MRM16554 | Monument | Centre of Wokingham | Post Medieval to Modern | Phase 3: 19th - 20th century post-medieval features at 82-84 Rose Street, Wokingham, Berkshire 19th to 20th century features including two gullies, pits, a ditch and two modern red brick walls were discovered during archaeological investigations.                       |

|    |          |          |                     |                           |  |
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| 64 | MRM16555 | Monument | Centre of Wokingham | Unknown                   | Undated post-holes at 82-84 Rose Street, Wokingham, Berkshire<br>Two undated post holes were discovered during archaeological investigations.  |
| 65 | MRM16556 | Monument | Centre of Wokingham | Medieval to Post Medieval | Phase 3: 15th to 16th century features - Beeches Manor, Reading Road, Wokingham, Berkshire Post-medieval ditches and a hollow/depression were revealed during archaeological investigations at Beeches Manor.  |
| 66 | MRM16396 | Monument | Centre of Wokingham | Post Medieval to Modern   | Beches Manor, Wokingham, Berkshire Beches Manor was a late 16th/early 17th century building. It was destroyed by fire possibly in 1961 (although some sources give 1953 as the date of the fire). An archaeological excavation has revealed two main phases of building in the 16th-17th centuries |
| 67 | MRM16663 | Monument | c. 910m W           | Unknown                   | Site of linear anomalies on southern edge of Matthewsgreen Road, Wokingham, Berkshire Two parallel linear anomalies are visible through cropmarks on an aerial photograph of 1948.   |
| 68 | MRM17699 | Monument | c. 990m W           | Iron Age                  | Middle Iron Age occupation site - Matthewsgreen Farm, Twyford Road, Wokingham A ring gully, pits and postholes dated to the Iron Age were revealed during an archaeological evaluation, and later examined in more detail through full excavation.   |
| 69 | MRM16738 | Monument | c. 530m ENE         | Unknown                   | Possible ridge and furrow at Kentwood Farm, Wokingham, Berkshire Traces of ridge and furrow were identified by geophysical survey.   |
| 70 | MRM17621 | Monument | c. 545m W           | Post Medieval to Modern   | Former historic field boundaries - land at Matthewsgreen Farm, Wokingham Former historic field boundaries depicted within the 1841 Tithe map of Wokingham.   |
| 71 | MRM16317 | Monument | Centre of Wokingham | Medieval to Post Medieval | Boundary - Cross Street, Wokingham, Berkshire Cross Street probably marks the division between the earlier 12th century settlement and the planned town. It also marks the boundary between Berkshire and part of Wiltshire.   |



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| 72 | MWK518   | Monument | Centre of Wokingham | Medieval to Post Medieval | Peach Street, Wokingham, Berkshire Peach Street formed part of the planned medieval town.  |
| 73 | MWK494   | Monument | Centre of Wokingham | Medieval to Post Medieval | Rose Street, Wokingham, Berkshire A number of medieval and early post-medieval listed buildings line Rose Street.  |
| 74 | MRM18405 | Monument | c. 60m E            | Late Iron Age to Roman    | Late Iron Age and Roman ditched farmstead enclosure – Kentwood Farm, Wokingham, Berkshire During archaeological fieldwork at Kentwood Farm a sequence of Late Iron Age and Roman enclosure ditches and pits were revealed, indicating a modest farmstead settlement. |
| 75 | MRM17700 | Monument | c. 1000m WNW        | Roman                     | Roman settlement at Matthewsgreen Farm, Twyford Road, Wokingham Ditches, gullies, pits and hearths or ovens of early Roman date, and one pit complex of later Roman date, demonstrating occupation.  |
| 76 | MWK6908  | Monument | Centre of Wokingham | Unknown                   | Ditch to rear of 16 Rose Street, Wokingham, Berkshire A possible ditch running on the same alignment but slightly to the south east of the brick wall on the north western site boundary.  |
| 77 | MWK15720 | Monument | Centre of Wokingham | Modern                    | Modern ditch at land adjacent Charlecombe House, Rectory Road, Wokingham, Berkshire A ditch which had been in use in the 20th century at land adjacent Charlecombe House, Wokingham.   |
| 78 | MWK491   | Monument | Centre of Wokingham | Medieval to Modern        | The medieval town of Wokingham According to documentary and archaeological evidence the town appears to have been created in the late 12th century or early 13th.  |
| 79 | MRM16451 | Monument | Centre of Wokingham | Post Medieval             | Phase 1: 18th-19th century features at 82-84 Rose Street, Wokingham, Berkshire Two ditches, two pits and a hollow of post-medieval date were revealed during archaeological investigations at 82-84 Rose Street, Wokingham.  |
| 80 | MRM17580 | Monument | Centre of Wokingham | Medieval to Post Medieval | 16th to 19th century features at Tudor House, 43 Broad Street, Wokingham, Berkshire Several cut features and layers dating from the 16th century and later were revealed during an archaeological evaluation. These deposits are broadly contemporary with the use   |

|    |             |          |            |                           |   |
|----|-------------|----------|------------|---------------------------|---|
|    |             |          |            |                           | of the extant post-medieval buildings on and adjacent to the site at 43 Broad S   |
| 81 | SUR-778FA6  | PAS Find | 1500m SE   | Post Medieval             | clay pipe stem with two moulded pairs of crossed drumsticks   |
| 82 | SUR-2FF158  | PAS Find | 760m SSW   | Medieval to Post Medieval | Three sherds of Medieval - Post Medieval ceramic vessel (15th to 17th centuries).   |
| 83 | SUR-1D5551  | PAS Find | 760m SSW   | Post Medieval             | A clay tobacco pipe bowl bearing the initials IS on the spur (also submitted from the same findspot were three plain stem fragments of probable 17th century date).   |
| 84 | SUR-8F655D  | PAS Find | 760m SSW   | Iron Age                  | A gold quarter stater of Verica, 'Verica Thunderbolt' type  |
| 85 | BERK-7C52A7 | PAS Find | 1200m WNW  | Post Medieval             | A large lead alloy mount in the form of a male's face, probably dating from the post-medieval to modern period. The face depicts a man with long hair and a beard, possibly wearing a crown and is probably a representation of Jesus.  |
| 86 | BERK-3D04A3 | PAS Find | c. 900m SE | Medieval                  | A complete copper alloy medieval horse harness pendant.   |
| 87 | BERK-29D085 | PAS Find | c. 900m SE | Medieval                  | A copper alloy annular buckle dating to the medieval period.  |
| 88 | BERK-29AD38 | PAS Find | c. 900m SE | Iron Age                  | A copper alloy strap fitting (strap union) dating to the late Iron Age,   |
| 89 | SUR-E04147  | PAS Find | c. 360m E  | Unknown                   | A worn fragment of an object in the form of a horse. The horse is running to the left. Its mane is in the form of a crest with transverse lines. The rear half of the horse is missing. The back is plain and there is no evidence for attachment. The object does not appear to be of Roman date but the patina and worn condition suggest it may be ancient |
| 90 | SUR-E4B707  | PAS Find | c. 360m E  | Post Medieval             | A 16th century hooked tag or dress fastener   |
| 91 | SUR-E49B83  | PAS Find | c. 360m E  | Post Medieval             | A post medieval copper alloy double oval buckle frame   |

|     |            |                 |                 |               |  |
|-----|------------|-----------------|-----------------|---------------|--|
| 92  | SUR-7CDEE7 | PAS Find        | c. 900m SE      | Post Medieval | A post medieval lead toy - a cock shy. The toy, which is decorated on both sides with outline wings and cast grids of lines, has no clear evidence for a stand |
| 93  | 1118081    | Listed Building | c. 670m NE      | Post Medieval | Barn at Ruston's Farm, Approximately 5 Metres West of the Farmhouse Grade II   |
| 94  | 1155986    | Listed Building | c. 590m S       | Post Medieval | Wiltshire Farmhouse Grade II   |
| 95  | 1319139    | Listed Building | c. 670m NE      | Post Medieval | Ruston's Farmhouse Grade II  |
| 96  | 1118054    | Listed Building | c. 550m SW      | Post Medieval | Glebelands Grade II  |
| 97  | 1117979    | Listed Building | c. 80m S        | Post Medieval | Ashridge Cottage Grade II  |
| 98  | 1118017    | Listed Building | Adjacent to PDA | Post Medieval | Barn at Ashridge Farm, South East of Farmhouse Grade II  |
| 99  | 1154936    | Listed Building | c. 630m SW      | Post Medieval | The Lodge at Glebelands And Adjoining Wall Grade II  |
| 100 | 1154929    | Listed Building | c. 550m SW      | Post Medieval | Stables, North West of Glebelands Grade II   |
| 101 | 1155933    | Listed Building | Adjacent to PDA | Post Medieval | Milestone in The Garden of Ashridge Farmhouse, Approximately 3 Metres South Of Entrance Porch Grade II   |
| 102 | 1319183    | Listed Building | Adjacent to PDA | Post Medieval | Ashridge Farmhouse Grade II*   |
| 103 | 1319164    | Listed Building | c. 550m SW      | Post Medieval | Cottage Adjoining Stables at Glebelands and the Cottage Grade II   |
| 104 | 1118056    | Listed Building | c. 590m E       | Post Medieval | Dowlesgreen Farmhouse Grade II   |
| 105 | 1303123    | Listed Building | Adjacent to PDA | Post Medieval | Cattle Shed at Ashridge Farm, North of Farmhouse Grade II  |

|               |             |                    |                             |               |                                   |
|---------------|-------------|--------------------|-----------------------------|---------------|-----------------------------------|
| 106           | 1154947     | Listed Building    | c. 340m E                   | Post Medieval | Keeper's Cottage Grade II         |
|               |             |                    |                             |               |                                   |
| <b>EVENTS</b> | <b>Year</b> | <b>Type</b>        |                             |               |                                   |
| ERM1402       | 2010        | Evaluation         | c. 80m NE                   |               | Kentwood Farm (Phase 1)           |
| ERM 1403      | 2010        | Geophysical Survey | c, 80m NE                   |               | North Wokingham,                  |
| ERM 1435      | 2012        | Evaluation         | c. 350m E                   |               | Kentwood Farm (Phase 2)           |
| ERM1717       | 2015        | Watching Brief     | c. 150m N                   |               | Kentwood Farm (sewage connection) |
| ERM1829       | 2015        | Evaluation         | c. 600m W                   |               | Matthewsgreen Farm, Twyford Road  |
| ERM1901       | 2016        | Evaluation         | c. 180m NW                  |               | Bell Farm, Foundry Lane           |
| ERM2119       | 2016        | Strip and Map      | c. 600m W                   |               | Matthewsgreen Farm, Twyford Road  |
| ERM2286       | 2018        | Evaluation         | Immediately adjacent to PDA |               | Ashridge Farm, Wokingham          |
| ERM2311       | 2017        | Evaluation         | Immediately east of the PDA |               | Kentwood Farm (Phase 2)           |
| ERM2318       | 2017        | Strip and Map      | Immediately east of the PDA |               | Kentwood Farm (Phase 2)           |

Figure 14: Gazetteer of HER Records





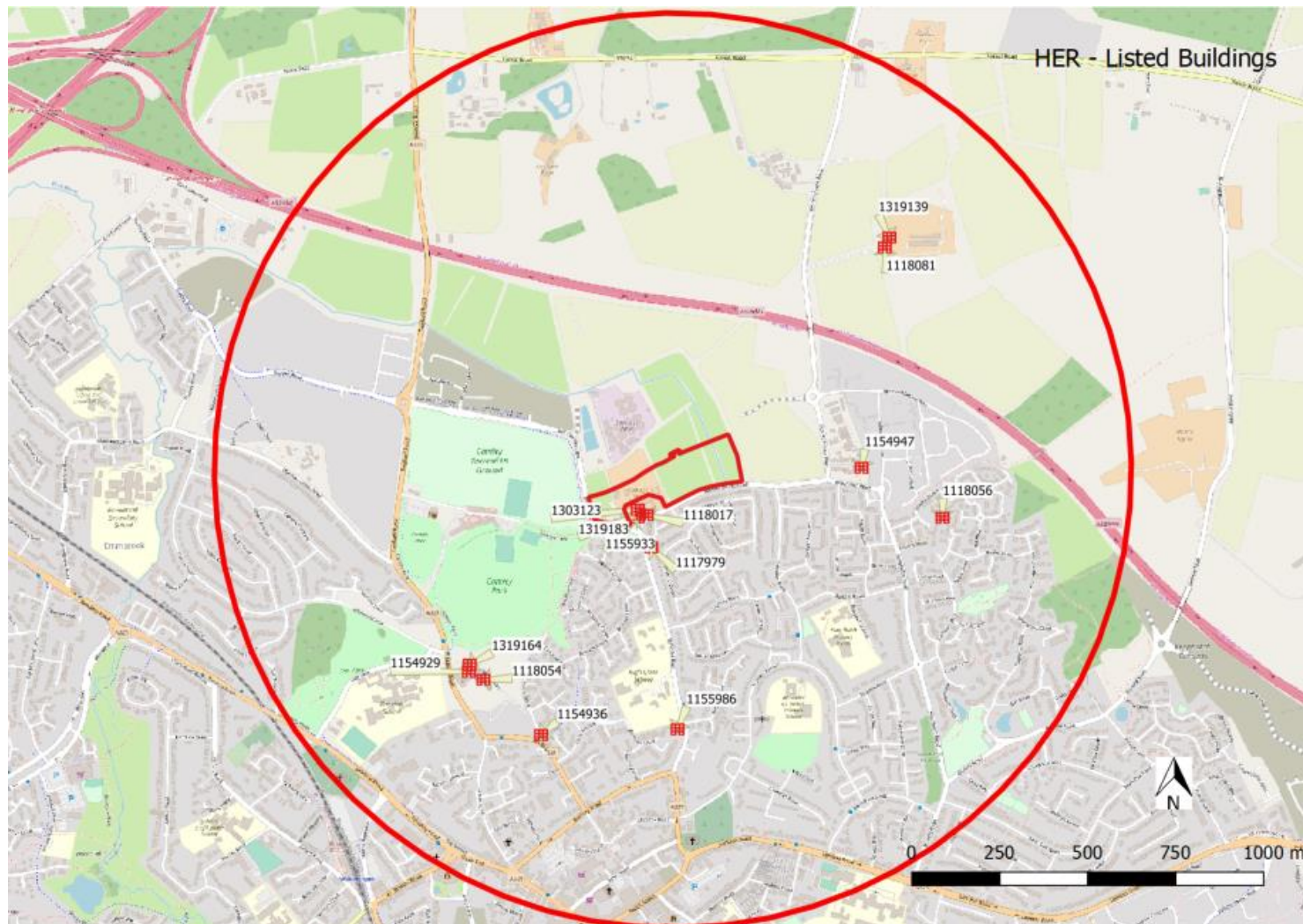


Figure 16: HER Monument Record – Listed Buildings

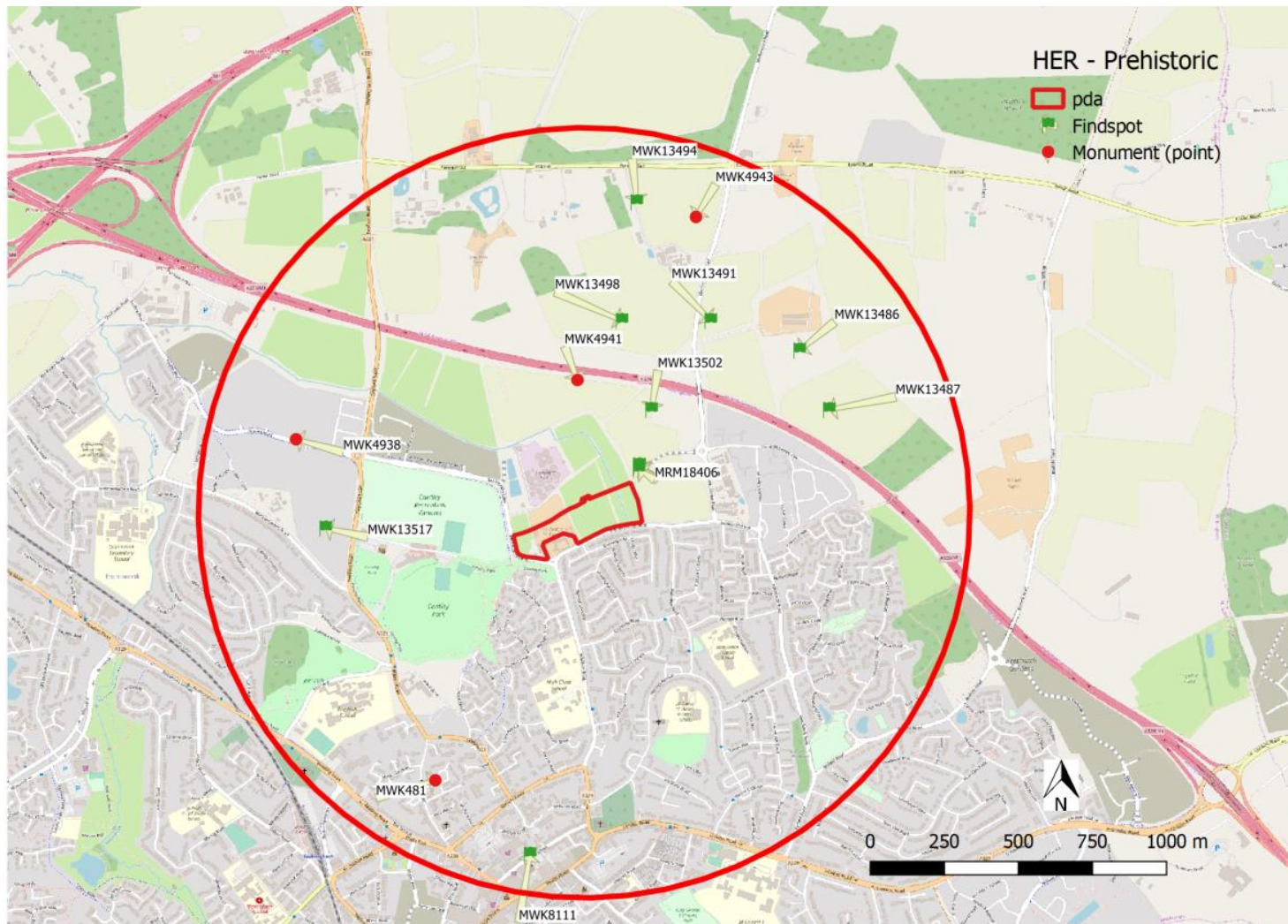


Figure 17: HER Monument Record – Prehistoric



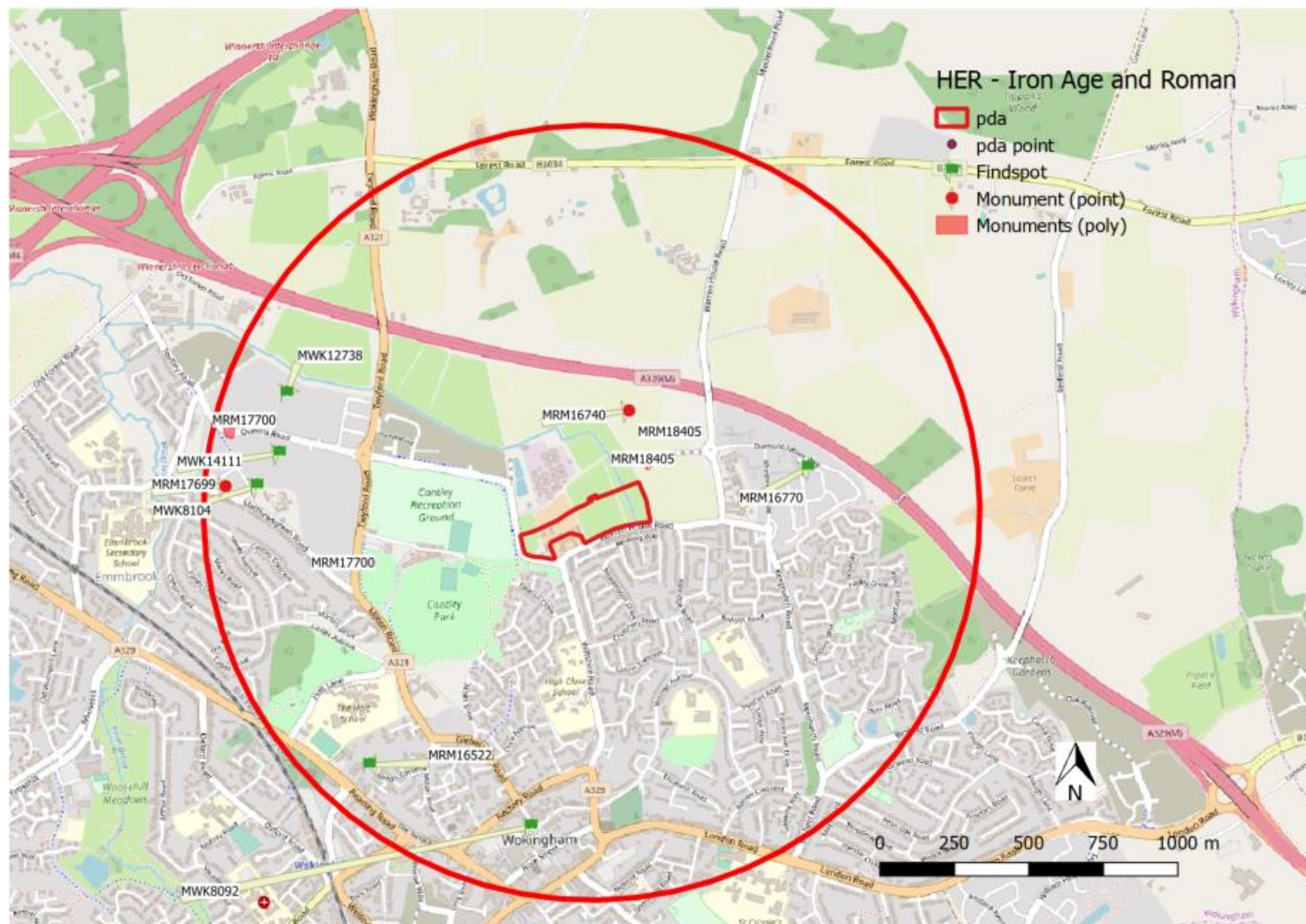


Figure 18: HER Monument Record – Iron Age and Roman



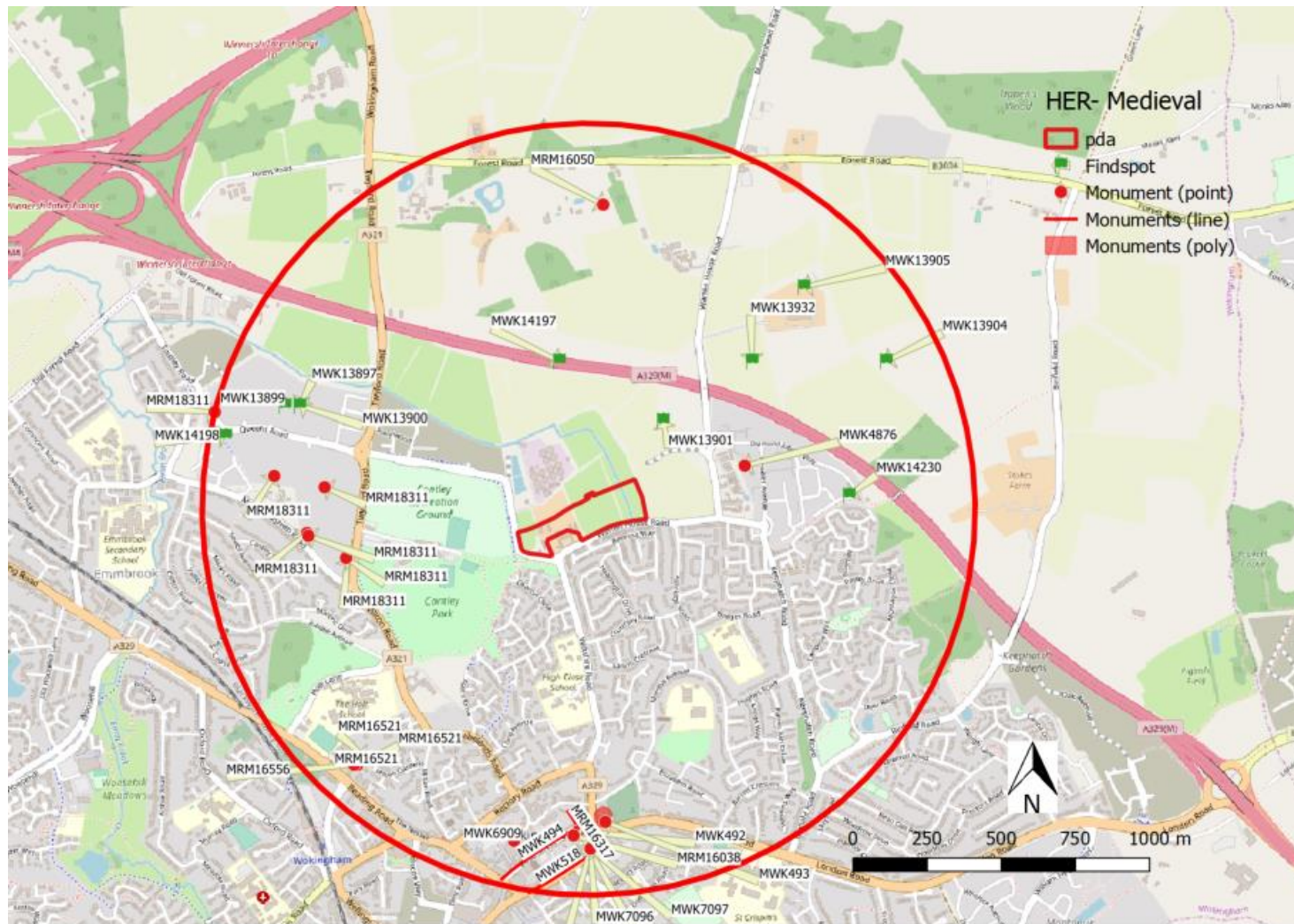


Figure 19: HER Monument Record – Medieval

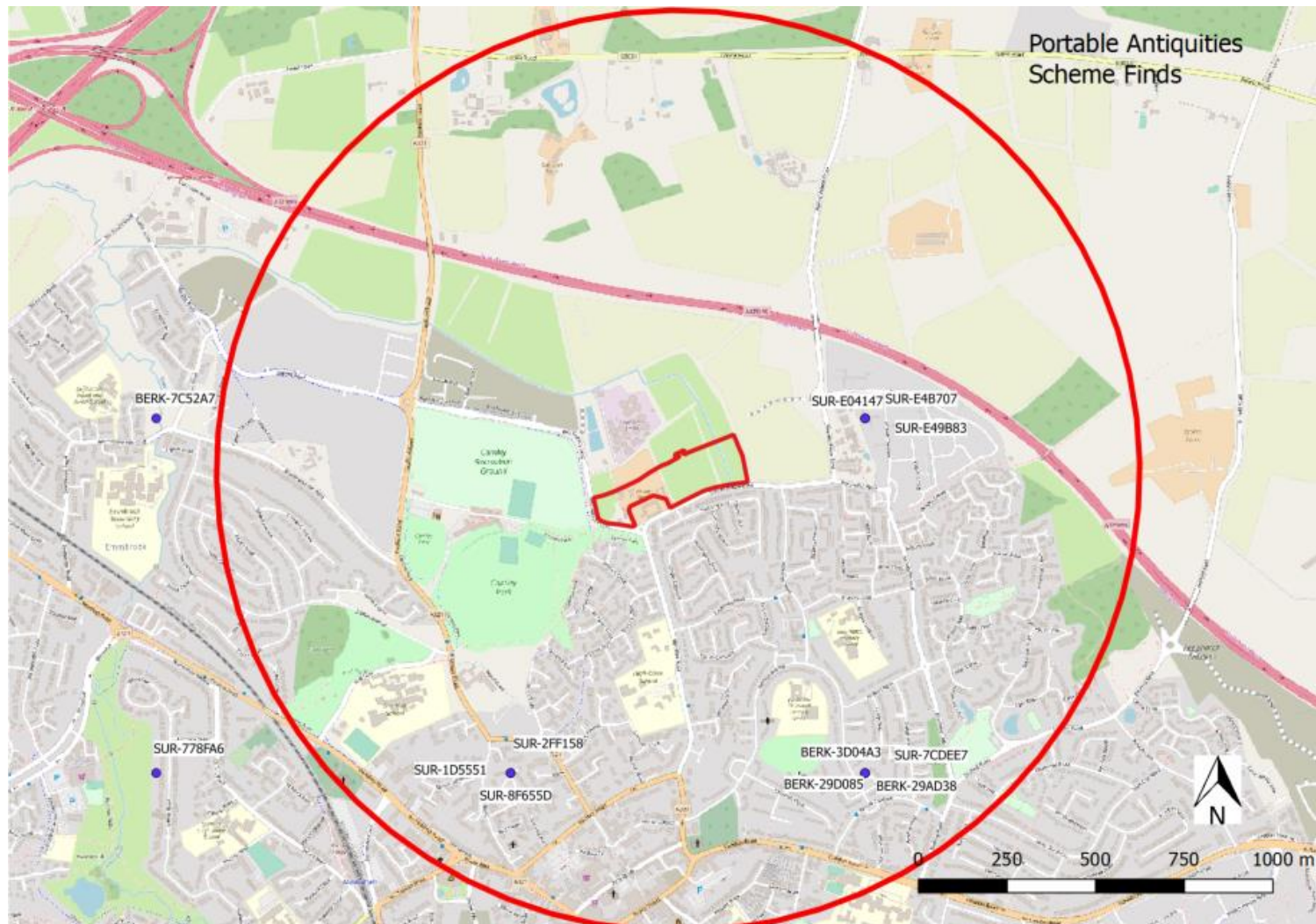


Figure 20: Portable Antiquities Scheme Finds



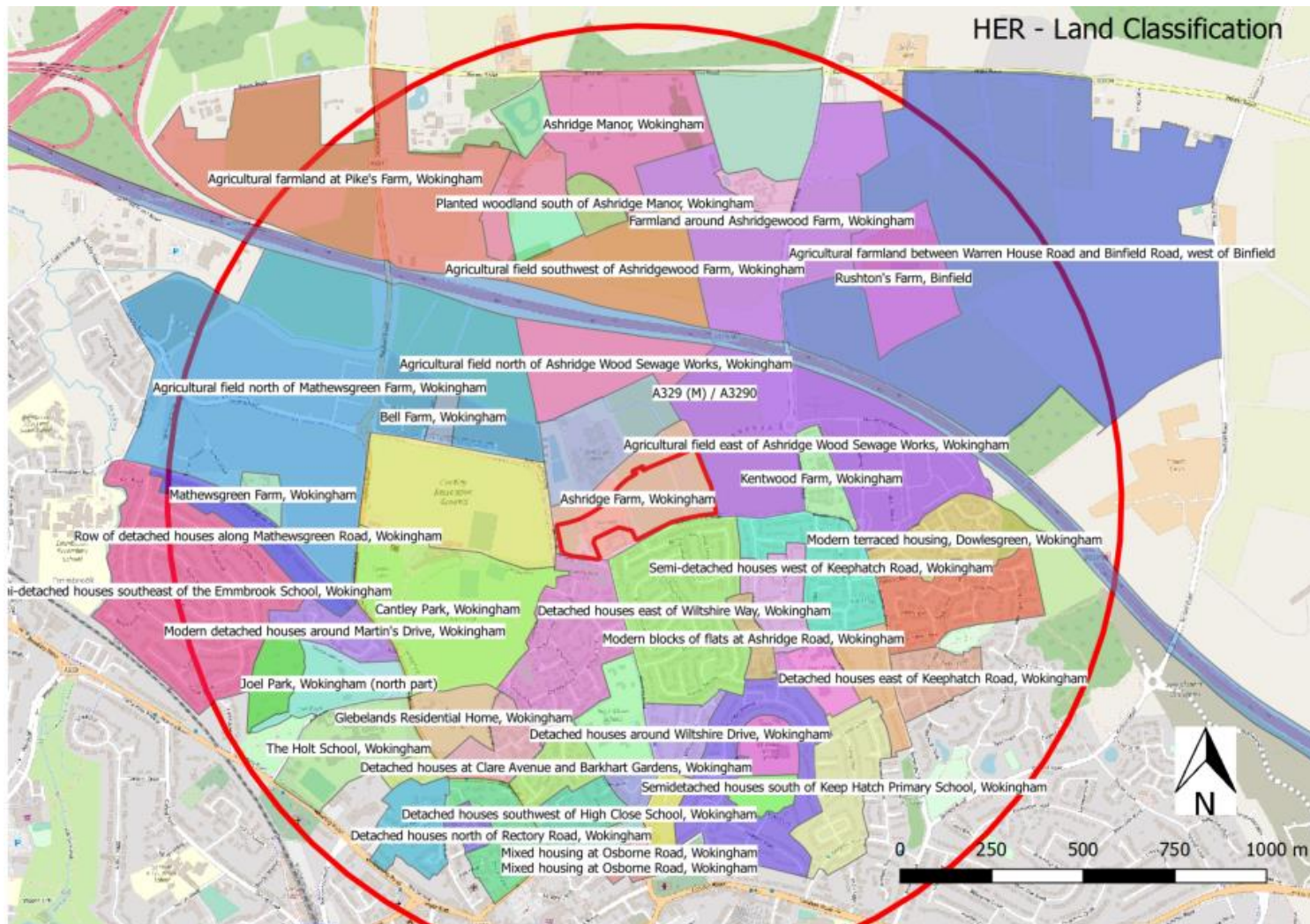


Figure 21: HER Landscape Characterisation







Figure 23: HER Events (close up)



*Plate 1: 2018. (Google Earth).*





Plate 2: LIDAR 1m DTM (Environment Agency).



Plate 3: View along entrance track to PDa from Warren House Road. (facing NNW).





Plate 4: View across the rear of the listed barn (facing WSW)



Plate 5: View of modern buildings towards the riding arena (facing NNW)





*Plate 6: View across the PDA at the southern end of the eastern part. (facing ENE)*



*Plate 7: View across the PDA from the southern boundary in the middle field of the eastern part. The Ashridge Stream is to the right (facing NNW).*





*Plate 8: View across the middle field of the PDA (facing SSE).*





*Plate 9: View at the southern end of the Ashridge stream (facing NE).*





*Plate 10: View along the Ashridge Stream (facing SSE).*





*Plate 11: View from the north east corner of the PDA (facing S).*



*Plate 12: View across the PDA from the north east corner (facing SW).*





*Plate 13: View across the PDA from the south east corner (facing NNW).*



*Plate 14: View of the curvilinear boundary (facing SW).*





*Plate 15: View across the PDA from the northeast corner of the large field in the eastern part (facing SW).*



*Plate 16: View across the PDA from the north west corner of the large field in the eastern part (facing SE).*





*Plate 17: View across the field north of the farmyard (facing NW).*





*Plate 18: View across the yard towards the rear of the listed building of the original yard (facing ESE).*



*Plate 19: View across the yard (facing NE).*





*Plate 20: View across the yard (facing N).*



*Plate 21: View across the westernmost part of the PDA (facing NNE).*





*Plate 22: View of Ashridge Farmhouse from Warren House Road facing NNW).*





*Plate 23: View of the southern boundary from Warren House Road (facing NE).*