



LAND AT LADDS  
GARDEN CENTRE,  
BATH ROAD  
HARE HATCH,  
WOKINGHAM

## ARCHAEOLOGY & HERITAGE ASSESSMENT

Westbourne  
Homes

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## 1.0 NON-TECHNICAL SUMMARY

- 1.1 A desk based archaeology and heritage assessment has been completed for a site in use as a garden centre south of the Bath Road, Hare Hatch, Wokingham on behalf of Westbourne Homes. Early consideration of the implications of development accords with national and local policy.
- 1.2 The Berkshire Historic Environment Record and county archives were consulted as to their holdings of information for the site and its environs. Records included those relating to known sites and findspots, listed buildings and past archaeological investigations, together with historic maps and secondary sources at the archives. These and online sources informed a site visit in May 2025.
- 1.3 Nothing of interest was noted within the site, which holds a variety of late 20<sup>th</sup> century structures and is otherwise mainly hard surfaced. As a result of past development, the site does not have any long-standing boundaries or historic landscape interest.
- 1.4 The site visit confirmed that the proposals would not harm any designated heritage assets, with the closest a Grade II listed milestone to the north west and adjacent to Bath Road. Its immediate setting would not change and proposed change from commercial to residential use would not harm the milestone's significance. The same is true of more distant listed buildings. All lie more than a hundred metres distant, face away from the site and have intervening development and vegetation.
- 1.5 The core of Hare Hatch is designated by the Council as an Area of Special Character for its local 'heritage' significance. The designated area abuts the site in the west. However, strong vegetation between the two and a recently built house and its grounds would prevent the proposals for the currently developed site harming any significant part of this locally designated 'non-designated heritage asset'.
- 1.6 There are indications that the area saw activity from the prehistoric period, with concentrations of flints to the south and a focus of Roman pottery south east of the site. The wider area was certainly settled in these periods. However, the recent use of the site will have harmed any sub-surface remains and no deposits were identified in recent adjacent evaluation.
- 1.7 The site is concluded to have low archaeological potential and any further work, such as a watching brief, could be secured through a planning condition.

## **2.0 INTRODUCTION, PURPOSE AND CONTEXT**

### **Introduction**

- 2.1 ACD Environmental has been commissioned by Westbourne Homes to complete an archaeological and heritage assessment of a site at Ladds Garden Centre, south of Bath Road, Hare Hatch, Wokingham hereinafter referred to as the 'site'.
- 2.2 The site comprises a number of mainly commercial structures and largely hard surfaced intervening areas including car parking and yards. The site is bordered by fields to the east, a recently developed property and grounds to the west and buildings and gardens to the south. Bath Road lies north of the site, with a tree belt and fields beyond.

### **Context**

- 2.3 This report supports proposals for the residential redevelopment of the site and related access, infrastructure and landscaping. The proposals for the site have informed this assessment.

### **Purpose**

- 2.4 The purpose of this assessment is to:
- Confirm the general archaeological and heritage value of the site by;
    - Identifying known heritage assets within or in such close proximity to the site that they might be affected;
    - Assessing the potential for hitherto undiscovered sub-surface archaeological deposits; and
  - Assess any archaeological or other heritage impacts of the likely proposed scheme.

## **3.0 METHODOLOGY**

### **Background Data Search**

- 3.1 Information on previously recorded heritage assets, sites, findspots and past archaeological investigations was obtained from the Berkshire Historic Environment Record (HER). The data search was undertaken for a kilometre radius centred on the site.
- 3.2 The following sources have also been consulted and, where relevant, the information provided has been incorporated with acknowledgement within this report:
- Historic England National Heritage List for England (NHLE) online;
  - Royal Berkshire Record Office (RBRO) in Reading; and
  - Wokingham Borough Council website (WBC).
- 3.3 The NHLE records designated heritage across the country including listed buildings, scheduled monuments and registered landscapes. The RBRO holds historic maps and other sources for Wargrave parish in which Hare Hatch lies.

### **Site Visit**

- 3.4 The site was surveyed in May 2025. Both the site itself and its environs were considered during the visit to identify any heritage assets or potential assets within the site and its current land use and also to consider if development of the site would have an adverse effect on any nearby designated or otherwise significant heritage assets.

### **Evaluation and Impact Assessment**

- 3.5 Having defined the known and potential constraints to development of the site, the impacts of the likely proposed scheme have been predicted, taking into account different stages and activities within the development process. Further evaluation or mitigation is recommended as appropriate.

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## **4.0 BASELINE INFORMATION**

- 4.1 This review of baseline information has been informed by data held by the Berkshire Historic Environment Record and Historic England relating to previously identified archaeology and heritage. Appendix 1 provides a gazetteer of noted sites and Appendix 2 a plan. Sections below also review relevant information held at the Royal Berkshire Record Office including historic maps and secondary sources. References and sources are detailed in Appendix 3 and plates provided in Appendix 4.
- 4.2 A small number of HER records located towards the edges of the study area are not detailed below where they duplicate other records or do not inform an understanding of the site's archaeological potential and would certainly not be affected.

### **Context**

- 4.3 The site lies east of Hare Hatch's historic core, which itself lies south east of Wargrave in which parish it lies. The geology is recorded by the BGS as Seaford Chalk Formation and Newhaven Chalk Formation chalk close to Bath Road in the north of the site. Approximately two thirds of the site south of this has Lambeth Group clay, silt and sand geology. Superficial deposits are not recorded. The site has a slope upwards from the north to the south and from circa 55 metres to circa 58 metres above Ordnance Datum.
- 4.4 The site comprises parts of a garden centre including hard surfaced car parking and yards and a wide range of modern structures.

### **Surrey Historic Environment Record Search Results**

#### **Designated Sites**

- 4.5 The site does not contain any designated heritage and there are no scheduled monuments or registered landscapes – parks and gardens or battlefields, within the study area. There are also no conservation areas in such close proximity that they might be affected.
- 4.6 Indeed, the only designated heritage assets within the study area which might be affected by the proposals are Grade II listed buildings. The closest of these to the site is actually a typical milestone immediately south of the Bath Road (Appendix 2, HER 2178, Plate 1).

- 4.7 Other than this 'listed building', several large 18<sup>th</sup> century properties close to the Bath Road are also Grade II listed, including Hare Hatch Grange, Hare Hatch House and Hill House, all circa 150 metres from the site and to its north east, north west and south respectively (HERs 2177, 2160 & 2298, plates 2 & 3). These are principally of red brick and in classical style.
- 4.8 Hare Hatch House would have lain closer to the site, but was relocated away from Bath Road in the early 20<sup>th</sup> century. Hill House was historically a farmhouse and two related agricultural buildings to its west are also Grade II listed: a barn and 'implement shed and small barn' (HERs 2155 & 2156).
- 4.9 A slightly greater distance west of the site, The Old House and The Horse & Groom public house are also probably a reflection of the good communications afforded by Bath Road (HERs 2297 & 2274, plates 4 & 5). Although The Old House is actually only late 18<sup>th</sup> century and classical, the public house is 17<sup>th</sup> century and timber framed.
- 4.10 The next closest listed building to the site is the Grade II listed The Old Post Office which lies 350 metres north east of the site on Blakes Lane (HER 2429). This is 17<sup>th</sup> century and also timber framed with render and brick. No other listed building within the study area could be affected by development within the site given distance, level topography and intervening vegetation and later development
- 4.11 Wokingham Borough Council has also designated approximately fifty other buildings as Buildings of Traditional Local Character. However, the list available through the Council website indicates none lie in Hare Hatch.
- 4.12 Unusually, the Council also designate 'Areas of Special Character' (ASC) which explanatory text for Policy TB26 of the 2014 Development Delivery Plan describes as areas which are of some special heritage interest, but not at a level which warrants designation as a conservation area. The historic core of Hare Hatch, centred on Bath Road and Milley Lane and immediately west of the site, is designated as an ASC (Appendix 2). Other than the extent of the Hare Hatch ASC available through the Council's online mapping, no detail relating to this designation was available.

## Other Sites

- 4.13 The HER records a small number of other records for the study area, with several duplicating others under separate 'Listed building', 'Events' and 'Monuments' categories. Finds of medieval pottery and post-medieval sites are not repeated below as they would not be directly affected and do not add to an understanding of the site's potential. Some earlier records on the periphery of the kilometre radius study area are also not detailed for the same reasons.
- 4.14 A large percentage of useful HER records are to finds of concentrations of prehistoric worked flint which were made during an extensive fieldwalking survey completed in eastern Berkshire in the 1980s as part of the East Berkshire Archaeological Survey (EBAS). Approximately half a kilometre or more south of the site, HERs 3059, 3125, 3126, 3127 and 3128 record such finds. These are not differentiated by prehistoric period. HER 3125 also records the find of one sherd of prehistoric pottery.
- 4.15 HERs 3107 and 3108, a similar distance north of the site, also record a range of prehistoric finds which indicate activity in the area.
- 4.16 Other than a small number of single sherds of Roman pottery found within the study area, well away from the site, the only notable record dating to this period is HER 422 which records the recovery of a large amount of pottery. These finds were made circa 100 metres south east of the site and in a single property's garden in the 1930s. The densest area of Roman pottery correlated with stonier ground and may reflect the site of demolished Roman structure(s).
- 4.17 Given some prehistoric and Roman potential, recent development in the study area has been preceded by archaeological investigation. Almost a kilometre north of the site, HER 1274 relates to geophysical survey across more than four hectares. However, nothing of likely archaeological significance was indicated, although two linear features were recorded.
- 4.18 Last year, and immediately west of the site, HER 2828 records completion of trial trenching ahead of construction of a new house. Nothing of interest was revealed by this work.
- 4.19 HER 5052 records the junction of the old and new Bath roads, 600 metres west of the site. Historic Landscape Character information supplied by the HER does not suggest any higher archaeological potential within the study area and is less informative than the review of historical maps presented below.



## Historic Maps

- 4.20 Of the early maps, Roque's of the late 1760s indicates, following consideration against later mapping, that the road network was largely in place (Plate 6). It is possible that the north of the site was part of a broader principal route and more buildings appear to be shown between Bath Road and Milley Lane than on later mapping. It is not possible to discern if any of these structures actually lay within the site, with land north of Milley Lane open and presumably agricultural.
- 4.21 The circa 1840 Wargrave Tithe map is, as is usual for such surveys, more accurate and larger scale and confirms an arrangement unchanged more than fifty years later (Plate 7 and Appendix 2). The current site extended into four parcels extant at that time, with the largest of these and as a proportion of the site Field 165 which is recorded as 'Sully of Sunning', owned and occupied by a John Newell A'Bear of Hill Farm and arable.
- 4.22 A small sliver of land adjacent to Bath Road which the site boundary just edges into is Field 164 and recorded as 'Garden in Sully of Sunning' owned and occupied by John Adolphus Young. Young also owned and occupied a 'meadow' which included the north east corner of the site. The south east of the site was also part of a meadow, but one tenanted by a Daniel Wakefield, but owned by Young. It is not clear where Young or Wakefield lived, but the unusual name 'Sully of Sunning' seems to have derived from a nearby pond, with 'Sunning' a corruption of Sonning, the nearby settlement and Sully lending his name to the pond.
- 4.23 The first edition 25 inch to the mile Ordnance Survey map of 1876 was not available, but the first edition six inch map of 1883 is based on the same survey and confirms a layout unchanged from the Tithe and the second edition, 1900 map (Appendix 2). The first edition six inch map also records the sliver to the north west as a garden and the field which includes part of the south east of the site as parkland associated with 'Scarlett's'.
- 4.24 By the second edition six inch map, the parkland had reduced eastwards and whether the sliver remained a garden is uncertain, but it is shown as planted with deciduous trees by 1960. A coniferous and subsequently deciduous north south tree belt is shown running through the site on later maps. The site remained undeveloped until after 1972.

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## Other Sources

- 4.25 Although a number of histories relating to Wargrave and including sections on Hare Hatch were consulted, limited useful information was imparted. Although Wargrave is documented shortly before and in the Domesday Survey, Hare Hatch is first recorded in 1607 (Gelling 1973).
- 4.26 It is thought that the hamlet grew up at a gate or 'hatch' to Windsor Forest (Gray & Griffith 1988). The settlement presumably expanded over time through assarting, or winning fields from woodland (Delaney 1998). No useful photographs were available and finds within the wider Wargrave parish held by the Portable Antiquities Scheme database are scant: limited to two Roman, two Anglo-Saxon and one Iron Age. The parish was enclosed in 1816 (Ditchfield & Page 1923).
- 4.27 The enhancement of the Bath Road is likely to explain the construction of the mansion houses within the study area and beyond (Tyack *et al* 2010). Several are mentioned by the latest Buildings of England edition. The Old House was called The Retreat and Faceby Lodge at earlier times in its history. It is also suggested that the milestones may have been erected by the Marquess of Salisbury to mark his travel between Hatfield and Bath (Gray & Griffith 1988).
- 4.28 The report on recent trial trenching immediately west of the site was consulted and confirms that three short trenches focused on the footprint of the new house in the north of the plot found nothing at all, nor any finds of interest (Huvig 2024). It is likely this area and remaining structures to the south held a renowned collection of rare pheasants in the 20<sup>th</sup> century (Delaney 1998).

## Site Survey Results

- 4.29 The site was visited in May 2025. In the north of the site area lies an at-grade car park and the site access, as well as a pond in the north west corner which looks to have been excavated as part of a static display promoting the business (Plate 8).
- 4.30 A large modern and wood panel clad structure lies south of the car park at the centre of the site (Plate 9). To its west an open area seems to have been used to display a variety of external surfacing materials (Plate 9). Strong vegetation on the site's western boundary screens it from the Area of Special Character beyond.
- 4.31 Modern structures cover much of the remainder of the site, including a multitude of small sheds in the central part of the site (plates 10 & 11). North of those, in the west, is a hard surfaced working yard with aggregate storage bins.

- 4.32 The listed milestone lies north east of the site and on a grassed verge of the Bath Road (plates 1 & 12). Its relationship with the road is key to its actual purpose and hence enhances its significance. An open, unsurfaced area with a line of trees behind lies beyond this immediate setting to its south and would be unaffected by the proposals.
- 4.33 There is no inter-visibility with any other listed building or with the adjacent Area of Special Character. Closest to the site within this, a large detached residence was in the process of completion, although it could only be seen through a gap in the boundary vegetation, south of the site.
- 4.34 All of the listed buildings which might be affected were viewed as far as was possible from public highway. All are not only screened by vegetation and other structures, including boundary walls in some cases, but are also orientated away from the site.

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## 5.0 PLANNING POLICY CONTEXT

- 5.1 This section summarises the relevant national and local planning policies, as well as other reference documents, relevant to the assessment of effects on heritage assets. The duty to preserve or enhance the setting of listed buildings and conservation areas contained within sections 66 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 is a statutory consideration for the local planning authority. Section 102 of the Levelling-up and Regeneration Act 2023 will extend a special regard duty to other designated heritage assets, including Registered Parks and Gardens and scheduled monuments, but the provision is not yet in force.
- 5.2 A 2014 Court of Appeal ruling in *Barnwell Manor Wind Energy Ltd v East Northants District Council*, English Heritage and the National Trust made clear that to discharge this responsibility, decision makers must give considerable importance and weight to the desirability of preserving the setting of listed buildings when carrying out the balancing exercise of judging harm against other planning considerations, as required under the National Planning Policy Framework (MHCLG 2024).

### National Planning Policy

- 5.3 The National Planning Policy Framework (NPPF) has been revised six times in recent years, following publication in 2012 (DCLG 2012, MHCLG 2024). The pertinent policy wording for Historic Environment remains very similar, albeit that the order of certain paragraphs and numbering has changed. Heritage assets are still defined in the NPPF glossary as any designated or undesignated element of the historic environment which is identified as being of such significance that it is a material consideration in the planning process.
- 5.4 In determining applications which cause harm to heritage assets directly, or indirectly, through affecting a complementary setting, the NPPF now recommends that 'great weight' should be given to their conservation when reaching a planning decision (Paragraph 212).
- 5.5 The more important the asset, the greater the weight that should be ascribed. As heritage assets are irreplaceable, it is noted that any harm or loss should require clear and convincing justification. It notes that 'substantial harm' to or loss of designated heritage assets of the highest significance (Grade I and II\*) should be 'wholly exceptional' and that it should be 'exceptional' for Grade II listed buildings and Conservation Areas (Paragraph 213).

- 5.6 Paragraph 215 clarifies that, where a development proposal will lead to 'less than substantial harm' to the significance of a designated heritage asset, the harm should be weighed against the public benefits of the proposal, including securing an optimal viable use.
- 5.7 Paragraph 216 notes that effects on the significance of non-designated heritage assets, which confusingly includes 'locally listed buildings' and archaeological remains, require a balanced judgement weighing the scale of impact on the significance of the heritage asset against the benefits of the proposed development. Where heritage assets are to be lost, Paragraph 218 confirms that an appropriate record of the elements to be lost should be provided and both disseminated and archived by the developer.
- 5.8 Paragraph 220 of the latest NPPF confirms that not all elements of a conservation area will necessarily contribute to its significance. It clarifies that loss of a building (or other element) which makes a positive contribution to the significance of a conservation area should be treated either as substantial harm under paragraph 213 or less than substantial harm under paragraph 215; *'...as appropriate, taking into account the relative significance of the element affected and its contribution to the significance of the conservation area...'*

### **Local Policy**

- 5.9 Current local policy includes that contained within the 2010 Wokingham Borough Core Strategy (WBC 2010). Parts of Core policies CP1 – Sustainable Development and CP3 – General Principles for Development are relevant. CP1 requires that proposals should *'maintain or enhance the high quality of the environment'*, whilst CP3 includes a requirement that proposals have no detrimental impact on heritage.
- 5.10 The 2010 Core Strategy is complemented by the 2014 Development Delivery Plan which includes policies TB24 to TB26 relating to heritage (WBC 2014). Policy TB24 confirms that the Council will conserve and seek the enhancement of designated heritage assets and their settings, including conservation areas and listed buildings. It states that this will be achieved by ensuring new development conserves the important character of areas and special architectural and historical interest of listed buildings.
- 5.11 Policy TB25 relates to archaeology and confirms that suitable archaeological assessment will be required in areas of designated or likely high archaeological potential and that significant remains will need to be preserved *in situ* or investigated appropriately.

- 5.12 Policy TB26 relates to Buildings of Traditional Local Character and Areas of Special Character, which are not of such significance that designation as listed buildings or conservation areas is justified. The policy's supporting text notes that areas of special character are shown on the policies map and development affecting part of the area or building will only be permitted where the '*traditional, historical, local and special character*' of the building or area is retained or enhanced.

### **Guidance**

- 5.13 Historic England's *Historic Environment Good Practice Advice in Planning Guidance Note 3 – The Setting of Heritage Assets, 2<sup>nd</sup> Edition* confirms that setting is not a heritage asset, nor a heritage designation in itself, though land within a setting may itself be designated (HE 2017). Its importance lies in what it contributes to the significance of the heritage asset. This depends on a wide range of physical elements within, as well as perceptual and associational attributes pertaining to, the heritage asset's surroundings.
- 5.14 The Guidance examines assessment of the effects of a development proposal on significant elements of setting and stresses that, although visual impacts are at the heart of such effects, other factors including noise, vibration and lighting can also harm setting.
- 5.15 An understanding of the heritage assets and the significance of their setting at an early stage can influence proposals in order to minimise adverse effects. A proposal may be re-located, better screened or designed to complement an asset's character where harm could be caused. The advice note also confirms that settings change over time and that it is important to understand this process and that those settings which have experienced least change will often enhance an asset's significance.
- 5.16 The Guidance sets out a five-step approach to considering setting in relation to development proposals. The assets which might be affected have to be identified and then the degree to which their setting enhances their significance or an appreciation of that significance is to be assessed.
- 5.17 Steps 3 and 4 require that the harm or benefits of the proposals are considered in relation to setting and that measures to avoid or minimise the harm are sought. A final, post-construction step is the documenting of the decisions made and post-development monitoring to confirm how accurate the assessment had been.

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## 6.0 CONCLUSIONS AND RECOMMENDATIONS

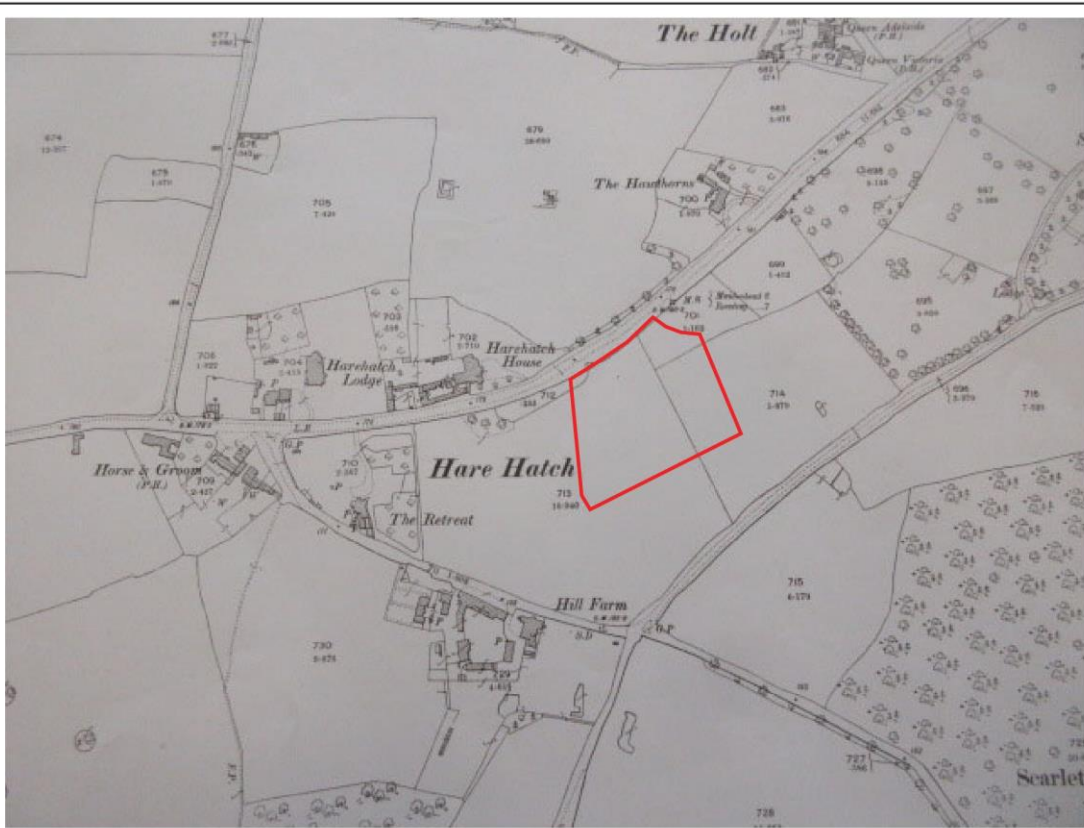
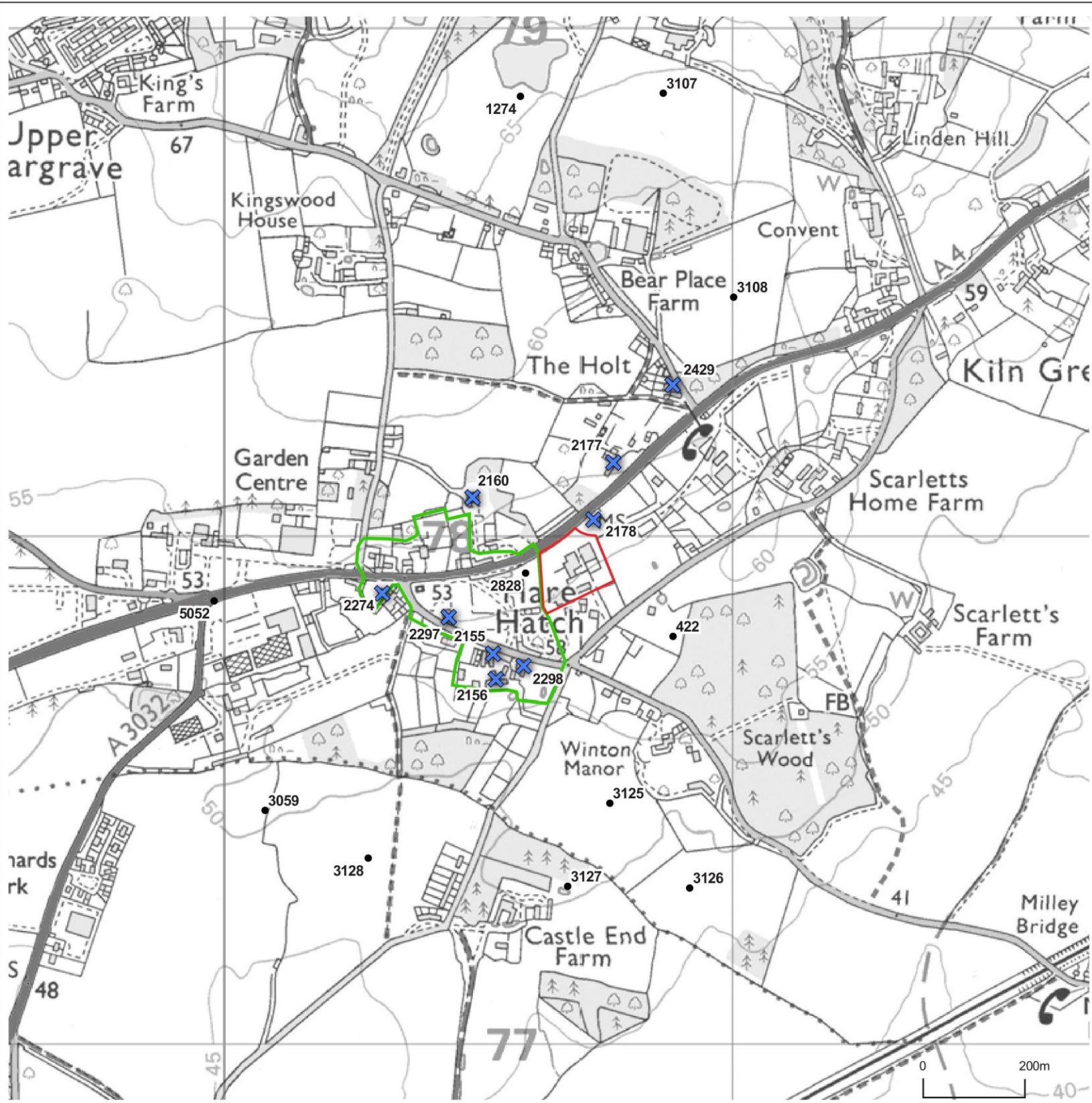
- 6.1 This assessment has been prepared on behalf of Westbourne Homes to support a forthcoming planning application for residential and related redevelopment of land lying south of Bath Road, Hare Hatch, Wokingham. It accords with current legislation, national and local policy and guidance which require consideration of the heritage implications of development in advance of a planning decision.
- 6.2 The assessment has been informed by consultation with the Berkshire Historic Environment Record, Royal Berkshire Record Office in Reading and Historic England's National Heritage List for England and other relevant online sources. A walkover survey in May 2025 completed the work informing this report.
- 6.3 The site itself does not contain any extant heritage assets. The buildings on site are all late 20<sup>th</sup> century and of no special architectural or historical interest. None of the site boundaries follow the line of historic field boundaries and no internal boundaries survive. The site, which was agricultural until the late 20<sup>th</sup> century, has no intrinsic historic landscape value.
- 6.4 Designated heritage assets in the study area which might be affected by change within the site include a Grade II listed milestone located to the north east and south of Bath Road. The road and areas immediately surrounding the milestone enhance its significance as a post-medieval reflection of enhanced road communications. The immediate setting will be unchanged and development within the already developed site would be screened from the asset by boundary planting. Given this, the proposals would not harm the significance of the milestone, nor an appreciation of that significance.
- 6.5 Other designated heritage assets include Grade II listed buildings reflecting Hare Hatch's 18<sup>th</sup> century and later development close to the Bath Road. All lie more than a hundred metres from the site and are screened from it by planting within their often extensive grounds, if not also by later development. The proposed redevelopment of the garden centre is in any event more in keeping with these largely residential buildings and no harm would result.
- 6.6 Wokingham Borough Council has also designed the core of Hare Hatch as an Area of Special Character (ASC), with its eastern edge abutting the site. In effect this local designation recognises some locally significant historic character, but at a level which does not warrant designation as a conservation area. Parts of the designated area might qualify as non-designated heritage assets, but as clarified by the NPPF, not all parts of area designations are of significance.

- 6.7 Indeed, the area immediately west of the site contains a recently built house and its grounds. The proposals would also retain the strong vegetated boundary between the site and this part of the ASC and well designed houses are proposed in place of a very mixed commercial site. No harm would be caused to the special aspects of the designated area, which would enhance the ASC's setting.
- 6.8 Although prehistoric finds south of the site and also a concentration of Roman material to its south east indicate the area was settled in these periods, no definite sites of these periods have been identified within the study area and recent fieldwork, including trial trenching immediately west of the site, found no indication of significant past activity. Indeed, development of the site as a garden centre and cultivation prior to that would have affected any sub-surface deposits.
- 6.9 Given low archaeological potential, it is suggested that the site need not be subject to any further investigation. If further work is deemed necessary, it could be secured through a planning condition and could be limited to a watching brief during construction.



## Appendix 1 – Berkshire Historic Environment Record Information

HER Ref.	NGR (SU prefix)	Period	Notes
422	8085 7783	Roman	Large assemblage of pottery recovered in garden in 1939 in stony area.
1274	8057 7889	N/a	Geophysical survey across 4.4ha ahead of proposed development identified nothing of definite significance. Two linear features were noted.
2155	8051 7777	18 <sup>th</sup> century	'Implement shed and small barn' in weatherboarding and tile/pantile is Grade II listed for group value.
2156	8053 7773	17 <sup>th</sup> century	Barn south of Hill House is Grade II listed and of timber, weatherboard & tile.
2160	8048 7807	18 <sup>th</sup> century	Hare Hatch House is Grade II listed and in brick and tile. Rebuilt and relocated in 1912 away from Bath Road.
2177	8075 7813	18 <sup>th</sup> century	Hare Hatch Grange is Grade II listed and of brick and slate in classical style, with later alterations.
2178	8072 7805	18 <sup>th</sup> century	Triangular stone milestone is Grade II listed and records distances to London, Reading and Bath, Maidenhead and Colnbrook.
2274	8031 7789	17 <sup>th</sup> century	The Horse & Groom public house is Grade II listed. Had stables and hayloft and in timber, brick and tile.
2297	8043 7785	18 <sup>th</sup> century	The Old House is Grade II listed and late 18 <sup>th</sup> century was restored in 1979. Principally in brick and tile roofed, in classical style.
2298	8058 7775	18 <sup>th</sup> century	Hill House is Grade II listed and of brick and slate in classical style.
2429	8087 7832	17 <sup>th</sup> century	The Old Post Cottage is Grade I listed and of timber, render and brick with tiled gabled roof.
2828	8060 7763	N/a	Archaeological trenching (3) by TVAS in 2024 ahead of development of 1.5 ha plot at The Bird Gardens revealed nothing of significance.
3059	8010 7740	Prehistoric	Worked flint scatter including three flakes and core recorded during East Berkshire Archaeological Survey (EBAS) in 1980s.
3107	8080 7890	Prehistoric	Worked flint scatter including two flakes recorded during East Berkshire Archaeological Survey (EBAS) in 1980s.
3108	8100 7850	Prehistoric	Worked flint scatter including scraper, flake and blade recorded during East Berkshire Archaeological Survey (EBAS) in 1980s.
3125	807 775	Prehistoric	Worked flint flake and pottery sherd recorded during East Berkshire Archaeological Survey (EBAS) in 1980s.
3126	809 773	Prehistoric	Worked flint scatter including two flakes, a blade and core recorded during East Berkshire Archaeological Survey (EBAS) in 1980s.
3127	8070 7730	Prehistoric	Worked flint scatter including two flakes recorded during East Berkshire Archaeological Survey (EBAS) in 1980s.
3128	8030 7740	Prehistoric	Worked flint scatter including three flakes, scraper, blade and core recorded during East Berkshire Archaeological Survey (EBAS) in 1980s.
5052	8000 7790	Post-medieval	Junction of old and new Bath Roads at Hare Hatch. HER 50532.38 records another section of Bath Road (A4).



OS Map of 1900 (not to scale)

**LEGEND**

- Site boundary
- Listed building
- Area of Special Character
- Other HER Record

Scheme: Land at Ladds Garden Centre, Bath Road,  
Hare Hatch, Wokingham

Plan 1: Site and Identified Archaeology and Heritage

ACD Ref: ACD PRI24715-81

Scale: As shown above

Drawn: MP

Checked: BS



## APPENDIX 3 REFERENCES AND SOURCES

Delaney P. 1998 *The Second Book of Wargrave: History and Reminiscences of the People of Wargrave* Chippenham

Department for Communities and Local Government (DCLG) 2012 *National Planning Policy Framework* London

Ditchfield Rev. P. H. and Page W. 1923 *The Victoria County History of Berkshire*, vol. 3, London

English Heritage (EH) 2008 *Conservation Principles – Policy and Guidance for the Sustainable Management of the Historic Environment* London

Gelling M. 1973 *The Place-Names of Berkshire*, vol. 1, Cambridge (EPNS XLIX)

Gray R. & Griffiths S. 1988 *The Book of Wargrave* Oxford

Herbert J. R. 1885 *The History of Wargrave, Berkshire* Reading

Historic England 2015 *Historic Environment Good Practice Advice in Planning Note 2 – Managing Significance in Decision-Taking in the Historic Environment* London

Historic England 2017 *Historic Environment Good Practice Advice in Planning Note 3 – The Setting of Heritage Assets* London (2nd edition)

Huvig A. 2024 *The Bird Gardens, Milley Lane, Hare Hatch, Berkshire – Archaeological Evaluation*, Reading (unpublished TVAS report ref. MLHH24/63)

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Tyack G., Bradley S. & Pevsner N. 2010 *The Buildings of England – Berkshire* New Haven

Wargrave Parish Council 1999 *The Parish Design Statement* Wargrave

Wokingham Borough Council 2010 *Wokingham Borough Core Strategy* Wokingham

Wokingham Borough Council 2014 *Wokingham Borough Development Plan – Adopted managing Development Delivery Local Plan* Wokingham

## **Maps**

'A Topographicall Plot of the Manor of Wargrave', pre-1629 (RBRO ref. D/EN P1)

J. Roque's map of Berkshire, 1769

Tithe map for Wargrave, 1841 (RBRO ref. D/D1/45/1, award on microfiche ref. MF97242)

Twenty five inch to the mile Ordnance Survey maps of 1899, 1912 & 1934 (Sheet XXX.7)

Six inch to the mile Ordnance Survey map of 1883, 1900, 1913 & 1934 (Sheet XXX)

1:2,500 post-war maps of 1960 and 1972 (Sheets SU 87 NW)

## **Web Sources**

Aerial photographs searched for at Britain from Above website accessed at [www.britainfromabove.org.uk](http://www.britainfromabove.org.uk) and at Historic England Aerial Photo Explorer accessed at [www.historicengland.org.uk/images-books/archive/collections/aerial-photos](http://www.historicengland.org.uk/images-books/archive/collections/aerial-photos)

British Geological Survey online geology viewer accessed at [www.mapapps.bgs.ac.uk/geologyofbritain/home.html](http://www.mapapps.bgs.ac.uk/geologyofbritain/home.html)

Historic England's National Heritage List for England accessed at [www.historicengland.org.uk/listing/the-list](http://www.historicengland.org.uk/listing/the-list)

Historic OS maps of site accessed at National Library of Scotland at [www.nls.uk](http://www.nls.uk)

Portable Antiquities Scheme database searched at [www.finds.org.uk/database/search](http://www.finds.org.uk/database/search)

Street Map Ordnance Survey map of Hare Hatch accessed at [www.streetmap.co.uk](http://www.streetmap.co.uk)

Wokingham Borough Council website accessed at [www.wokingham.gov.uk](http://www.wokingham.gov.uk).

## **APPENDIX 4: PLATES**





Plate 1: Milestone adjacent to Bath Road



Plate 2: Hare Hatch Grange, looking north east



Plate 3: Hill House, looking south east



Plate 4: The Old House, looking north





Plate 5: The Horse and Groom, looking south west



Plate 6: Roque's map of the 1760s



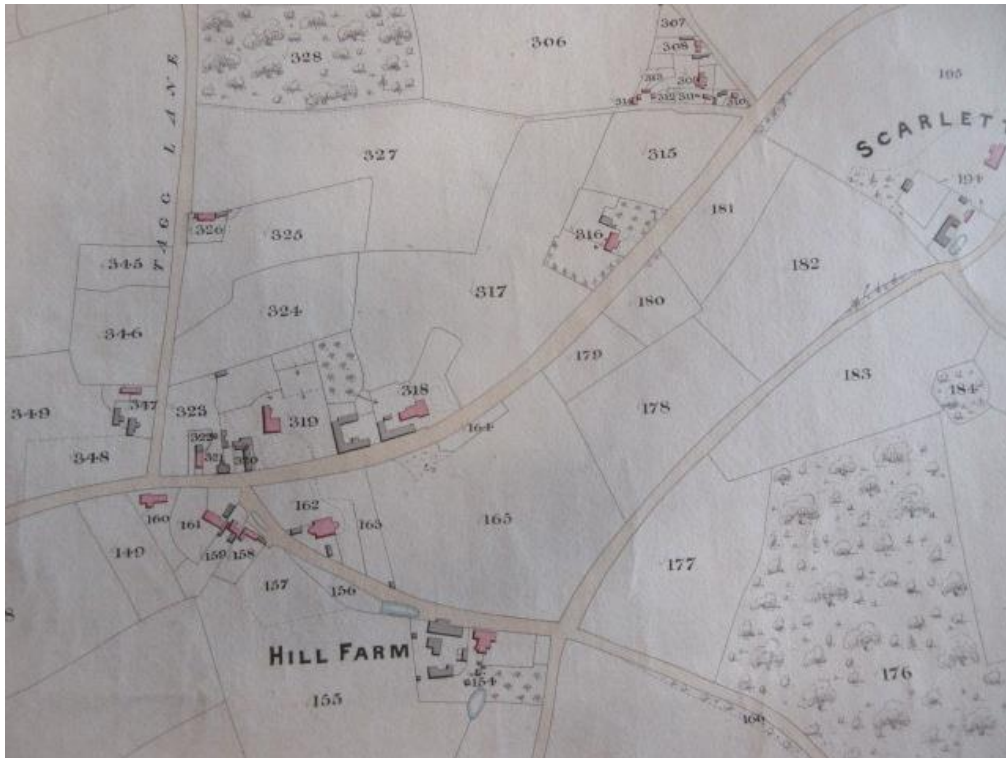


Plate 7: Wargrave Tithe map of 1841



Plate 8: North side of site, looking south east



Plate 9: West of site, looking east



Plate 10: South west of site, looking south west





Plate 11: East of site, looking north west



Plate 12: Milestone, looking south west towards site

A large, stylized leaf graphic in a lighter shade of green, positioned on the left side of the page, extending from the top left towards the bottom right.

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