



Archaeological Desk- Based Assessment

Land at Wellington Road, Wokingham

June 2025

Avalon
PLANNING & HERITAGE



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APPENDIX 1

Table 1: HER Events

Table 2: HER Monuments



1. INTRODUCTION

1.1 Project Background

1.1.1 Avalon Planning & Heritage has been instructed by the Kendell Kingscott on behalf of Wokingham Borough Council to prepare an Archaeological Desk-Based Assessment as part of an application for Planning Permission for a residential development on Land at Wellington Road, Wokingham. This report should be read in conjunction with the Design and Access Statement and scheme plans submitted as part of the application.

1.1.2 The report provides a summary of the history of the site based on archival and desk-based research. It includes a description of the baseline conditions, from an examination of readily available sources on the history and archaeology of the site, identifying any known and potential archaeological receptors subject to potential impact. It proposes a suitable mitigation strategy, where deemed appropriate.

1.1.3 The assessment is drafted in accordance with Historic England's Guidance, including Conservation Principles (2008); Statements of Heritage Significance: Historic England Advice Note 12 (2019), and with the Standards and Guidance published by the Chartered Institute for Archaeologists.

1.2 Site Location and Description

1.2.1 The Site is located to the northeast of Wellington Road, Wokingham, RG40 2AD (Figures 1.1 & 1.2). It lies within a residential expansion of Wokingham, approximately 300m to the west of the town centre and is opposite the train station which lies to the northwest of the site.

1.2.2 The site comprises areas of hardstanding and scrub, with several trees clustered at the southern end of the site. It includes part of Park Rd, an access lane and parking area at the rear of properties on Station Road (to the northeast of the site).

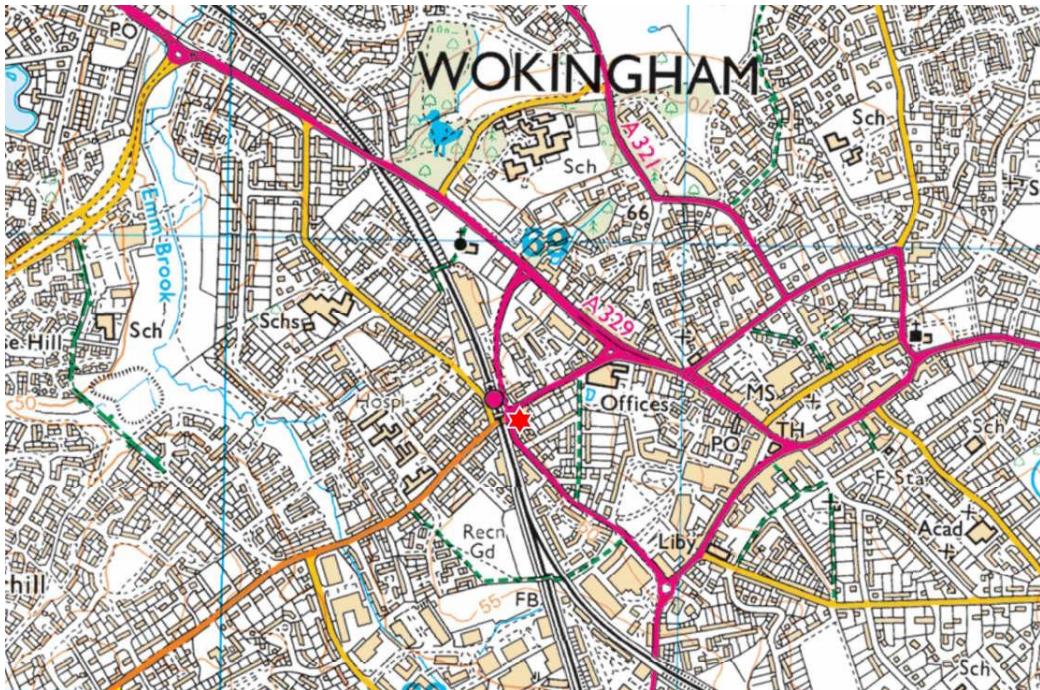


Figure 1.1: Site Location (Red Star)



Figure 1.2: Redline application boundary (red)



1.3 Geology and Topography

1.3.1 The underlying solid geology of the site is recorded by the British Geological Survey as Sedimentary Sandstone bedrock of the Bagshot Formation, formed between 56 and 47.8 million years ago during the Palaeogene period. There is no superficial geology recorded within the site, however superficial river terrace deposits are present around the Emm Brook to the west and Woking town centre to the east.

1.3.2 The site lies on broadly level ground at 60m above Ordnance Datum (aOD). More widely the topography is a very gently west facing slope to the Emm Brook which lies c. 300m to the west of the site. The land rises very gradually to the east to a locally high point of 75m aOD at the corner of Glebelands Road and Rectory Road.

1.4 Overview of Proposed Development

1.4.1 A full planning application to provide 21 no. Class C3 units, including related ancillary functions, amenity space, landscaping, car and cycle parking and refuse storage.

1.5 Limitations

1.5.1 This report has been prepared under instruction and solely for the use of Wokingham Borough Council and any associated parties they elect to share this information with.

1.5.2 All work undertaken is based upon any relevant legislation, standards and guidance at the time of writing and on the professional judgment of Avalon Planning & Heritage. Avalon Planning & Heritage cannot be held responsible for implications arising from potential future changes in any of these areas.

1.5.3 This report relies on information obtained from third party sources. Avalon Planning & Heritage takes no responsibility for the accuracy of such information.



2. STATUTORY AND PLANNING POLICY CONSIDERATIONS

2.1 Legislative Framework

2.1.1 Sections 16 and 66 (1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 require the Local Authority to have special regard to the desirability of preserving (i.e., not harming) a listed building or its setting.

2.1.2 The Ancient Monuments and Archaeological Areas Act 1979, provides for the legal protection of important and well-preserved archaeological sites and monuments through their addition to a list, or 'schedule' of archaeological monuments by the Secretary of State for Digital, Culture, Media and Sport. This necessitates the granting of formal Scheduled Monument Consent for any work undertaken within the designated area of a Scheduled Monument.

2.2 National Planning Policy

2.2.1 The requirements of these acts are maintained at Section 16 of the National Planning Policy Framework (NPPF (2024)) which addresses the conservation and enhancement of the historic environment.

2.2.2 Listed buildings and Scheduled Monuments are defined as 'designated heritage assets' (NPPF glossary), and paragraph 212 requires that great weight be given to their conservation.

2.2.3 The significance of non-designated heritage assets (Including those of archaeological Interest) should also be taken into account, requiring a balanced judgement in regard to the scale of any harm or loss (paragraph 216).

2.2.4 Any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification (paragraph 213).

2.2.5 Proposals that enhance or better reveal the significance of Conservation Areas, or preserve elements of setting that make a positive contribution to a heritage asset or better reveal its significance, should be treated favourably (paragraph 219). The loss of elements which contribute positively should be treated as harmful.



2.3 Guidance

2.3.1 Significance is defined in the NPPF as 'The value of a heritage asset to this and future generations because of its heritage interest. That interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting.'

2.3.2 The assessment methodology within this Heritage Statement draws on two documents by Historic England in particular:

- *Conservation Principles, Policies and Guidance for the Sustainable Management of the Historic Environment (2008)* provides a values-based framework for describing significance which broadly aligns with the terms used in the NPPF but includes aesthetic value – the ways in which people draw sensory and intellectual stimulation from a place.
- *Managing Significance in Decision-Taking in the Historic Environment, Historic Environment Good Practice Advice in Planning: 2 (Historic England, 2015)*: includes a sequential approach to assessment and mitigation, which is followed within this assessment.
- *The Setting of Heritage Assets, Historic Environment Good Practice Advice in Planning: 3 (Historic England 2015)*

2.3.3 Specific guidance on the assessment of impacts to World Heritage Sites is provided by UNESCO in the document *Guidance and Toolkit for Impact Assessments in a World Heritage Context (UNESCO 2022)*.

2.4 Local Planning Policy

2.4.1 Relevant local planning policy is contained in the following documents:

Wokingham Borough Local Development Framework – Adopted Core Strategy (January 2010)

2.4.2 Policy CP3 – General Principles for development

Planning permission will be granted for proposals that:

c) Have no detrimental impact upon important ecological, heritage, landscape (including river valleys) or geological features or water courses.

Wokingham Borough Development Plan – Adopted Managing Development Delivery Local Plan (February 2014)



2.4.3 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 METHODOLOGY

3.1 Aims of the Report

- 3.1.1 Early assessment of the implications of proposed development on the heritage resource is key to informing reasonable planning decisions. Indeed, NPPF paragraph 200 requires local planning authorities to request descriptions on the significance of any heritage assets affected by a proposal, including any contribution made by their setting. This states that:

'The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance'.

- 3.1.2 This Statement has the following key aims:

- To provide sufficient evidence on the archaeology of the site and any potential impacts on such a resource, to inform the Local Planning Authority's decision-making process in relation to the current planning application; and
- To develop appropriate recommendations / mitigation responses, where necessary, to assist the work of the planning team.

3.2 Methodology

Study Area

- 3.2.1 A study area of 500m was considered appropriate to adequately assess the archaeological resource at the site.

Standards and Guidance Used

- 3.2.2 The assessment has been carried out in line with the Chartered Institute for Archaeologists' Standard and Guidance for Historic Environment Desk Based Assessment (October 2020).
- 3.2.3 The assessment methodology is in accordance with Historic England's Conservation Principles (2008), the Good Practice Advice in Planning Note 3: The Setting of Heritage Assets (2017) and Historic England Advice Note 12: Statements of Heritage Significance (2019).

Selection and Assessment of Sources

- 3.2.4 In line with para 3.3.6 and Annex 1 of the Chartered Institute for Archaeologists' Standard and Guidance for Historic Environment Desk Based Assessment, this report considers appropriate sources of information and a rationale behind their use.
- 3.2.5 The Devon Historic Environment Record contains the most complete and up to date record and forms the basis of this statement. HER data is presented in Appendix I: Tables 1 & 2 and on maps presented in Section 4.

Table 1: Examination of Appropriate Sources

SOURCE	TYPE OF EVIDENCE	CONSULTED	COMMENT
Berkshire Councils Historic Environment Record	The primary source of information concerning the current state of archaeological and architectural knowledge in this area. Contains published and unpublished archaeological and historical sources, including any previous investigations undertaken within the study area.	March 2025	Dataset for Commercial reuse obtained for 500m radius
National Heritage List for England	Information on statutory and non-statutory designated sites, including Listed Buildings and Scheduled Monuments.	March 2025	Accessed for information on designated heritage
Archaeology Data Service	The ADS is a digital repository for heritage records that supports the long-term digital preservation of such data to support future research, learning and teaching.	March 2025	Accessed for information on previous Archaeological works
Heritage Gateway	An extensive database allowing for cross-search of over 60 resources on England's local and national historic sites, buildings and archaeology, including images of listed buildings.	March 2025	
MAGIC	The MAGIC website provides authoritative geographic information about the natural environment from across government, including from Historic England. The information in an interactive map format covers rural,	March 2025	



SOURCE	TYPE OF EVIDENCE	CONSULTED	COMMENT
	urban, coastal and marine environments.		
Lidar Imagery	Lidar imagery provides an overview of ground surface topography capturing potential surface earthwork features or landscape features which may be missed in photography or obscured by vegetation.	March 2025	Site urbanised/brownfield – no relevant data
NMR Aerial Photographic Library	This database, held at Historic England's archive in Swindon, contains over 4 million aerial photographs covering the whole of England and dating from the early 20 th century to the present day. This unique collection, captures the changes in our urban and rural landscape over a period of almost 100 years.	March 2025	No new information forthcoming
Research Agenda and Strategy	Regional Research Frameworks have been developed in each region as part of the Regional Research Frameworks initiative promoted by English Heritage in collaboration with local authorities, in order to provide an effective yet flexible structure for decision making regarding future archaeological research.	March 2025	
Geotechnical Information	information principally from British Geological Survey includes information on the below ground geology of the site to better understand the potential for past activity.	March 2025	
Local Archaeological & Historic Societies	Using the British Association for Local History (https://www.balh.org.uk/) list of local societies, checks were made with relevant organisations where there was a specific and obvious benefit to consulting local expertise	NA	Not consulted on this occasion



SOURCE	TYPE OF EVIDENCE	CONSULTED	COMMENT
	on the archaeology / history of the proposed development site.		
Local Authority Planning Application Records	these records can provide information regarding past development on the site and adjoining land.	March 2025	Accessed for information on recent works to the site



4. ARCHAEOLOGICAL AND HISTORICAL BASELINE

4.1 Previous Fieldwork in the Study Area

4.1.1 There has been no previous archaeological work within the site itself.

4.1.2 Within the study area there are 41 recorded events contained in the Berkshire HER. A total of seven are desk-based studies and four are historic building records. The remaining events are episodes of fieldwork comprising twelve watching briefs and seventeen trench evaluations and one excavation. These are detailed in Table 1 of Appendix 1, and their locations shown on Figure 4.1.

4.1.3 Of the fieldwork events nine produced no positive results. This was in some cases the result of modern disturbance to archaeological levels. Of the remaining, sixteen produced some results of limited significance, and four produced results of archaeological interest. These four are summarised below, in order of proximity to the site.

36) – Elms Field, Evaluation (Located 180m to the east)

4.1.4 Of eleven trenches excavated, three recorded pits and ditches of the Iron Age and Romano-British periods.

37) – Elms Field, Excavation and Watching Brief (Located 200m to the east)

4.1.5 Regionally important remains of the Iron Age and Medieval Periods were recorded during excavations. Iron Age settlement remains included a four-post structure, medieval remains comprised boundary ditches potentially dividing property plots.

28) – Tudor House, Trench, Evaluation (Located 336m to the northeast)

4.1.6 Two trenches recorded pit features of the 16th –19th century dated by a small assemblage of pottery.

20) – Beeches Manor, Excavation (Located 360m to the north)

4.1.7 Multiphase results from the 11th to 20th centuries. Results comprised three successive phases of enclosure ditches throughout the medieval period, dated by pottery, remains of a large brick house on the site in the 16th and 17th centuries, remains of a replacement house of the 19th century and features related to the modern era.

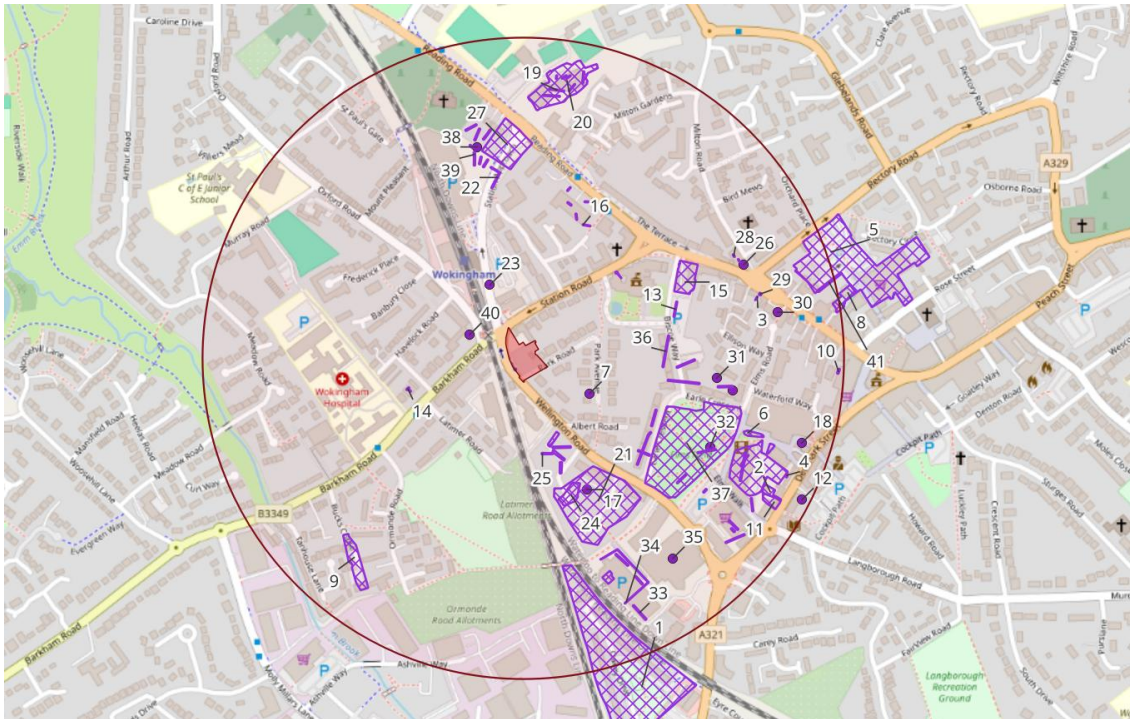


Figure 4.1: Archaeological Events map

Summary

4.1.8 Previous archaeological work is strongly focussed on the more archaeologically sensitive areas within the historic core of Wokingham on Denmark Street, Broad Street, Shute End and Reading Road. Recorded remains of the medieval period appear to be relatively infrequent even within the core of the settlement. This appears to be due to quite extensive later redevelopment having removed earlier remains in most recorded instances. Post medieval archaeology is by contrast relatively common across the historic settlement.

4.1.9 The most significant site appears to be the Elms Field excavation where evidence of Iron Age settlement was recorded. This is some of the earliest evidence for occupation at Wokingham and lies 180m to the southeast of the site.

4.2 Site History & Development

The Prehistoric Period

4.2.1 Prehistory is not well represented in the study area generally although the excavation at Elms field has produced archaeological evidence of the Iron Age in the form of limited

but distinct settlement features including a four-post structure typically interpreted as small granaries.

4.2.2 Apart from this the evidence comprises two chance finds of prehistoric lithic material, a polished flint axe head located 450m to the northeast of the site and a Lower Palaeolithic hand axe (2) located 270m to the west of the site). The polished axe may have been recovered from a burial mound now destroyed by construction of a driveway.

4.2.3 There is evidence for activity on the vicinity of the site from the Palaeolithic to the Iron Age, however there is no clear focus for this activity and the majority of archaeological works within the study area have not recorded prehistoric remains.

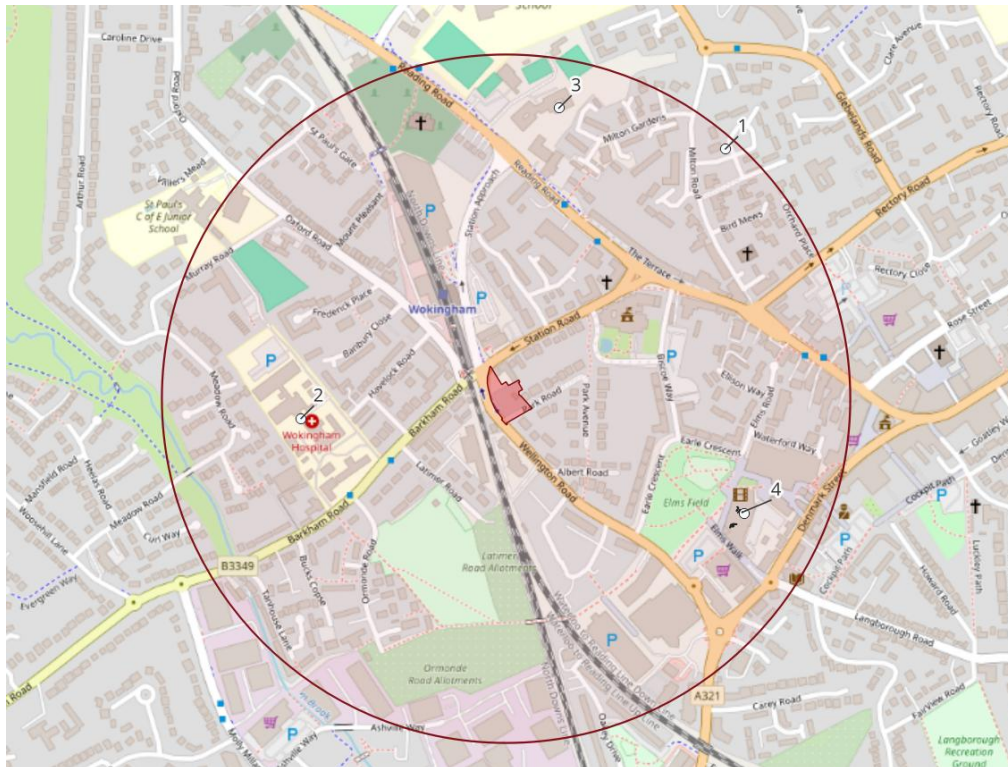


Figure 4.2: Prehistoric Features (Berkshire HER)

Roman Period

4.2.4 There is very limited evidence for the Roman Period in the study area. Just one group of linear features recorded during excavations at Elms Field have been attributed to this period. This activity is located 300m to the southeast of the site.



- 4.2.5 They suggest some continuation of activity taking place in Iron Age at Elms Field but are related to a field system rather than settlement.

Medieval Period

- 4.2.6 The site lies to the west of the historic core of Wokingham which is reported to have Saxon origins its name broadly meaning settlement of the followers of Wocca. It is not, however, recorded in Domesday and there is no firm archaeological evidence of the Saxon period.
- 4.2.7 Wokingham was granted a market charter in 1219 with the settlement focused on the market place at the junctions of Denmark St, Peach Street, Rose St and Broad St. The town was a significant producer of bells throughout the Medieval period, with a foundry in operation from 1350 – 1620, putatively located to the east of Broadstreet and just beyond the study area (allsaintswokinghambells.org.uk).
- 4.2.8 Within the study area archaeological remains of the Medieval period are relatively limited. The study area includes the west side of the historic settlement, but excludes the market square as well as Peach St and Rose St.
- 4.2.9 Archaeological evidence includes features and finds from excavations at Elm Field (8) and at Beeches Manor (7) and Shute End (6). These are mainly ditch features indicating field or property boundaries dated by pottery.

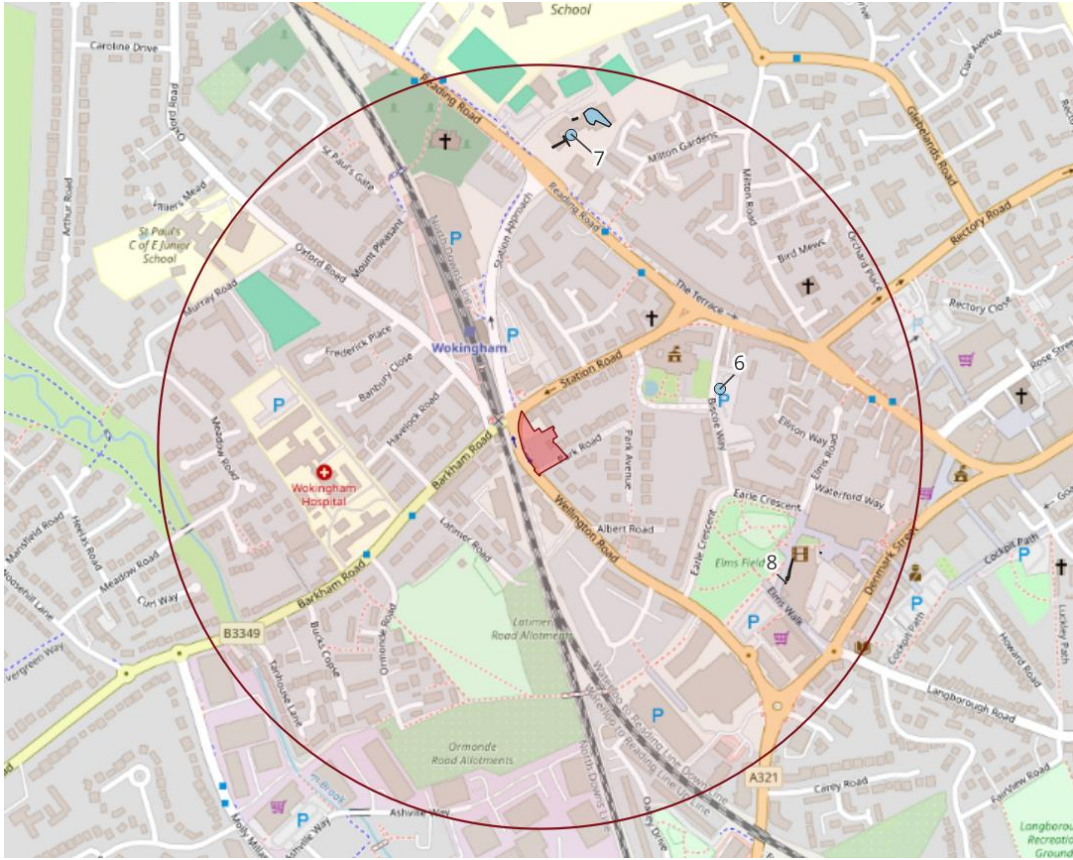


Figure 4.3: Medieval Features (Berkshire HER)

Post-Medieval Period

- 4.2.10 The civil war left Wokingham economically impoverished, however a century later, in the late 18th century, there was a flourishing silk producing industry in the town which continued into the early 19th century.
- 4.2.11 Archaeological and built remains of the post medieval period is strongly focused on the historic core of the town flanking Denmark St, Broad St and Reading Road. These remains are principally standing buildings and structures of the 16th and 17th centuries, but also includes remains excavated at Elm Street (26) and Beeches Manor (22).
- 4.2.12 The site lies well beyond the developed area of historic Wokingham in what was likely to have been surrounding farmland.

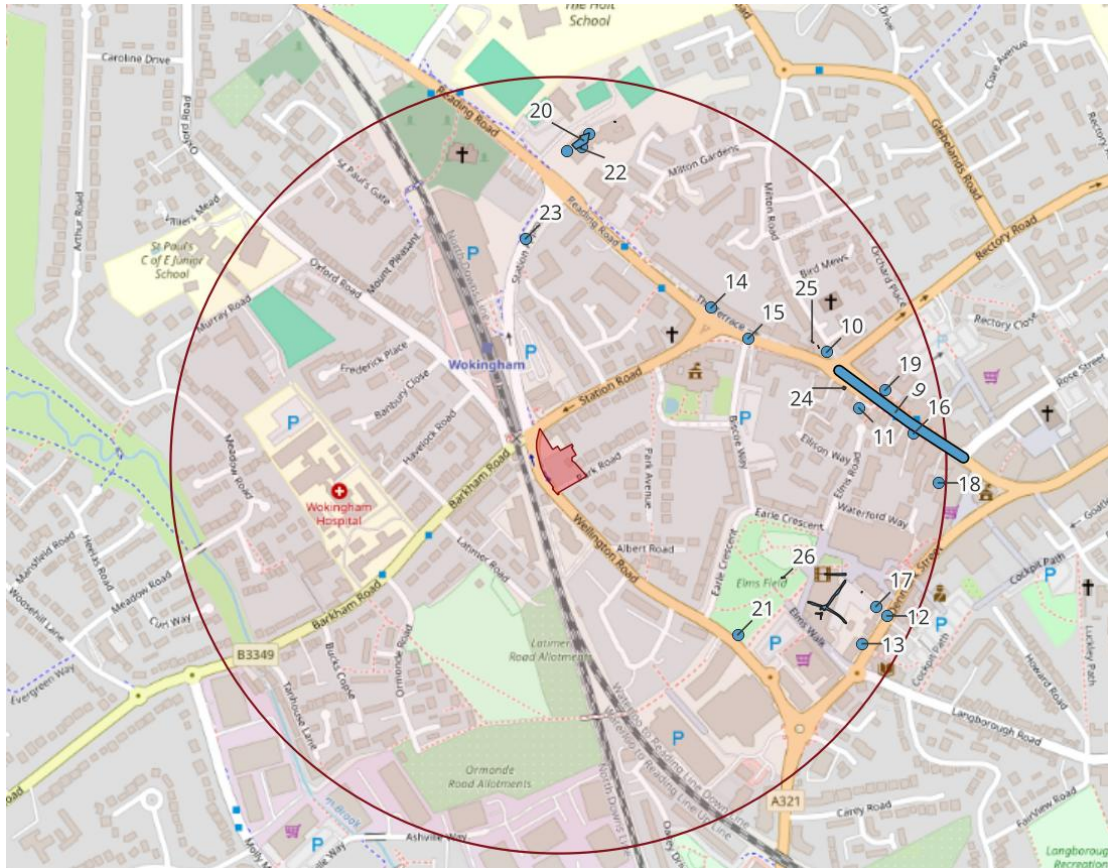


Figure 4.4: Post Medieval Features (Berkshire HER)

Modern Period 1800 AD - present

- 4.2.13 The town is depicted in detail on the Wokingham Parish Tithe Map. It illustrates the continuity of the Medieval town plan with clearly depicted burghage plots extending from the street frontages on Denmark Street, Broad Street and Reading Street, as well as Peach Street and Rose Street to the east of the study area.
- 4.2.14 The surrounding land is enclosed into fields. The site lies to the southeast of a crossroad junction, within a plot named Pound Close and is one of four adjoining field plots with the same name. All are described as meadow. These plots give no indication that they were enclosed from Medieval open fields and are likely to be Post-Medieval in character.



Figure 4.5: Tithe Map 1840s

- 4.2.15 By the late 19th century, the town was expanding out from its Medieval plan undoubtedly in response to the railway and increased connectivity to conurbations at Reading and London.
- 4.2.16 The railway passes Wokingham to the west of the town with a station built opposite the site on the northwest corner of the crossroads which has been remodelled around the railway. Areas of terrace and semi-detached housing have been built to either side of the railway line flanking the existing street labelled Barkham Road.
- 4.2.17 The town had a strong brickmaking industry in the Victorian period which is evidenced on the first edition OS map with 'Brick Field' and 'Brick Kiln' labelled on land to the west of the Railway.
- 4.2.18 The site itself remains undeveloped open pasture with trees depicted flanking the adjusted road layout on its western boundary.

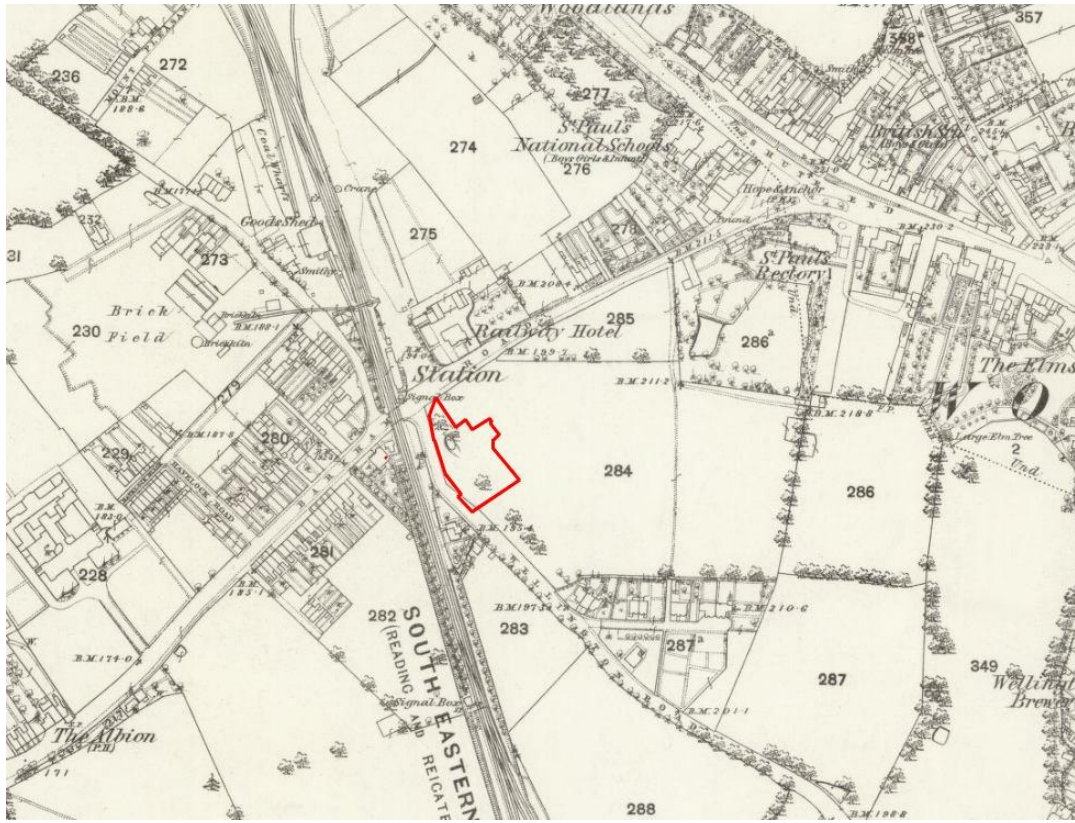


Figure 4.6: OS First Edition Map 1887 (Devon County Council HER)

4.2.19 By 1909 further residential development around the railway is depicted on OS mapping with the former brick works now apparently disused and what appear to be extraction pits now turned to ponds. Part of the site now falls within developed land including two dwellings within small plots, located in the southern part of the site and fronting onto the newly constructed Park Road.



Figure 4.7: OS second edition map 1909

4.2.20 The mid-20th century has seen further development of the site. The 1930s OS map shows a large building at the north end of the site with a yard to the south and two smaller buildings on Park Road. The boundaries of the site are close to established as they are in the present day. Residential infilling between the historic town and the railway line has continued to expand with larger detached plots.

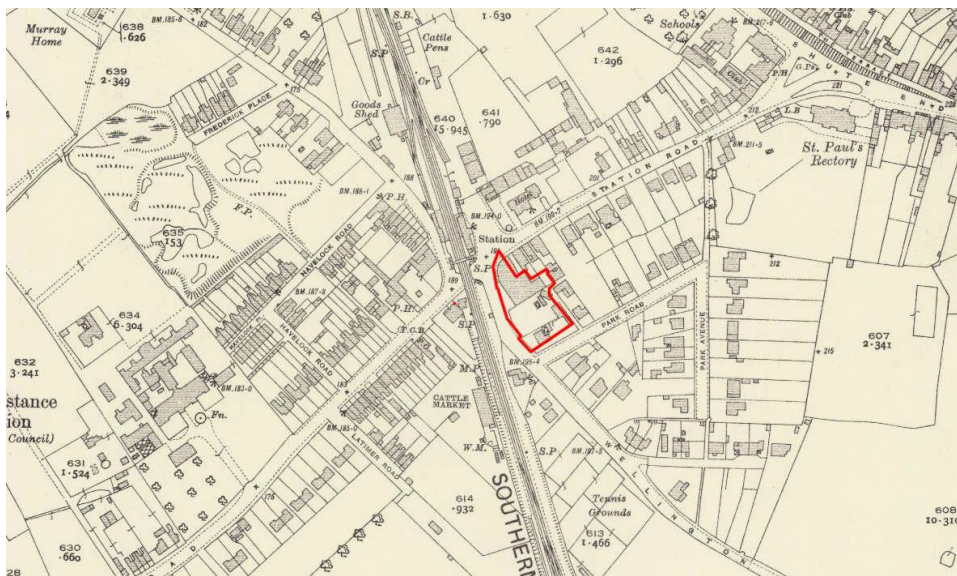


Figure 4.8: 25 Inch OS map 1933

- 4.2.21 In the present day the urban expansion of Wokingham has completely filled in up to and well beyond the railway line. The original station has been replaced further to the north with only a small footbridge over the railway left. This is now Grade II Listed.
- 4.2.22 The historic core of the town has to a large extent retained the grain of medieval burgage plots despite redevelopment during the post medieval and modern periods.
- 4.2.23 The site itself has been cleared of buildings and laid to an area of hardstanding at the north and grass with trees at the south. The central and east side of the site is hard standing in use for parking.



Figure 4.10: Google Earth 2025



Figure 4.11: Modern Features (Berkshire HER)

5. THE CURRENT CONDITION OF THE SITE

- 5.1.1 The Site is currently a level plot bounded by Wellington Road to the west, Park Road to the south and by residential plots to the east and north. It wraps around a small building at its centre (a carwash that is excluded from the application site) and is partially under grass with some trees and hard surfaces at the northern end, the central part and the eastern side.



Figure 5.1: The site



6. ARCHAEOLOGICAL POTENTIAL

6.1 The Known Archaeological Resource

6.1.1 The known archaeological resource in the study area is very limited prior to the Medieval period. The principle evidence of this period has come from the results of an archaeological excavation to the southeast of the site at Elms Field comprising remains of Iron Age settlement features and limited evidence for continued use of the area into the Roman period.

6.1.2 The Medieval period is evidenced in the planform and plot grain of the historic core of the town which reflects the burgage plot layout of the settlement and the original arrangement of roads extend out from the central marketplace. Despite a good number of recorded investigations, archaeological evidence for the Medieval period has been relatively limited from the study area, partly due to later disturbance in the post medieval and modern periods.

6.1.3 The known post medieval resource includes the extant buildings within the historic core of Wokingham, but has also been evidenced through excavation. This evidence has comprised pits, ditches, construction debris and quantities of finds recovered from archaeological works across the historic core of the town.

Past Impacts to Archaeology

6.1.4 The site is now vacant but is a brown field site having been formerly occupied by buildings constructed in the early and mid-20th century. The construction of these buildings is likely to have included the excavation of foundations and service trenches which will have caused localised disturbance to any buried deposits. The creation of surfaces may have truncated deposits to an extent and tree growth and root action can also disturb and affect archaeological deposits.

6.1.5 It is likely therefore that any archaeological remains on the site will have been subject to some localised truncation and disturbance, but is unlikely to have been wholly removed. Deeper deposits and features will be better preserved.

6.2 Archaeological Potential

Prehistoric & Roman



6.2.1 The Potential for prehistoric and Roman deposits within the site boundary is considered to be low. The remains recorded 180m to the southwest at Elms Field were quite limited and appear to be an isolated occurrence, with no other features of these periods and very rare finds despite the quite extensive field work (30 watching briefs, evaluations and excavations) within the 500m study area.

6.2.2 The site is relatively small in land take, making it very unlikely that any significant remains of this period will be located within its boundary.

Early Medieval

6.2.3 There has been no evidence of the early medieval period recorded within the study area or within Wokingham. It is therefore judged that there is negligible potential for remains of this period within the site.

Medieval

6.2.4 Wokingham is a demonstrably Medieval town, though relatively little significant Medieval archaeology has been recorded within the study area. Where it has been encountered remains are located within the historic core of the town.

6.2.5 The site lies on what is understood to have been agricultural land beyond the settlement during the Medieval period. It is considered given the small size of the site that there is a low potential for remains of this period to be located within the site boundary. Any remains of the Medieval Period would most likely be related to Medieval cultivation. They would be of local interest at most and are likely to have been partially truncated by 20th century construction at the site.

Post Medieval

6.2.6 The town of Wokingham did not expand outwards from its Medieval core until the later 19th century. It is considered, therefore, that the site lay within agricultural land throughout this period. There is a low potential for the site to contain remains of the Post medieval period. Such remains are most likely to be infilled ditches associated with former field boundaries. These features would be of limited local interest only.

Summary

6.2.7 The site lies beyond the extents of the Medieval town of Wokingham. There is some limited evidence for settlement close to Wokingham in the Iron Age, however, there has been



quite extensive archaeological recorded within the study area with only this one instance of prehistoric remains having been conclusively recorded.

- 6.2.8 Given the small size of the site and the potential for disturbance from 20th century construction on the site, it is considered that there is a low to negligible potential for archaeology all periods to lie within the site. Features most likely to be encountered would be Medieval and Post Medieval land divisions which would be of limited local interest.

7. HERITAGE IMPACT ASSESMENT

7.1 Proposals

7.1.1 The relevant works comprise the redevelopment of the site as a mixed-use development with the description of development as follows:

‘A full planning application to provide 21no. Class C3 units, including related ancillary functions, amenity space, landscaping, car and cycle parking and refuse storage’



Figure 7.1: Proposal Plan



7.2 Impacts

- 7.2.1 The proposals are likely to result in the removal of any archaeological deposits present across the western parts of the site where new buildings are proposed. The carparking areas are likely to be resurfaced with archaeological levels exposed and potentially truncated but are unlikely to impact deeper features and deposits should they be present.
- 7.2.2 It is predicted, given the low potential for the presence of significant archaeological remains, that there is a very low risk of impacts to non-designated heritage assets of archaeological interest which are considered to be of limited local value only.



8. CONCLUSION

- 8.1.1 This Archaeological Desk Based Assessment has been commissioned by Kendall Kingscott on behalf of Wokingham Borough Council, to assess the potential archaeological impact of a development on land to the east of Wellington Road, Wokingham.
- 8.1.2 The site of the proposed works lies to the west of the town of Wokingham and has been judged to have low potential to contain archaeological remains of the Medieval and Post Medieval Periods with Prehistoric, Roman and Saxon remains have very low to negligible potential to be present within the site boundary.
- 8.1.3 The works will comprise residential development with associated parking and landscaping with below ground construction impacts expected to affect the western half of the site most intensively.
- 8.1.4 It is considered that the proposed works present a very low risk of impacts to archaeology and would not affect any heritage assets of more than limited local interest.
- 8.1.5 Where there is predicted to be some potential for impacts to non-designated assets of archaeological interest, a balanced judgement should be made regarding the scale of harm or loss and the significance of the heritage asset in line with paragraph 216 of the NPPF (2024).
- 8.1.6 In this case the potential for impacts is considered to be very limited such that there is no balancing judgment required and that the public benefits of the provision of housing should comprehensively outweigh any archaeological considerations.
- 8.1.7 It is considered that no further archaeological work should be necessary in relation to this application.



9. REFERENCES

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APPENDICES



APPENDIX 1 – HER Data

Table 1: HER Events

Abbreviations: DBA – Desk Based Assessment EV – Evaluation
WB – Watching Brief HBR – Historic Building Record
Colour coding: Red – No results Yellow – very limited results
Green – Notable results

Report No.	Description	Event Type	NGR	Ref. No.
1	Wokingham Town Football Club. DBA and borehole survey. Significant depths of made ground recorded. A Post-medieval water mill was recorded on the banks of the Emm. Other entries include findspots of Palaeolithic hand axes and various finds of struck flint and pottery dating from Neolithic-Roman and recorded as having being found in Wokingham parish. The report concluded low potential for archaeology.	DBA	SU 80829 68118	EWK81
2	47 Denmark Street. An archaeological evaluation was carried out on land to the rear of 47 Denmark Street. nothing indicative of earlier post-medieval, medieval or late Saxon occupation was identified during the evaluation and no features were present cutting the natural. There was also no evidence of burgage plot boundaries found in either trench	EV	SU 81048 68380	EWK116
3	30 Broad Street. An archaeological watching brief was carried out during ground works on a plot of land on the southwest side of Broad Street. No deposits of archaeological significance were observed on the site during inspection of the wall trench and no finds were recovered from the spot.	WB	SU 81019 68682	EWK127
4	37-41 Denmark Street. An archaeological evaluation was undertaken by Foundations Archaeology. A single significant archaeological feature was present in the trench. This comprised a brick and mortar built well, probably dating to the 16th century and backfilled in the 19th century.	EV	SU 81071 68407	EWK139
5	Waitrose Development. An archaeological watching brief was carried out during groundworks associated with the construction of a new Waitrose supermarket. A number of pits of 18th-19th century date were noted in the eastern part of the site, together with a brick-lined well. An undated possible ditch and a late medieval pit were observed to the north of the main concentration of pits	WB	SU 81222 68702	EWK184
6	Wokingham Courtyard Development. A watching brief was undertaken by Foundations Archaeology to monitor ground works on land formerly occupied by the Tesco store. no archaeological or artefactual evidence prior to	WB	SU 81018 68471	EWK186



Report No.	Description	Event Type	NGR	Ref. No.
	the 19th century was encountered during the watching brief. However, neither of the reduced areas reached the depth of the natural geology. It is possible, therefore, that archaeological features are present cut into the natural substrate. No such features would have been affected by ground works.			
7	11 Park Avenue, Berkshire. An archaeological desk-based assessment, which concluded that there is little potential for significant archaeological remains within the proposed development site.	DBA	SU 80761 68529	EWK200
8	19-21 Broad Street. An archaeological evaluation was undertaken in advance of the construction of a staggered terrace of three houses on land at the rear of 19-21 Broad Street. No evidence for medieval activity was found on the plot. The earliest activity appears to have been the digging of large quarry pits for sand extraction. Thereafter the pits were used for dumping of rubbish.	EV	SU 81156 68683	EWK206
9	Bucks Copse Depot. An archaeological evaluation. No archaeological finds or deposits of archaeological interest were revealed during the evaluation trenching. Many areas of the site had been disturbed by the services and facilities pertaining to the previous use of the site as a depot. The site can therefore be considered as having no archaeological potential.	EV	SU 80401 68262	EWK213
10	Rear of Halifax Building, 6 Market Place. An archaeological watching brief took place during the excavation of four foundation pits for the construction of a new air conditioning unit and enclosure to the rear of the Halifax Bank building.	WB	SU 81149 68570	ERM222
11	51 Denmark Street. An archaeological watching brief. No evidence identified of earlier post-medieval, medieval or late Saxon occupation during the watching brief. The only deposits found were made ground of 19th/20th century date directly overlying the natural geology.	WB	SU 81048 68367	ERM231
12	44-48 Denmark Street. The site lies within the southern limit of the area of Wokingham's archaeological potential as outlined by Astill (1978) and on a street frontage where medieval house sites and burgage plots would be expected. Despite the location of the evaluation area within the presumed extent of the medieval town of Wokingham, there was no surviving evidence for medieval occupation recovered. There was also no surviving evidence for any occupation or activity prior to the 19th century.	EV	SU 81095 68369	ERM354
13	Shute End, Wokingham – Redevelopment of the WDC Offices. An archaeological evaluation was undertaken following outline planning permission to develop the site. The evaluation concluded that it was possible that medieval occupation could yet exist closer to the Shute	EV	SU 80847 68685	ERM357



Report No.	Description	Event Type	NGR	Ref. No.
	End street frontage, but that this was outside the scope of this evaluation.			
14	33 and 35 Barkham Road. An archaeological watching brief was carried out in advance of the construction of house extensions to the rear of the properties. No deposits of archaeological interest or potential were located during the watching brief.	WB	SU 80479 68531	ERM395
15	Thirlstone House, 16 Shute End. An archaeological evaluation was planned at this site prior to the construction of a rear extension to Thirlstone House, and alterations to the building. The opened trenches did not reveal any archaeological deposits or finds although it cannot be ruled out that any were affected during the building works which were carried out before any archaeological work could be done.	EV	SU 80909 68712	ERM408
16	30-36 Reading Road. An archaeological evaluation. It appears that the entire site was stripped of any potential archaeological deposits above natural, during the first phase of modern building on the site, probably in the 1960's.	EV	SU 80740 68820	ERM665
17	Wokingham Cricket and Tennis Clubs, Wellington Road. A desk-based assessment was undertaken following a planning proposal to develop the site for a mixed residential scheme. Deemed that the site has moderate archaeological potential.	DBA	SU 80760 68380	ERM693
18	19/21 Denmark Street. A watching brief was undertaken during demolition of part of the building, alterations and additions to form shops and an office. No significant archaeological features or finds were observed. All deep disturbances appeared to be fairly modern including a couple of drainage pipes, a rubbish pit and possibly an earlier foundation wall.	WB	SU 81093 68458	ERM743
19	Beeches Manor, Reading Road. An archaeological evaluation. The evaluation has shown the presence of numerous man-made features on the site of various dates and demonstrated that the archaeologically relevant horizons have not been badly truncated. Most of the features revealed are of post-medieval date, though few of them are definitely late post-medieval (Victorian) or 20th century date.	EV	SU 8071 6901	ERM1200
20	Beeches Manor, Reading Road An archaeological excavation which revealed evidence for medieval, post-medieval and 19th to 20 th century occupation on the site.	EX	SU 80712 69008	ERM1288
21	Wokingham Cricket and Tennis Club. A two phase archaeological field evaluation. Three trenches contained a single ditch-like feature. No artefactual dating evidence was recovered from any of the three slots dug in the ditch, and only some undated burnt flint and charcoal were	EV	SU 8077 6835	ERM1330



Report No.	Description	Event Type	NGR	Ref. No.
	recovered from sample sieving. The ditch is likely to be a field boundary.			
22	Station Link Road. An archaeological evaluation. The presence of re-deposited 16th- 18th century ceramic building materials (CBM) within the fill of a large modern truncation event indicates that structures from that date were probably present in the vicinity. These materials may have derived from historic construction activity on the Grade II* Listed W.A.D.E Day Centre that lies c. 45 m to the NE of this feature, and is recorded in the Listing as having undergone modifications in the 18th, 19th, and 20th centuries. Equally they may indicate other previously unknown contemporary structures.	EV	SU 80612 68863	ERM1340
23	Proposed Station Link Road. An archaeological desk-based assessment (DBA) was undertaken in support of a planning application to construct a single carriageway link road joining the A329 Reading Rd and A321 Wellington Rd. Ground at the S-most end of the development is likely to have been heavily disturbed. Given the nature of the underlying geology there is a chance that subsurface Prehistoric archaeology may exist. It is possible that Medieval features may be present and these may survive within the N extent. Similarly early Post-Medieval evidence may be present, however mapping shows the area to have been undeveloped in the 19th century.	DBA	SU 80603 68696	ERM1352
24	Wokingham Cricket and Tennis Clubs. An archaeological watching brief. The ditch was confirmed to be a single entity, as previously anticipated. Although extensively excavated, its date remains uncertain. The ditch is interpreted as a field boundary of pre-19th century date. The pit/posthole is an isolated feature of unknown function.	WB	SU 80732 68372	ERM1386
25	Wokingham Cricket and Tennis Clubs. Archaeological work was undertaken on the site prior to a housing development. No artefacts were recovered. None of the features recovered contained artefactual dating evidence, however four contained coal and clinker, not available in the region until the late 18th-19th centuries. It is possible that the ditch identified during the first phase of evaluation is of similar date.	EV	SU 80711 68437	ERM1387
26	Tudor House, 43 Broad Street. A building recording and appraisal which documented the Tudor House. The Tudor House part was, and since its construction has remained, a building of undoubtedly high status and this is reflected in the surviving features which dominate the interior, while subsequent centuries have seen the exterior modified according to fashion, with an eventual return to a distinctive Tudor style. Also well preserved are its unusual layout and interior form.	HBR	SU 80998 68734	ERM1501



Report No.	Description	Event Type	NGR	Ref. No.
27	Land between Reading Road and Station Road. An archaeological watching brief was undertaken during groundworks associated with the construction of a link road between the A329 Reading Road and the A321 Wellington Road. The archaeological watching brief has revealed no significant archaeological remains and no artefacts were encountered. Large amounts of modern disturbance has been identified throughout the monitored area. The level of modern disturbance encountered, and the depth to which it was recorded, suggests that had archaeological remains been present, they may have been wholly removed by more recent modern activity	WB	SU 80627 68916	ERM1528
28	Tudor House, 43 Broad Street. An archaeological field evaluation. The evaluation has revealed a number of cut features and layers all of which date from no earlier than the 16th century with several clearly of later post-medieval (19th century) date. These deposits are broadly contemporary with the use of the extant post-medieval buildings on and adjacent to the site. No finds or deposits of medieval or earlier date were recorded and the archaeological potential for deposits of these latter periods appears to be low.	EV	SU 80987 68744	ERM1601
29	30 Broad Street. An archaeological watching brief. Within the rubble layer beneath the brick floor seven sherds of pottery were found. Four consisted of post-medieval red earthenwares and three were of china. The stylistic date of the brick floor and the finds from the dirt make-up, layer beneath the floor suggest that it is not the original floor surface and has been re-laid sometime in the late 19 th or 20 th centuries.	WB	SU 8102 6868	ERM1660
30	The Elms, 26 Broad Street. A building assessment was undertaken of The Elms, 26 Broad Street, to provide details of the history, phasing and significance of the house prior to proposed alterations requiring planning consents.	HBR	SU 8105 6866	ERM1733
31	Land at Elms Field. An archaeological evaluation. The evaluation has demonstrated the survival of some archaeological activity on the site and the present of potential features and finds of 18th-early 19th century date in the overburden suggests that any archaeological horizon which may be present would survive relatively undisturbed.	EV	SU 8092 6843	ERM1792
32	Elms Field. This archaeological desk-based assessment was undertaken as part of an Environmental Statement to support a planning application for retail and mixed use development of the site. The assessment therefore concluded that the areas closest to the Denmark Street, Broad Street and Shute End frontages have some potential for outlying medieval activity. The archaeological potential of areas outside of these was considered to be low for all periods. The assessment recommended further field	DBA	SU 8095 6845	ERM1793



Report No.	Description	Event Type	NGR	Ref. No.
	evaluation through trial trenching in the areas of medieval potential.			
33	Carnival Pool Leisure Redevelopment. Archaeological trial trenching. No archaeology or archaeological features were noted in any of the trenches across the site. It is possible that levelling events for the formation of the previous car and intrusion from services and formation of the scout huts removed any potential archaeology.	EV	SU 8082 6823	ERM1940
34	Carnival Pool Leisure Redevelopment. An archaeological watching brief. The report concludes that it is unlikely any archaeological remains will be impacted by the redevelopment.	WB	SU 8085 6824	ERM1941
35	Carnival Pool Phase II Regeneration Project. A historic environment desk-based assessment. The report concludes that the archaeological potential for the site is low or unknown for most periods, with the potential for 19th century assets remaining high. Past activities on site are likely to have had a significant impact on below ground survival of deposits, and although the proposed redevelopment will create further impacts, no archaeological mitigation is recommended for this phase of work.	DBA	SU 8089 6827	ERM2034
36	Elms Field, Wokingham, Berkshire. An archaeological evaluation. Three of the eleven excavated trial trenches contained archaeological features and deposits, indicating that while archaeological remains are present across the site, these are absent in the southern half of the eastern zone and that the far north of the site has been subject to horizontal truncation. The uncovered features, comprising pits and ditches, represent Iron Age, Romano British and Postmedieval activity.	EV	SU 8092 6846	ERM2162
37	Elms Field. Archaeological Excavation and Watching Brief. The site has produced some interesting Iron Age, medieval and post-medieval features. The Iron Age results of this excavation are likely to be of local and, potentially, regional importance, the post-medieval evidence is likely to be of local importance.	WB	SU 8096 6844	ERM2279
38	54-58 Reading Road. Archaeological Desk Based Assessment. Concluded that whilst the construction of the current properties on the site is likely to have had an impact on below ground archaeology, the southern part of the site has remained relatively undisturbed and therefore the proposed development may have an impact on surviving finds or features.	DBA	SU 8058 6891	ERM2556
39	54-58 Reading Road. Archaeological Evaluation Report. Despite the potential at the site, particularly for late medieval/post medieval remains, no features or deposits of archaeological interest were encountered.	EV	SU 8058 6891	ERM2594



Report No.	Description	Event Type	NGR	Ref. No.
40	1 Barkham Road. Historical Building Record. In summary there was very little identified of historic interest.	HBR	SU 8057 6861	ERM2604
41	Waitrose, Rectory Road. Archaeological Standing Building Recording. The recording works comprises the various stages required for a Level 3 building recording project.	HBR	SU 8113 6870	ERM2739



Table 2 – HER Monuments

Abbreviations

NGR – National Grid Reference

Report No.	Period	Description	Status	NGR	Ref. No.
1	Prehistoric	Mound at 31 Milton Road. 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.		SU 809 689	MWK481
2	Prehistoric	Lower Palaeolithic findspot – Wokingham Workhouse Garden. An early St Acheul type hand axe was found.		SU 80360 68550	MWK8103
3	Prehistoric	Late Iron Age/early Roman pottery sherd – Beeches Manor, Reading Road. A single sherd of Late Iron Age/early Roman pottery was recovered during an archaeological evaluation.		SU 8072 6900	MRM16522
4	Prehistoric	Early to mid Iron Age features – Elms Field, Wokingham. An Iron Age pit, waterhole, four post structure, a possible round house and intercutting ditches were revealed during archaeological investigations.		SU 8099 6841	MRM18328
5	Roman	Romano-British linear features – Elms Field, Wokingham. A Romano-British ditch feature and two undated, but possibly associated, linear features were revealed during archaeological investigations.		SU 8094 6844	MRM18329
6	Medieval	Findspot at Shute End. Three sherds of late medieval pottery (14th to 15th century) and an eighteenth century ceramic wig curler were discovered during an archaeological evaluation.		SU 80893 68663	MWK7151
7	Medieval	Medieval activity (Phases 1 and 2) – Beeches Manor, Reading Road. Two phases of medieval activity were revealed during archaeological investigations. These comprised ditches and a single pit and mainly represented rectangular enclosures or fields.		SU 8070 6900	MRM16521
8	Medieval	Medieval ditches – Elms Field, Wokingham. Ditches of possible medieval date were revealed during an archaeological excavation.		SU 8100 6843	MRM18386
9	Post Medieval	Broad Street. Several 16th century listed buildings are located in Broad Street in Wokingham.		SU 81063 68678	MWK523
10	Post Medieval	Tudor House, 43 Broad Street. Two Grade II* listed 16th century houses, now surgeries.	Grade II* Listed	SU 81002 68734	MWK524



Report No.	Period	Description	Status	NGR	Ref. No.
11	Post Medieval	The Elms, 26 Broad Street. A grade II* listed 16th century or earlier large town house, now offices.	Grade II* Listed	SU 81044 68663	MWK526
12	Post Medieval	Denmark Street. As early as 1639 Denmark Street was known as Down Street and may have earlier origins.		SU 81085 68397	MWK535
13	Post Medieval	51-53 Denmark Street. A grade II listed 16th century house, now a printworks.	Grade II Listed	SU 81053 68360	MWK540
14	Post Medieval	The Terrace. An elevated line of houses above Shute End, many dating from pre-1600.		SU 80852 68789	MWK542
15	Post Medieval	Shute End. Shute End has a cluster of 16th century buildings at its east end.		SU 80900 68750	MWK552
16	Post Medieval	Milestone – The Post Office. A grade II listed late 18th century milestone.	Grade II Listed	SU 81115 68631	MWK6167
17	Post Medieval	Well at 37-41 Denmark Street. Brick and mortar built well uncovered during evaluation, probably dating to the 16th century and backfilled in the 19th century.		SU 81070 68409	MWK15658
18	Post Medieval	Post medieval features to rear of 6 Market Place. Remains of a post-medieval wall and possible chimneystack base observed during a watching brief. Two sherds of Redware were recovered dating to between the mid-sixteenth and eighteenth centuries.		SU 81148 68569	MRM15757
19	Post Medieval	Wall section – Montague House, 31 Broad Street. Possible post-medieval sections of wall to front of Montague House by roadside.		SU 81077 68686	MRM16004
20	Post Medieval	Beches Manor. 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 and the 19th century.		SU 80678 68999	MRM16396
21	Post Medieval	Site of Lee Pool, Wellington Road. Site of Lee Pool shown on the 1817 and 1825 Enclosure maps, and 1871, 1909 and 1960's OS maps. Was still in situ in the 1960's but now filled in.		SU 808 683	MRM16426
22	Post Medieval	Phase 3: 15th to 16th century features – Beeches Manor, Reading Road. Post-medieval ditches and a hollow/depression were revealed during archaeological investigations at Beeches Manor.		SU 80703 69008	MRM16556



Report No.	Period	Description	Status	NGR	Ref. No.
23	Post Medieval	16th century and later construction debris – Proposed Station Link Road. Re-deposited post-medieval building material was found in the fill of a large modern truncation during an evaluation for the proposed Station Link Road.		SU 80611 68873	MRM16595
24	Post Medieval	Post-medieval sherds and pipe stems – 30 Broad Street. Post-medieval pottery sherds, brick and 18th century pipe stems were recovered from beneath a modern brick floor within this late 18th century building.		SU 81025 68688	MRM17578
25	Post Medieval	16th to 19th century features at Tudor House, 43 Broad Street. 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 postmedieval buildings on and adjacent to the site at 43 Broad Street.		SU 80987 68744	MRM17580
26	Post Medieval	Post-medieval pits and ditches – Elms Field, Wokingham. A number of post-medieval features comprising two intercutting pits, ditches and a very large subcircular feature possibly a cess pit or well were revealed during archaeological investigations.		SU 8100 6841	MRM18330
27	Modern	Railway between Winnersh and Wokingham. The Eastern Railway (Reading, Guildford and Redhill Branch Line) was incorporated in 1846 to build 46 miles of line between Reading and Redhill. The line was completed in 1849.		SU 79361 69726	MWK6130
28	Modern	Wokingham railway station. On July 1856 the London and South Western Railway (LSWR) opened a line from Ascot to Wokingham. In November 1973, the first station building at Wokingham, which had steeply sloping roofs and tall chimney-stacks, was replaced by a low flat roofed structure.		SU 80590 68690	MWK6131
29	Modern	Wokingham Station to Crowthorne Station. Section of railway between Wokingham and Crowthorne. The first station at Crowthorne opened on 29th January 1859.		SU 81434 66200	MWK6132
30	Modern	Railway line between Wokingham Station and Bracknell Station. The line between Wokingham and Ascot opened on 9th July 1856. The public foot-bridge, originally built from double-headed rails, was replaced by a modern design.		SU 80772 68233	MWK6138
31	Modern	Tannery at Wokingham. A tannery is shown on the 1899 First edition Ordnance Survey map at Tanhouse Lane.		SU 80336 68329	WK15672 – MWK15672



Report No.	Period	Description	Status	NGR	Ref. No.
32	Modern	18th-19th century features, Wokingham Cricket and Tennis Clubs. 19th century gullies and postholes were identified during evaluation.		SU 80714 68445	MRM16723
33	Modern	Pits and posthole at Denmark Street. Four undated pits and one posthole were found during an archaeological evaluation. All these features were excavated and only pit 5 produced any finds. These comprised fragments of glass bottle and pot sherds of 18th/19th century date. It is possible that all the features are modern in date.		SU 81039 68384	WK15628 - MWK15628
34	Modern	Wokingham Union Workhouse – Barkham Road. Wokingham Union Workhouse was built in 1850 to designs by Richard Billings of Reading. Alterations to the infirmary, the casual wards and the receiving wards were carried out in 1903. In 1930, the workhouse became Wokingham Public Assistance Institution. The infirmary and several outbuildings had been demolished by 1992, but the 36 remainder of the buildings were occupied by Wokingham Hospital.		SU 80390 68533	MRM16194
35	Modern	Semi-circular boundary to rear of properties south of Broad Street. Semi-circular boundary shown on 1825 and 1842 Tithe maps and 1871 OS map to the rear of properties south of Broad Street.		SU 8106 6853	MRM16427
36	Unknown	Possible boundary bank at rear of Denmark Street. A possible residual bank visible on the ground running along the back of a number of buildings on Denmark Street.		SU 81021 68358	MRM15980
37	Unknown	Undated ditch feature, gully and posthole – Wellington Road. An undated ditch feature, gully and posthole were revealed during an archaeological evaluation at Wokingham Cricket and Tennis Club.		SU 80729 68384	MRM16594
38	Unknown	Undated features and late post-medieval finds – land at Elms Field. Two undated linear features and a tree throw were recorded during an archaeological evaluation.		SU 80945 68403	MRM18201

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