

T H A M E S V A L L E Y

ARCHAEOLOGICAL

S E R V I C E S

**Former Travis Perkins Site, Woodley Green,
Reading, Berkshire**

Archaeological Desk-based Assessment

by Carissa Madden

Site Code: WGW24/183

(SU 7684 7349)

Former Travis Perkins Site, Woodley Green, Reading, Berkshire

**Archaeological Desk-based Assessment
for Harrington Property (Reading) Limited**

by Carissa Madden

Thames Valley Archaeological Services Ltd

Site Code WGW 24/183

November 2024

Summary

Site name: Former Travis Perkins Site, Woodley Green, Reading, Berkshire

Grid reference: SU 7684 7349

Site activity: Archaeological desk-based assessment

Project coordinator: Genni Elliott

Site supervisor: Carissa Madden

Site code: WGW 24/183

Area of site: 0.43ha

Summary of results: There are no known heritage assets within the site itself but it is located south-east of the Grade II listed Post-medieval Bull and Chequers public house, which places the setting of the building in a position to be affected by the proposed development of the builder's yard area. However, the potential impact is expected to be low as it replaces a builders yard with a residential care home. Previous archaeological evidence shows a small potential for isolated flint tool finds from the Palaeolithic, Mesolithic, and Neolithic periods. Documentary sources suggest that the site was a part of the Medieval and Post-medieval agricultural landscape close to Woodley Green Farm. As such, there is some potential for remains relating to this function. It will be necessary to provide further information about the potential of the site from field observations in order to draw up a scheme to mitigate the impact of development on any below-ground archaeological deposits if necessary. A scheme for this evaluation will need to be drawn up and approved by the archaeological advisers to the Borough and implemented by a competent archaeological contractor.

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Former Travis Perkins Site, Woodley Green, Reading, Berkshire Archaeological Desk-based Assessment

by Carissa Madden

Report 24/183

Introduction

This report is an assessment of the archaeological potential of a current commercial plot located at Woodley Green Reading RG5 4QP (NGR: SU 76843 73488) (Fig. 1). The project was commissioned by Mr Paul Alston, of John Cobb Consulting, 157 Station Road East, Oxted, Surrey RH8 0QE on behalf of Harrington Property (Reading) Limited, 5 Churchill Court, 58 Station Road, North Harrow HA2 7SA, and comprises the first stage of a process to determine the presence/absence, extent, character, quality and date of any archaeological remains which may be affected by redevelopment of the area.

Planning permission has been granted by Wokingham Borough Council (application number 233168) for the development of a residential care home. This desk-based assessment is required to inform the scope of further archaeological work under condition 8 of the decision notice. This is in accordance with the Ministry of Housing, Communities and Local Government's *National Planning Policy Framework* (NPPF 2023) and the Borough Council's local plan policies.

Site description, location and geology

The site is located at Woodley Green within the Reading suburb of Woodley but in Wokingham District (Fig. 1). The surrounds contain extensive residential and commercial development and is located 500m north west of the River Loddon. To the north are the village of Sonning and the River Thames. The development area is centred on NGR: SU 7684 7349. A site visit conducted on 15 November 2024 showed that it currently consists of a concrete surfaced area with mid-20th century brick buildings and galvanised steel sheds (Pls 1-6). The site is bounded by brick walls and enclosed by a steel-fence gate on the northern and southern sides (Fig. 2). The site is located on the interface of the geological outcrops of Lambeth Group (Reading Beds) and 3rd terrace gravel deposits (BGS 2000). It is at a height of approximately 46m above Ordnance Datum.

Planning background and development proposals

Planning permission has been granted (Application no: 233168) by Wokingham Borough Council for the development of a residential care home on the site with associated accessways, parking, landscaping, and services. Development plans are available in Figure 22.

The Ministry of Housing, Communities and Local Government's *National Planning Policy Framework* as revised in 2023 (NPPF 2023) sets out the framework within which local planning authorities should consider the importance of conserving, or enhancing, aspects of the historic environment, within the planning process. It requires an applicant for planning consent to provide, as part of any application, sufficient information to enable the local planning authority to assess the significance of any heritage assets that may be affected by the proposal.

The Historic Environment is defined (NPPF 2023, 70–1) as:

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

Paragraphs 200 and 201 state that

‘200. In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. 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. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary. Where a site on which development is proposed includes, or has the potential to include, heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation.

‘201. Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this into account when considering the impact of a proposal on a heritage asset, to avoid or minimise conflict between the heritage asset’s conservation and any aspect of the proposal.’

A ‘heritage asset’ is defined (NPPF 2023, 70) as

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

‘Designated heritage asset’ includes (NPPF 2023, 69) any

‘World Heritage Site, Scheduled Monument, Listed Building, Protected Wreck Site, Registered Park and Garden, Registered Battlefield or Conservation Area designated under the relevant legislation.’

‘Archaeological interest’ is glossed (NPPF 2023, 68) as follows:

‘There will be archaeological interest in a heritage asset if it holds, or potentially holds, evidence of past human activity worthy of expert investigation at some point.’

Specific guidance on assessing significance and the impact of a proposal is contained in paragraphs 203 to 209:

‘203. In determining planning applications, local planning authorities should take account of:

- ‘a) the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
- ‘b) the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and
- ‘c) the desirability of new development making a positive contribution to local character and distinctiveness.’

‘205. When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset’s conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.

‘206. 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. Substantial harm to or loss of:

- ‘a) grade II listed buildings, or grade II registered parks or gardens, should be exceptional;
- ‘b) assets of the highest significance, notably scheduled monuments, protected wreck sites, registered battlefields, grade I and II* listed buildings, grade I and II* registered parks and gardens, and World Heritage Sites, should be wholly exceptional⁷².

Footnote 72 extends the application of this provision considerably:

‘Non-designated heritage assets of archaeological interest, which are demonstrably of equivalent significance to scheduled monuments, should be considered subject to the policies for designated heritage assets.’

‘207. Where a proposed development will lead to substantial harm to (or total loss of significance of) a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or total loss is necessary to achieve substantial public benefits that outweigh that harm or loss, or all of the following apply:

- ‘a) the nature of the heritage asset prevents all reasonable uses of the site; and
- ‘b) no viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation; and
- ‘c) conservation by grant-funding or some form of not for profit, charitable or public ownership is demonstrably not possible; and
- ‘d) the harm or loss is outweighed by the benefit of bringing the site back into use.

‘208. Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.

‘209. The effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.’

Paragraph 211 requires local planning authorities to ensure that any loss of heritage assets advances understanding, but stresses that advancing understanding is not by itself sufficient reason to permit the loss of significance:

‘211. Local planning authorities should require developers to record and advance understanding of the significance of any heritage assets to be lost (wholly or in part) in a manner proportionate to their importance and the impact, and to make this evidence (and any archive generated) publicly accessible⁷³. However, the ability to record evidence of our past should not be a factor in deciding whether such loss should be permitted.’

Footnote 73 ‘Copies of evidence should be deposited with the relevant historic environment record, and any archives with a local museum or other public depository’

In determining the potential heritage impact of development proposals, ‘significance’ of an asset is defined (NPPF 2023, 75) as:

‘The value of a heritage asset to this and future generations because of its heritage interest. The interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset’s physical presence, but also from its setting. For World Heritage Sites, the cultural value described within each site’s Statement of Outstanding Universal Value forms part of its significance.’

while ‘setting’ is defined (NPPF 2023, 75) as:

‘The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral.’

In addition to the policies outlined above, Wokingham Borough Council implements local policies contained in the *Adopted Managing Development Delivery Local Plan* (adopted 21st February 2014). While a new local plan is believed to be close to adoption, the present application has already been determined under the existing plan.

The policies considered relevant in this case state:

Policy TB24: Designated Heritage Assets (Listed Buildings, Historic Parks and Gardens, Scheduled Ancient Monuments and Conservation Areas)

‘1. Historic Parks and Gardens, Scheduled Monuments and Conservation Areas are shown on the Policies Map.

‘2. The Borough Council will conserve and seek the enhancement of designated heritage assets in the Borough and their settings by:

a. ‘Requiring works to or affecting heritage assets or their setting to demonstrate that the proposals would at least conserve and, where possible enhance the important character and special architectural or historic interest of the building, Conservation Area, monument or park and garden including its setting and views.

b. ‘Supporting development proposals or other initiatives that will conserve and, where possible, enhance the local character, setting, management and historic significance of designated heritage assets, with particular support for initiatives that would improve any assets that are recognised as being in poor condition or at risk.

‘3. Proposals for building works shall retain or incorporate existing features or details of historic or architectural significance or design quality into the scheme’.

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’

The proposed development site does not lie within a conservation area, nor within an area considered to be of high archaeological potential.

Methodology

The assessment of the site was carried out by the examination of pre-existing information from a number of sources recommended by the Chartered Institute for Archaeologists’ paper *Standards in British Archaeology* covering desk-based studies (CIfA 2020). These sources include historic and modern maps, the Berkshire Archaeology Historic Environment Record, geological maps and any relevant publications or reports.

Archaeological background

General background

The gravel terraces of the Thames are particularly notable for Palaeolithic finds, especially north of the Thames around Caversham, and between the Kennet and the Thames west of Reading (Wymer 1999, 52, 58-9, maps 3 and 6). Recent decades have led to extensive development-led archaeological investigations in the suburbs of Reading and other towns in east Berkshire, notably at business park sites, leading to a profusion of discoveries which have contributed to a revised understanding of the prehistoric and historical development of this stretch of the middle Thames Valley (Moore and Jennings 1992; Barnes *et al.* 1997; Brossler *et al.* 2004; Brossler *et al.* 2013; Preston 2005; 2010; Dawson *et al.* 2017; Preston and Taylor 2018). Woodley itself lies within the Loddon Valley, a smaller subset of the wider Thames Valley. The archaeology of the valley is relatively well known from a variety of sources of information. For example, many sites have been recorded from the air (Gates 1975) and numerous finds from both prehistoric and later periods represented by tools and weapons of flint, bronze and iron dredged from the Thames (e.g., Chappell 1987). Many finds have also come to light during both casual, and, more recently, systematic examination of large areas of mineral extraction (e.g. Manning and Moore 2011), field survey in general (Ford 1987; 1997) and fieldwork carried out as a part of the planning process (Barnes *et al.* 1997; Preston 2003).

The general area has been subject to several local and regional surveys. The East Berkshire Survey (Ford 1987) and Loddon Valley Survey (Ford 1997) involved intensive field survey and a synthesis of previous knowledge. The study showed few sites on the London Clay and Reading Beds in the Prehistoric and Roman periods when dense activity was restricted to the gravels and Upper Chalk. There was a complete lack of evidence on the London Clay for the earlier Neolithic and Saxon periods, and the medieval period contained only a few villages. The detailed results of the fieldwalking survey showed that these areas were by no means completely the ‘blank areas’ previously thought but confirmed a lower density or intensity of usage. More recently, surprising evidence has come to light of Iron Age iron working in the area (Preston 2013; Taylor and Ford 2019) with an important Iron Age iron production centre in Sindlesham, where a series of radiocarbon dates also showed unexpected Saxon re-use of the site (Lewis *et al.* 2013).

However, relatively little of archaeological interest has been recorded for the suburban areas of Woodley. Some Palaeolithic artefacts have been recovered during early 20th-century gravel extraction (Wymer 1968, fig. 60) as well as Bronze Age occupation (Hardy 1999). Investigations have occurred closer to the site at Mohawk Way in 2018 (Sanchez 2018), and at Woodlands Avenue in 2019 (Foster 2019). Neither investigation recorded the presence of archaeological remains.

Berkshire Historic Environment Record

A search was made on the Berkshire Historic Environment Record (HER) on 7th November 2024 for a radius of 1km around the proposal site. This revealed 43 entries within the search radius. These are summarized as Appendix 1 and their locations are plotted on Figure 1.

Palaeolithic/Mesolithic

A number of find spots from the earliest prehistoric periods have been recorded in proximity to the site. These include Palaeolithic flint tools at Walmer Road [Fig 1: 1], Crookham Well [2], Sonning Cutting [3], Coleman’s Moor [4], and the Woodley Aerodrome [5]. Similarly, Mesolithic flint tools were recorded at Headley Road [6] and in the area of Church Road [7].

Neolithic

Numerous find spots for Neolithic flint tools have been noted in the area of Sonning Cutting [3], Church Road [7], whilst a pick and broken chisel have been recorded at 5 Woodlands Avenue [8], and a flint knife at 37 Lunds Farm Road [8].

Bronze Age

Evidence of a small-scale Bronze Age settlement was recorded at Duffield House [10]. Features included a probable enclosure and burnt mound, along with pits, ditches, flint finds, and wood remains.

Iron Age

No Iron Age remains have been recorded in close proximity to the proposed development site.

Prehistoric

Not specifically dated but broadly prehistoric finds including flint scrapers and blades were recorded at 24 Rothwell Gardens [7], while ditches, postholes, and struck flints were observed at Duffield House [10].

Roman

A coin of Maximian was recorded in the area of Church Road [10], while a bronze coin of Constantine I was recorded near a stream at Halstead Close [11].

Saxon

No Saxon remains have been recorded in close proximity to the proposed development site.

Medieval

No Medieval remains have been recorded in close proximity to the proposed development site.

Post-medieval

Post-medieval field boundaries were recorded at Duffield House [10], while the pottery remains of a 16th-17th century bellamire jug was found at Reading Road [14].

Modern, undated, negative

Modern records include Woodley Airfield [20], a possible old fire station associated with the airfield [21], a polygonal pillbox at Woodley Airfield [22], and three further pillboxes on the periphery of the airfield [23].

Archaeological investigations which have not resulted in archaeological finds or features were carried out at the former Addington School site at Loddon Bridge Road [24], and at Viscount Way [25].

Scheduled Ancient Monuments

There are no scheduled ancient monuments situated in proximity to the proposed development site or in a position to be affected by the proposed development.

Portable Antiquities Scheme

A search was made of the Portable Antiquities Scheme online database for the 1km grid square SU7673. This returned no results.

Cartographic and documentary sources

The place name Woodley derives from Old English nouns *wudu* meaning ‘wood, forest’ and *lēah* denoting ‘woodland clearing or glade’ giving a composite meaning of ‘Clearing in a wood’ (Mills 2011, 508). Woodley has no history of its own, having only been formed into a separate ecclesiastical parish in 1881 and a church dedicated in honour of St John the Evangelist having been erected there in 1873. Prior to this it was part of the large parish and manor of Sonning (VCH 1923, 210-25).

Sonning appears to have been the seat of a bishopric in Saxon times, and there was a residence there of the Bishops of Salisbury for several centuries after the Conquest (VCH 1923, 210-25). At the time of the Domesday survey of 1086 *Soninges* (Sonning) was held by the Bishop of Salisbury. During the reign of King Edward it had been assessed at 60 hides while in 1086 it was assessed at 24. There was land for 46 ploughs, 5 of which were in the demesne while 40 villagers and sixteen smallholders had 41 ploughs. There were also ten slaves, two mills worth 12 shillings and 6 pence, five fisheries worth 30 shillings, 40 acres of meadow and woodland to feed 300 swine. In 1066 the manor was worth £50 and £40 in 1086 (VCH 1906, 335).

Woodley, did, however, have two notable residents in the later 18th and early 19th centuries. Sir William Scott, later Lord Stowell, judge of the high court of Admiralty, was lord of the manor of Earley (which like Woodley did not become a separate parish until later) and spent the latter part of his life at Earley Court. He died there in 1836 and was buried at Sonning Church. His daughter Maria Anne, wife of Henry Addington, long-time MP, Speaker of the House, and short-time Prime Minister (and friend of William Pitt), inherited the property. Addington resided at Woodley, where he raised the Woodley (yeomanry) cavalry. He was high steward for Reading, was created Viscount Sidmouth in 1805 and died in 1844 (VCH 1923, 210-25).

A range of Ordnance Survey and other historical maps of the area were consulted at Berkshire Record Office and online in order to ascertain what activity had been taking place throughout the site's later history and whether this may have affected any possible archaeological deposits within the proposal area (see Appendix 2).

The earliest map available of the area is Saxton's map of Berkshire, Buckinghamshire and Oxfordshire from 1574 (Fig. 3). The map does not depict Woodley and the approximate location of the proposal site can be estimated only relative to *Redinge* (Reading) to the west, *Sunnyng* (Sonning) to the north and *Loddon bridge* to the south-east.

The map of the county of Berkshire by John Speed from 1610 (Fig. 4) depicts a very similar layout to that shown on Saxton's map and gives different spellings of *Redding* and *Sunnyng*. It places the proposal site within the hundred of *Sonninge*. Morden's county map from 1695 (Fig. 5) gives a layout of *Reading* and other larger settlements within the area as well as the emerging road network. It is the first map to depict the neighbouring settlement of *Earley* to the south-east of the approximate location of the proposal site.

Rocque's 1761 map of Berkshire (Fig. 6) is the first available map to give some more details regarding the immediate surroundings of the proposal site. It would appear that the proposal site is located to the south of the small settlement of *Woodley* within the area of *Woodley Green*. Woodley Green is depicted as an open area with small fields and a small number of buildings. Pride's map of 1790 shows a similar layout to that of Rocque with no change for the environs of the site (Fig. 7).

The Ordnance Survey drawing of 1809 (Fig. 8) shows *Woodley Green*, this time north of the settlement of *Woodley*, perhaps suggesting the settlement shifted southward. This survey shows a greater development of roads, with the proposal area showing several houses (depicted in red) within a small enclosed field. The Sonning Parish Enclosure map from 1820 (Fig. 9) shows a trio of land plots to the south of an early version of Church Road. The proposed development site lies within the approximate location of the larger land plot east of the green corridor between the land plots and extends south. The 1840 tithe map of Sonning (Fig. 10) shows the same plots with the development area within the plots of 289, 290, and 294. In 1840, the land was leased with plot 289 owned by Robert Palmer and the latter plots owned by William John Yard and William Blandy.

The First Edition Ordnance Survey map from 1871 (Fig. 11) shows a similar layout, although by this date the green corridor has been reduced and adjacent plots expanded. The proposed development site encompasses plots 258 and 254. The layout of the plots sees no change in 1899 (Fig. 12) nor in 1912 (Fig. 13). By 1933 (Fig. 14), a footpath is depicted adjoining the northern extent of the site and heading south-east while the southern plot that encompassed the majority of the site was subdivided. At the southern extent, a small number of structures

are depicted. By 1960 (Fig. 15), these structures are labelled as ‘The Bungalow’. To the north, the area has been developed and the site extends into former residential plots named ‘Ambleside’ and ‘Jubblepore’. In 1966-67 (Fig. 16), much of the structures associated with ‘The Bungalow’ have been demolished and the area appears to be utilised as an orchard. In 1969 (Fig. 17) much of the proposed development site has again changed, with most of the modern extant structures built. By 1973-1978 (Fig. 18) the area has been again redeveloped into its current day extent, with the former residential buildings to the north redeveloped around the site now labelled as ‘Builder’s Yard’. There are no changes shown in 1984-1988 (Fig. 19), 1992-1993 (Fig. 20), or 2003 (Fig. 21). The 2003 ordnance survey is the most up-to-date survey of the area.

Listed buildings

Seven listed buildings are situated within a 1km radius of the proposed development site. Six of these buildings are listed as Grade II and one as Grade II* – this being the Church of St. John the Evangelist [Fig 1: 16]. The church was built in 1873 and designed by the architect H. Woodyer.

The Grade II listed buildings include the barn at Woodley Green Farm [12], Apple Tree Cottage [15], the Church Cottage [16], The Bull and Chequers [17], Lone Pine Cottage [18], and the United Reform Church [19]. The Bull and Chequers public house is situated closest to the development site, approximately 40m to the north-west. The building is within sight of the development site, however the impact of development on the setting of the listed building is expected to be low and may even be beneficial, replacing the unprepossessing modern commercial buildings and their unkempt surroundings. The surrounding area has already been highly developed in the mid-20th century. Furthermore, the listed building is largely screened by the brick wall surrounding the building in addition to the areas of vegetation along Woodley Green lane.

Registered Parks and Gardens; Registered Battlefields

There are no registered parks and gardens or registered battlefields within close proximity of the site.

Historic Hedgerows

There are no hedgerows, historic or otherwise, on the site.

Aerial Photographs

The site area lies within an urban area which has been developed since before the advent of aerial photography.

No photographic collections have therefore been consulted.

LiDAR

The site and the land adjacent to it was not covered by LiDAR.

Discussion

The location of the site as south-east of the Grade II listed Post-medieval Bull and Chequers public house, places the setting of the building in a position to be affected by the proposed development of the builder's yard area. However, the potential impact is expected to be moderately beneficial and certainly at worst of very low adverse impact due to the screening of the high brick walls surrounding both sites, as well as screening by nearby vegetation in addition to the heavy 20th century development of the surrounding area. There are no other heritage assets on the site or in a position to be affected by the development. It remains therefore to establish if there may be potential for previously unknown heritage assets, that is, below-ground archaeological remains.

In considering the archaeological potential of the study area, various factors must be taken into account, including previously recorded archaeological sites, previous land-use and disturbance and future land-use including the proposed development.

Previous archaeological evidence shows a small potential for isolated flint tool finds from the Palaeolithic, Mesolithic, and Neolithic periods. Documentary sources suggest that the site was a part of the Medieval and Post-medieval agricultural landscape close to Woodley Green Farm. As such, there is some potential for remains relating to this function. Nevertheless, due to the previous development of the site, any potential archaeological remains present may have been damaged, modified, or removed during this event.

It will be necessary to provide further information about the potential of the site from field observations in order to draw up a scheme to mitigate the impact of development on any below-ground archaeological deposits if necessary. A scheme for this evaluation will need to be drawn up and approved by the archaeological advisers to the Borough and implemented by a competent archaeological contractor.

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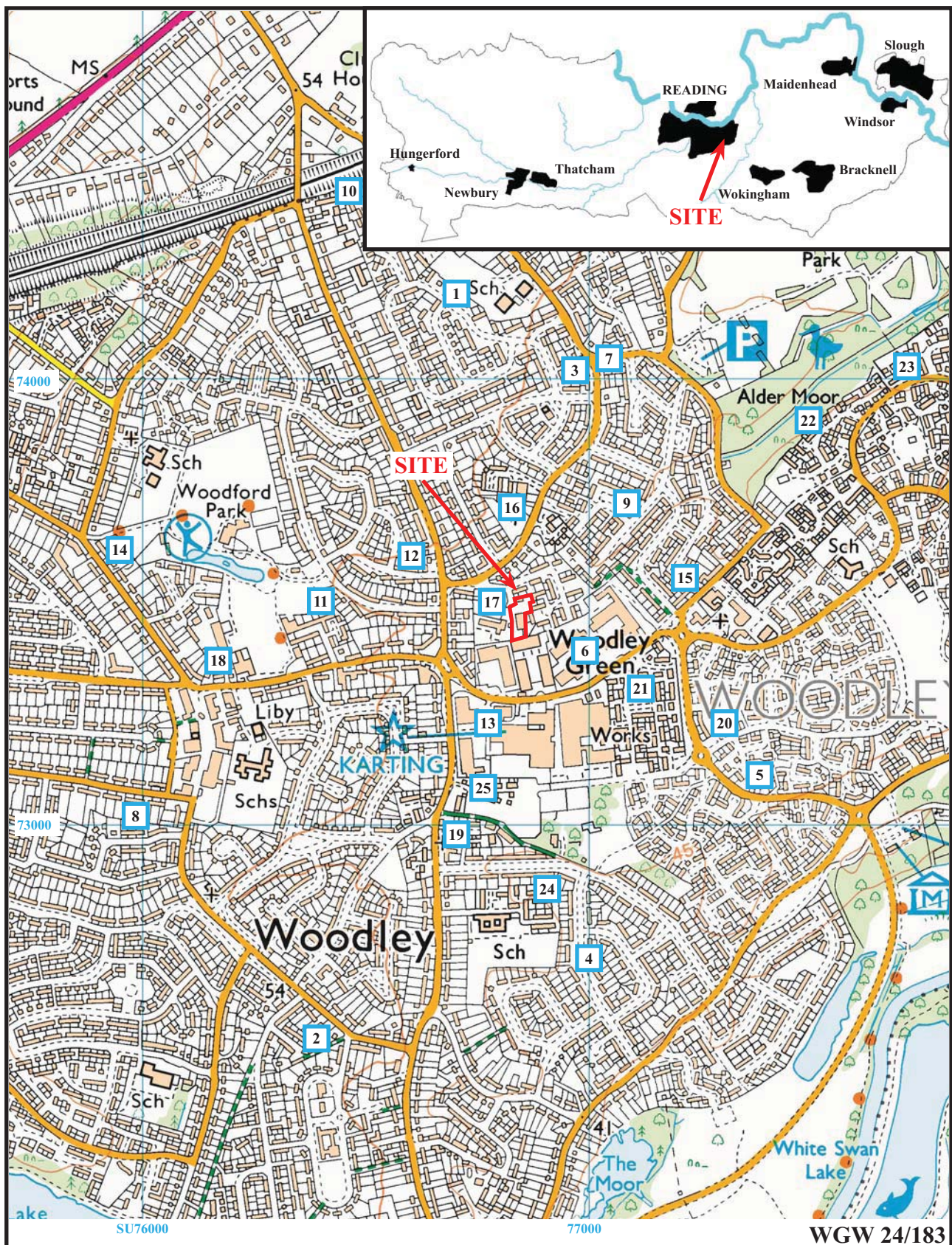
APPENDIX 1: Historic Environment Records within a 1km search radius of the development site

No	HER Ref	Grid Ref (SU)	Type	Period	Comment
1	00922.00.000	767 742	Find spot	Palaeolithic	In 1958 palaeoliths were discovered in screened gravel. A number of hand axes, cores, choppers and scrapers were found in a pit. Nothing has been found in situ, Walmer Road.
2	00918.00.000	764 725	Find spot	Palaeolithic	A pointed hand axe found in 1956 in the spoil beside drainage ditches. This pointed hand axe was found in Crookham Well Road, 100 yds, south of the junction with Foster's Lane
3	00923.00.000 00939.00.000	77 74	Find spot	Palaeolithic Neolithic	Three Palaeolithic hand axes are marked as coming from Woodley Parish. They are cordate and ovate hand axes and probably came from Sonning Cutting or Sonning Hill Pit. A sub-cordate hand axe in the Treacher Collection is marked 'Woodley Hill, Earley 5.2.92'; A Neolithic discoidal flint knife, chipped and partly polished.
4	00920.00.000	770 727	Find spot	Palaeolithic	A point of a hand axe and a primary flake found at Coleman's Moor, Woodley.
5	00927.00.000	774 731	Find spot	Palaeolithic	A ficon type of hand axe was picked up by the conveyor belt at Woodley Aerodrome gravel pit in 1970-1.
6	00931.00.001	770 734	Find spot	Mesolithic	A quartzite macehead was found on an allotment at Headley Road, Woodley.
7	00910.00.000 00931.00.000 00910.00.001 00907.00.000 00910.00.002 00907.00.001 00931.00.002 00910.00.003 WK15729 00950.00.000	770 740	Find spot	Mesolithic Neolithic Prehistoric Roman	The butt of a Neolithic polished flint axe was found at Church Road, Woodley; A Mesolithic tranchet axe head; A chipped Neolithic flint axe; A Neolithic gouge or hollow chisel of chipped flint, was found prior to 1906; A polished and re-chipped Neolithic flint axe; A ground stone dolerite Neolithic chisel presented to Reading Museum in 1891; A medium Mesolithic tranchet axe; A chipped Neolithic flint axe; Various Prehistoric scrapers and blades were found in the garden at 24 Rothwell Gardens, Woodley; A Roman coin of Maximianus.
8	00908.00.000	760 730	Find spot	Neolithic	A Neolithic pick/fabricator/? broken chisel was found in the garden (just below the surface) of 5 Woodlands Avenue, Woodley in 1945.
9	00941.00.000	771 737	Find spot	Neolithic	A Late Neolithic flint knife with blunting retouch along one edge was found in the garden of 37 Lunds Farm Road.
10	06537.00.000 06537.01.000 06537.02.000 06537.03.000 06538.00.000 EWK78 EWK77 EWK6	76577 74431 76585 74435 76588 74469	Settlement Enclosure Pits Linears Mound Ditches Excavation Watching brief	Bronze Age Prehistoric Post-medieval	Bronze Age settlement found at Duffield House during 1995 excavation, comprising of two ditches, a possible enclosure, possible burnt mound, and several pits. Associated flint finds and wood remains. Post-medieval field boundaries also encountered; Intervention carried out in 1994, found early prehistoric ditches, postholes, and struck flint; Watching brief carried out in 1997, no finds except burnt flint and prehistoric struck flint.
11	00951.00.000	764 735	Find spot	Roman	A bronze coin of Constantine I was found near a stream at Halstead Close and retained by the finder.
12	DRM2080	76596 73612	Listed building	Post-medieval	Barn at former Woodley Green Farm, late 17 th century, Ashtrees Road.
13	MRM18398	768 732	Building	Post-medieval	Hawkhurst House (former St Luke's Home), Woodley. St Luke's Home was a Home for Sick Children. It was opened in 1898.
14	00956.00.000	759 736	Find spot	Post-medieval	A fragmentary handle/body sherd of a 16th-17th century bellamire jug was found at Reading Road, Woodley.
15	DRM2452	77227 73553	Listed building	Post-medieval	Apple Tree Cottage, range of four cottages, now two. C. 1700 but altered during 20 th century, Enstone Road.
16	DRM2451 DRM2255	76596 73612 76839 73692	Listed building	Post-medieval	Church cottage, Church of England School, built 1873 by H. Woodyer with 20 th century extensions; Church of St. John the Evangelist, Grade II*. Parish Church built 1873 by H. Woodyer, Church Road.
17	DRM2081	76780 73515	Listed building	Post-medieval	The Bull and Chequers public house, built 18 th century, and extended during 19 th and 20 th century, Church Road.
18	DRM2256	76175 73341	Listed building	Post-medieval	Lone Pine Cottage, built mid 18 th century with 20 th century alterations, Headley Road.
19	DRM2082	76676 72967	Listed building	Post-medieval	United Reformed Church, non-conformist chapel built 1834 in Neo-Perpendicular style, Loddon Bridge Road.
20	00945.00.000	773 732	Airfield	Modern	Woodley Airfield was founded in 1929 as Reading Aerodrome and was later the location for the Miles Aircraft Factory and RAF training school.
21	MRM16573	771 733	Building	Modern	An ancillary structure of WWII date, possibly a fire station. The building has a machine gun slit in the eastern wall.
22	05046.13.000	775 739	Pillbox	Modern	A south facing polygonal pillbox at Woodley Airfield, listed by Wills.
23	05046.12.000	777 740	Pillbox	Modern	One of three pillboxes identified on the perimeter of Woodley Airfield.
24	ERM1316	76922 72848	Archaeological Intervention	Negative	Intervention carried out at the former Addington School site, Loddon Bridge Road. No archaeological finds or features.
25	ERM2027	7676 7306	Evaluation	Negative	Archaeological evaluation carried out on Viscount Way in 2016. No archaeological finds or features.

Listed Buildings Grade II unless stated.

APPENDIX 2: Historic and modern maps consulted

1574	Saxton's map of Berkshire, Buckinghamshire and Oxfordshire (Fig. 3)
1610	Speed's map of Berkshire (Fig. 4)
1695	Morden's map of Berkshire (Fig. 5)
1761	Rocque's map of Berkshire (Fig. 6)
1790	Pride's map of Ten Miles Round Reading (Fig. 7)
1809	Ordnance survey drawing of Reading (Fig. 8)
1820	Sonning Enclosure map (Fig. 9)
1840	Sonning (Woodley) Tithe map (Fig. 10)
1871	Ordnance survey (Fig. 11)
1899	Ordnance survey (Fig. 12)
1912	Ordnance survey (Fig. 13)
1933	Ordnance survey (Fig. 14)
1960	Ordnance survey (Fig. 15)
1966-67	Ordnance survey (Fig. 16)
1969	Ordnance survey (Fig. 17)
1973-78	Ordnance survey (Fig. 18)
1984-88	Ordnance survey (Fig. 19)
1992-93	Ordnance survey (Fig. 20)
2003	Ordnance survey (Fig. 21)



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Figure 1. Location of site within Woodley and Berkshire
show the locations of HER entries.

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Figure 2. Current site layout.

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Figure 3. Saxton's map of of Berkshire, Buckinghamshire and
Oxfordshire, 1574.

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Figure 4. Speed's map of Berkshire, 1610.

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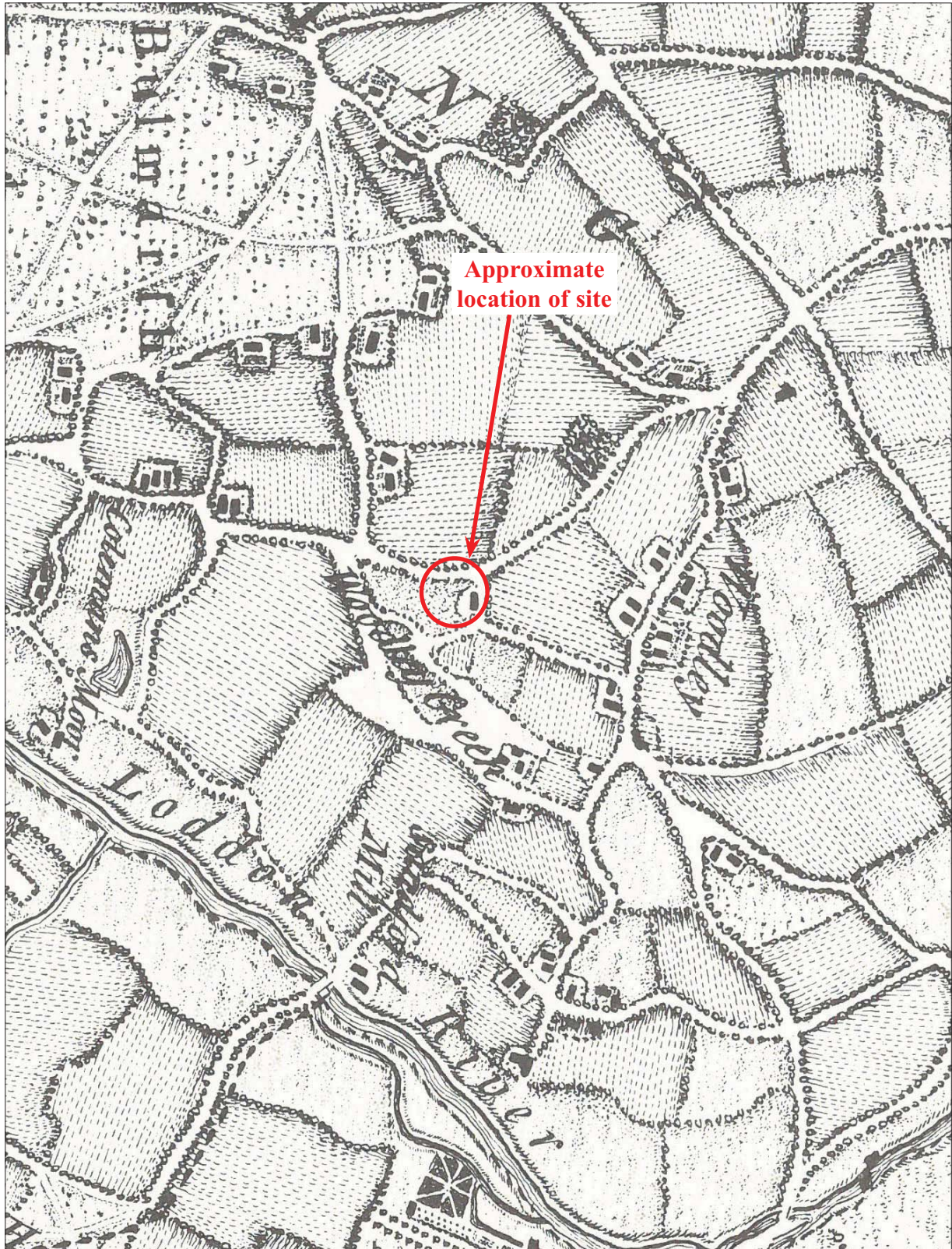


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Figure 5. Morden's map of Berkshire, 1695.

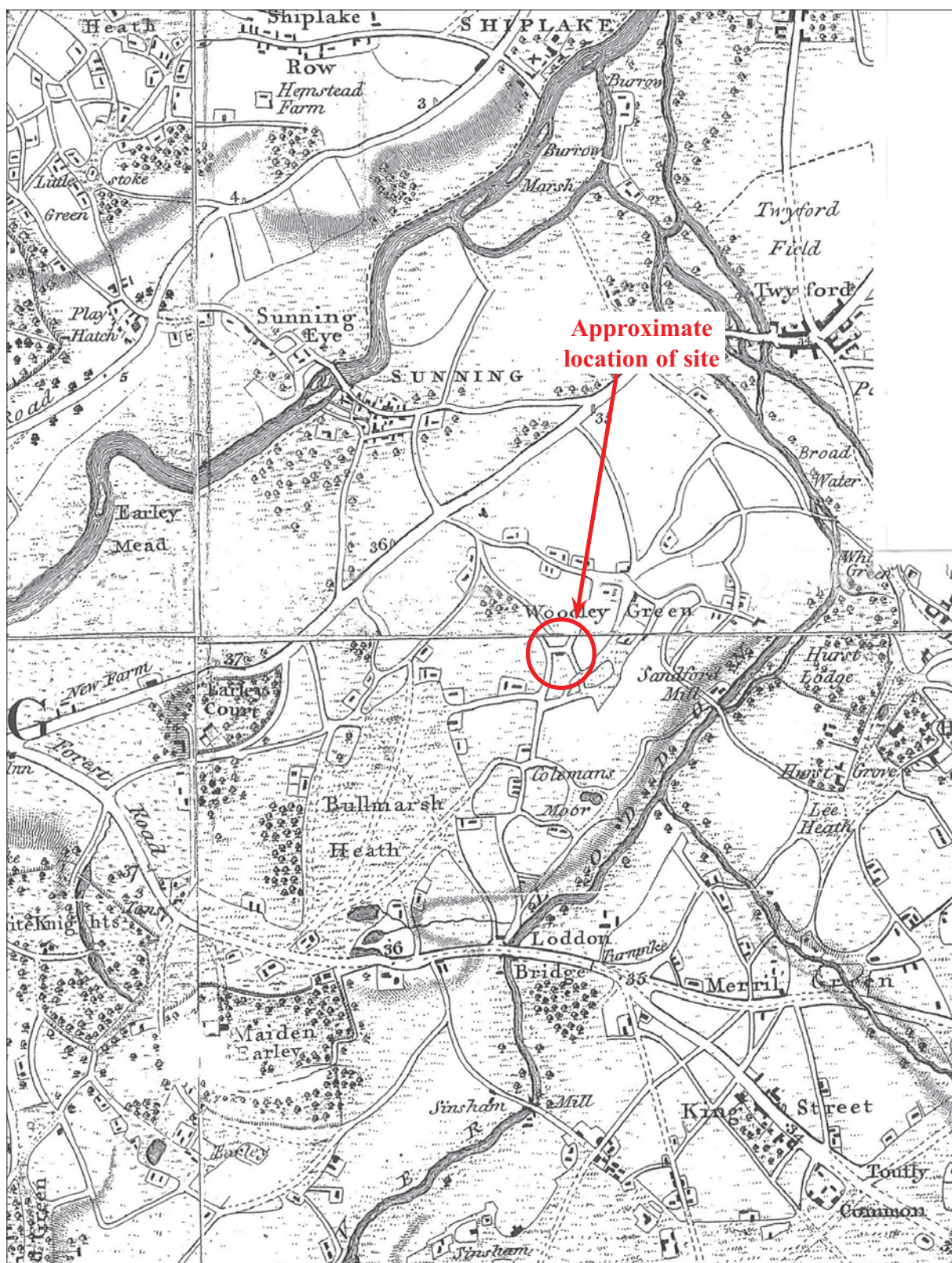
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Figure 6. Morden's map of Berkshire, 1695.



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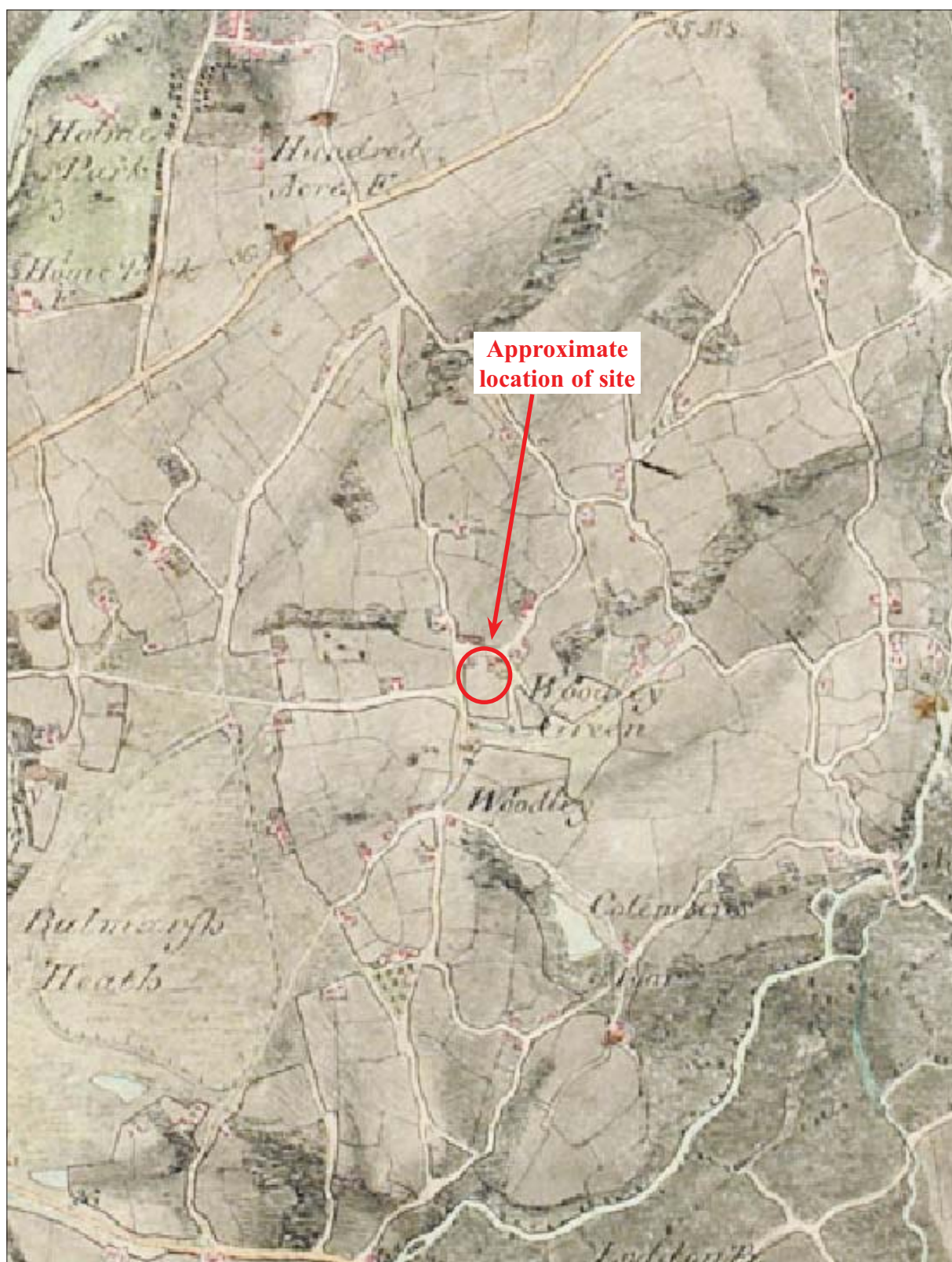


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Figure 7. Pride's map of Ten Miles Round Reading, 1790.

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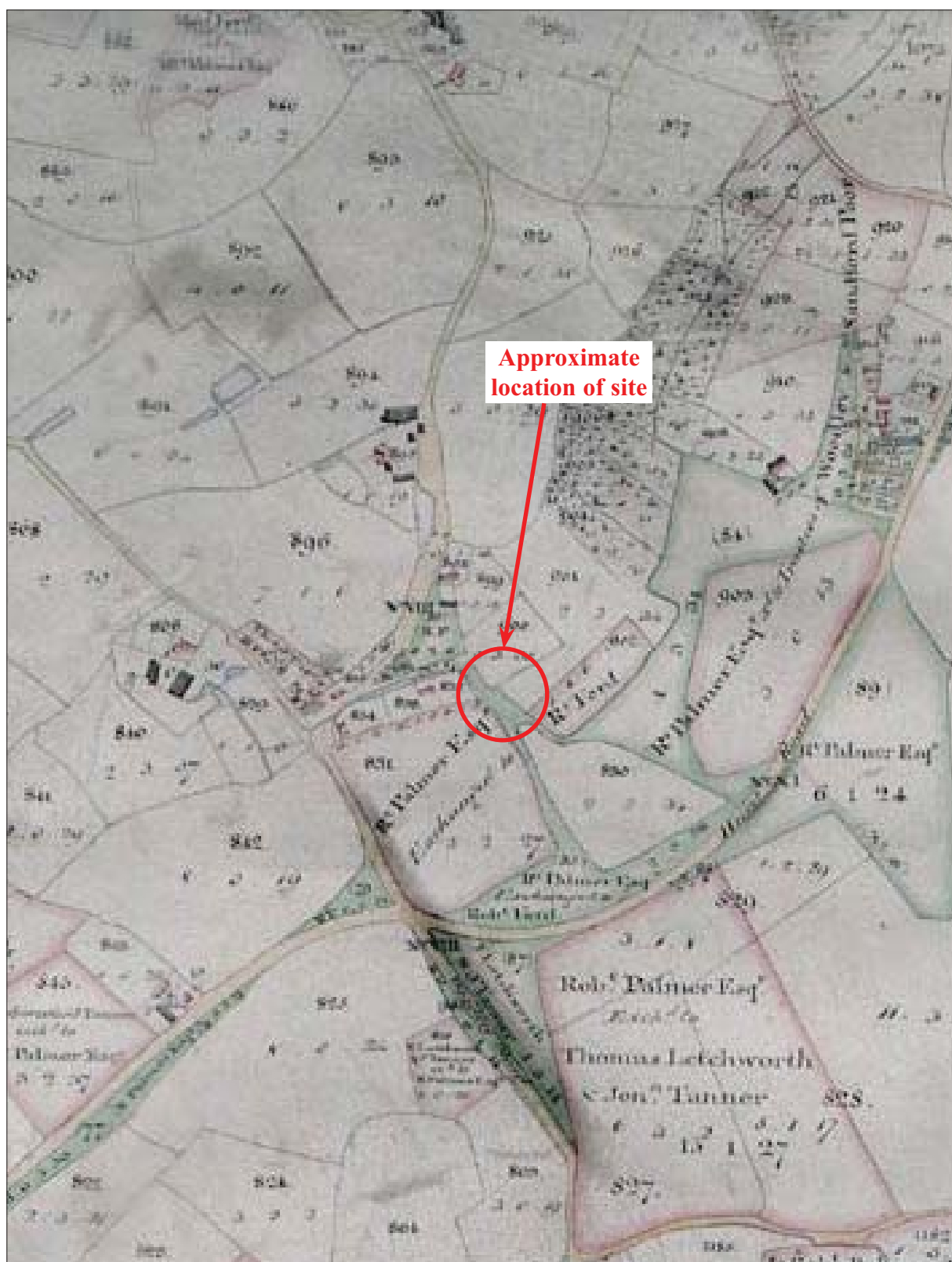


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 Figure 8. Ordnance survey drawing of Reading, 1809.

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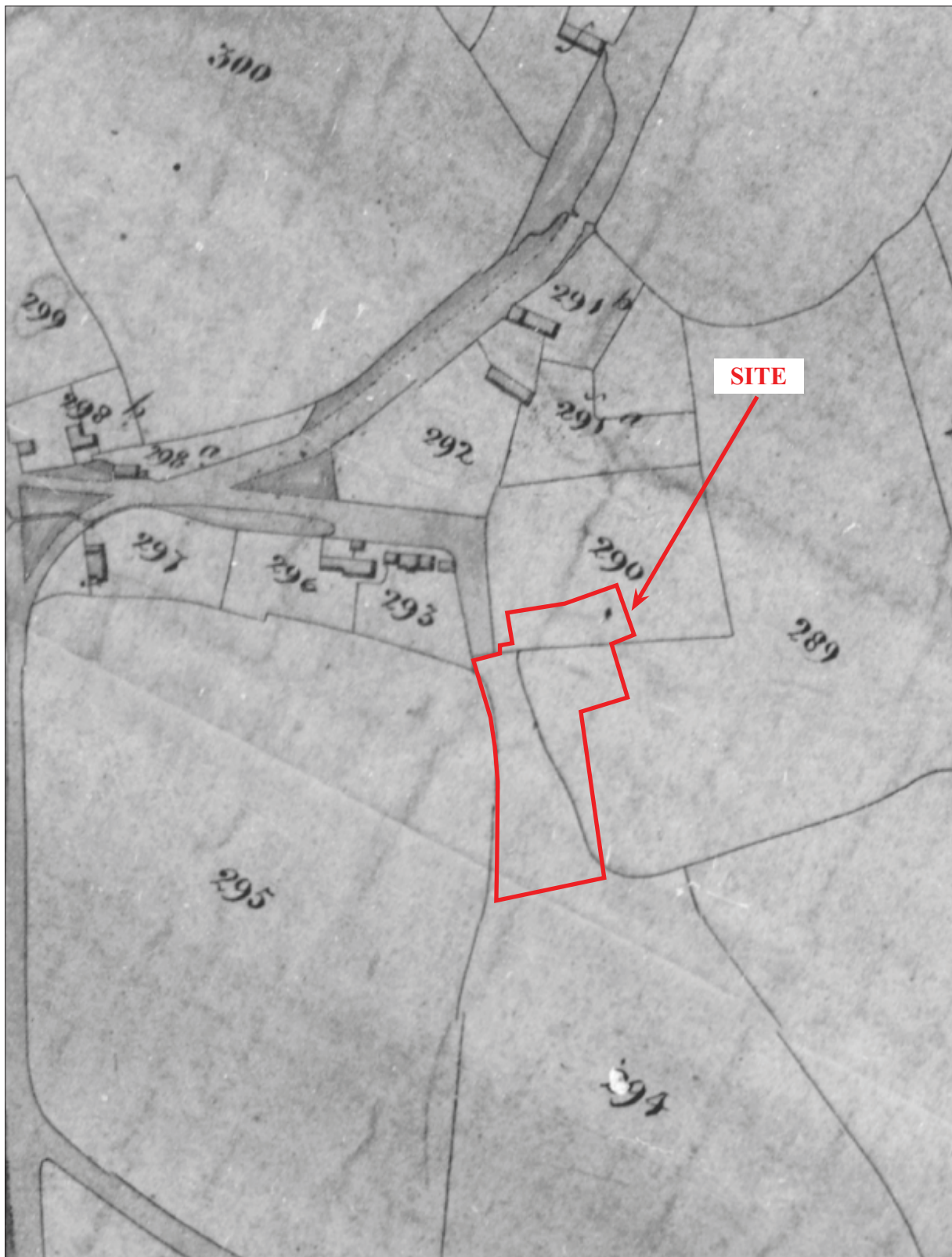


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Figure 9. Sonning enclosure map, 1820.

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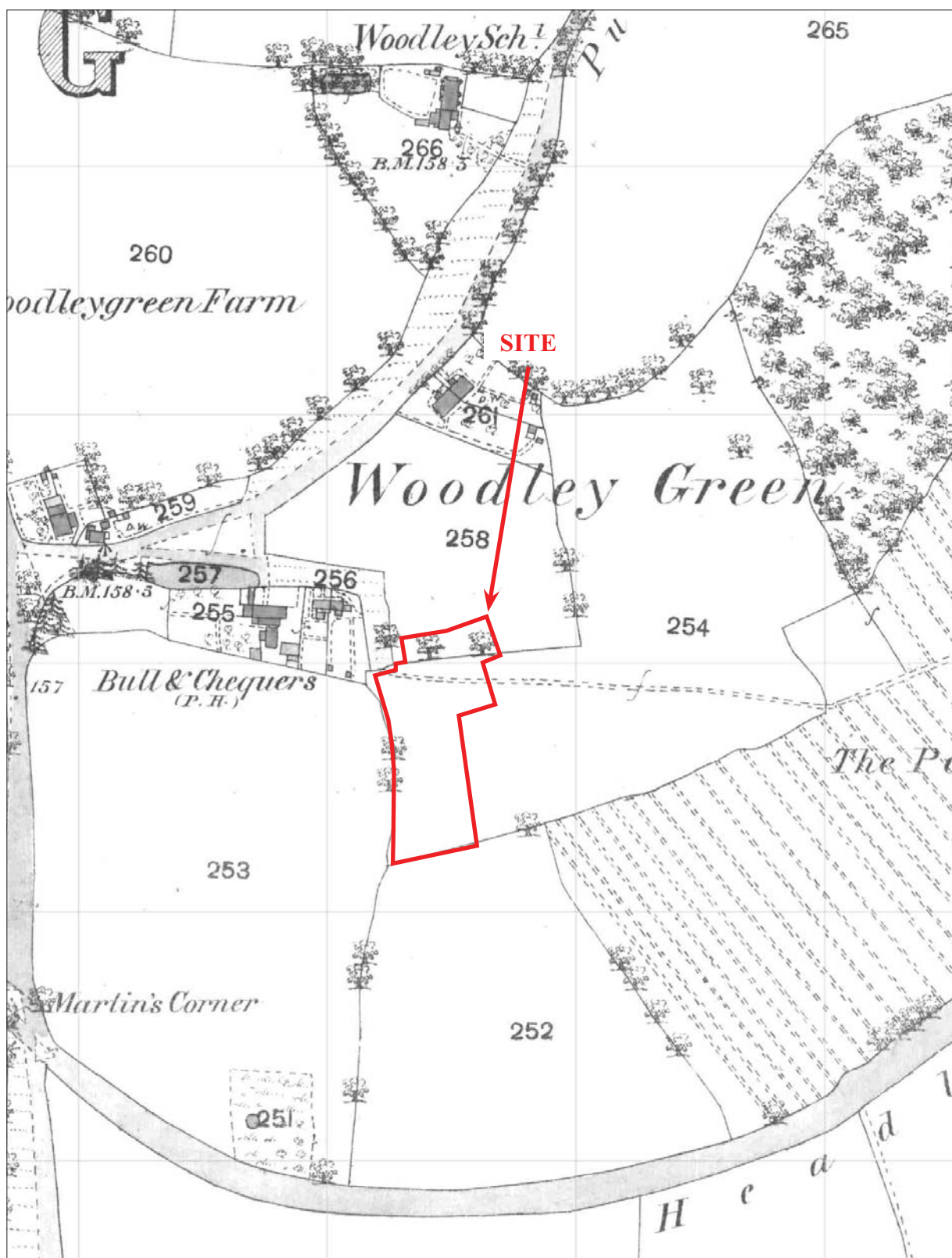


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 Figure 10. Sonning (Woodley) Tithe map, 1840.

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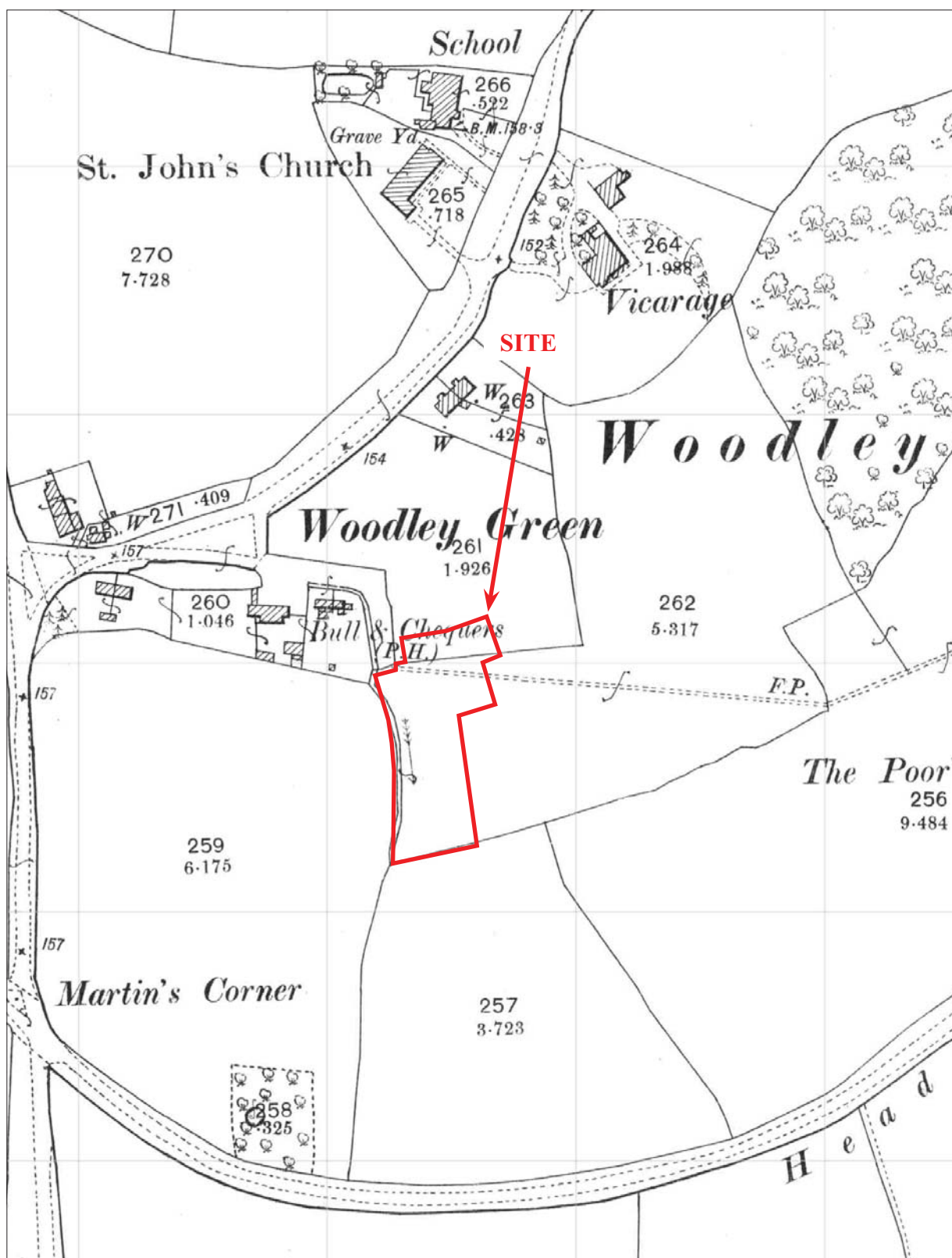


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Figure 11. Ordnance survey, 1871.

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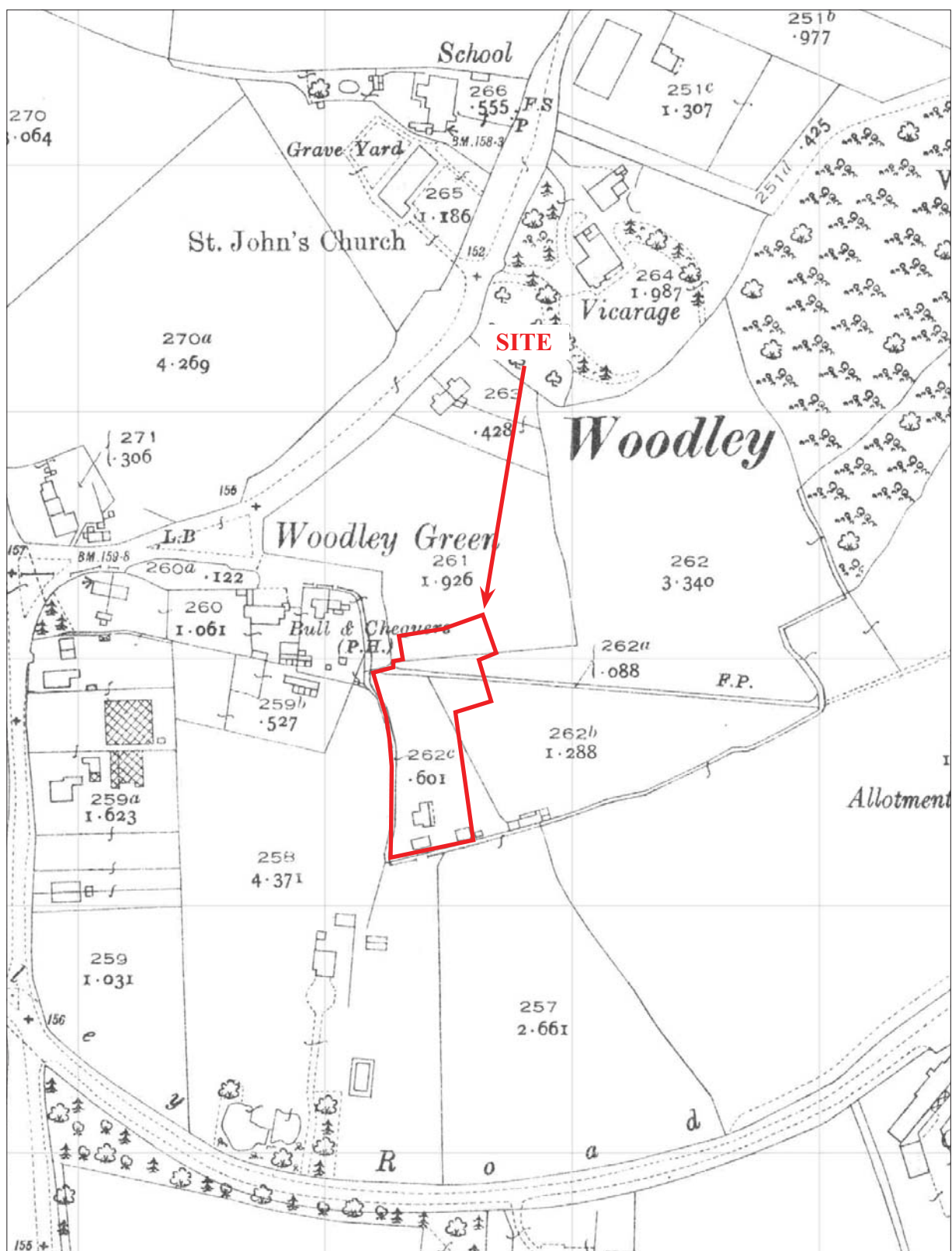


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Figure 12. Ordnance survey, 1899.

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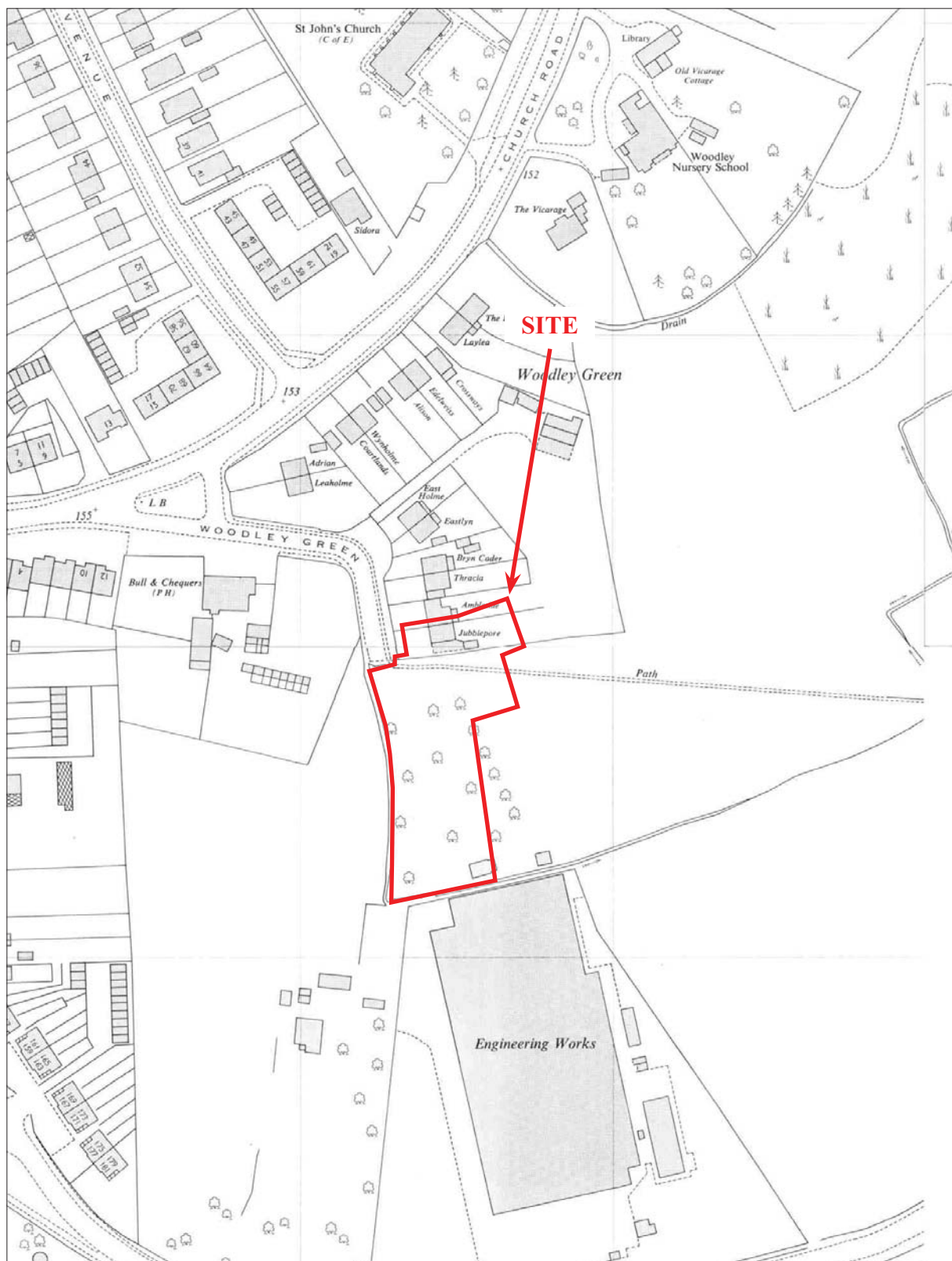


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Figure 14. Ordnance survey, 1933.

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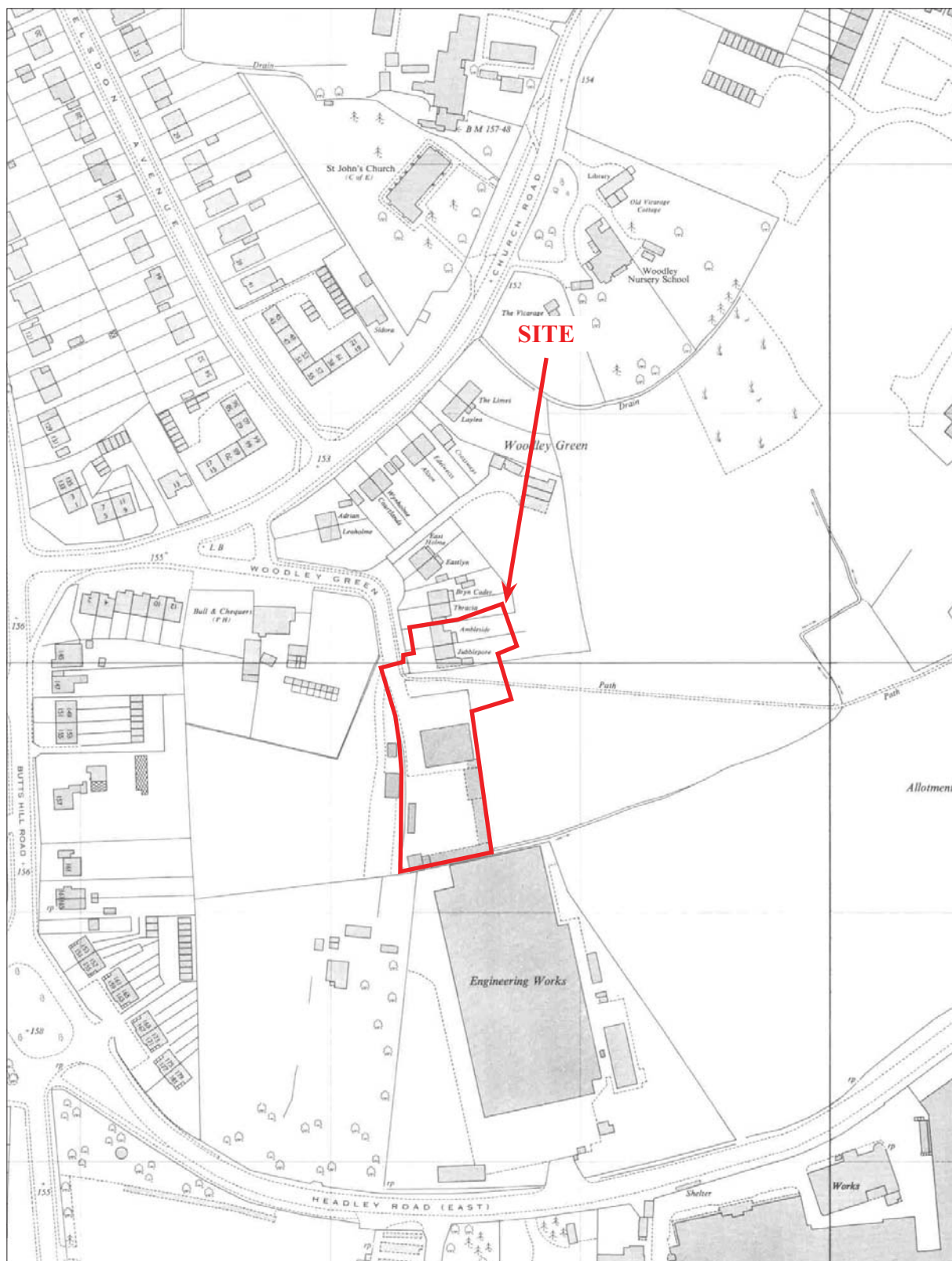


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Figure 16. Ordnance survey, 1966-67.

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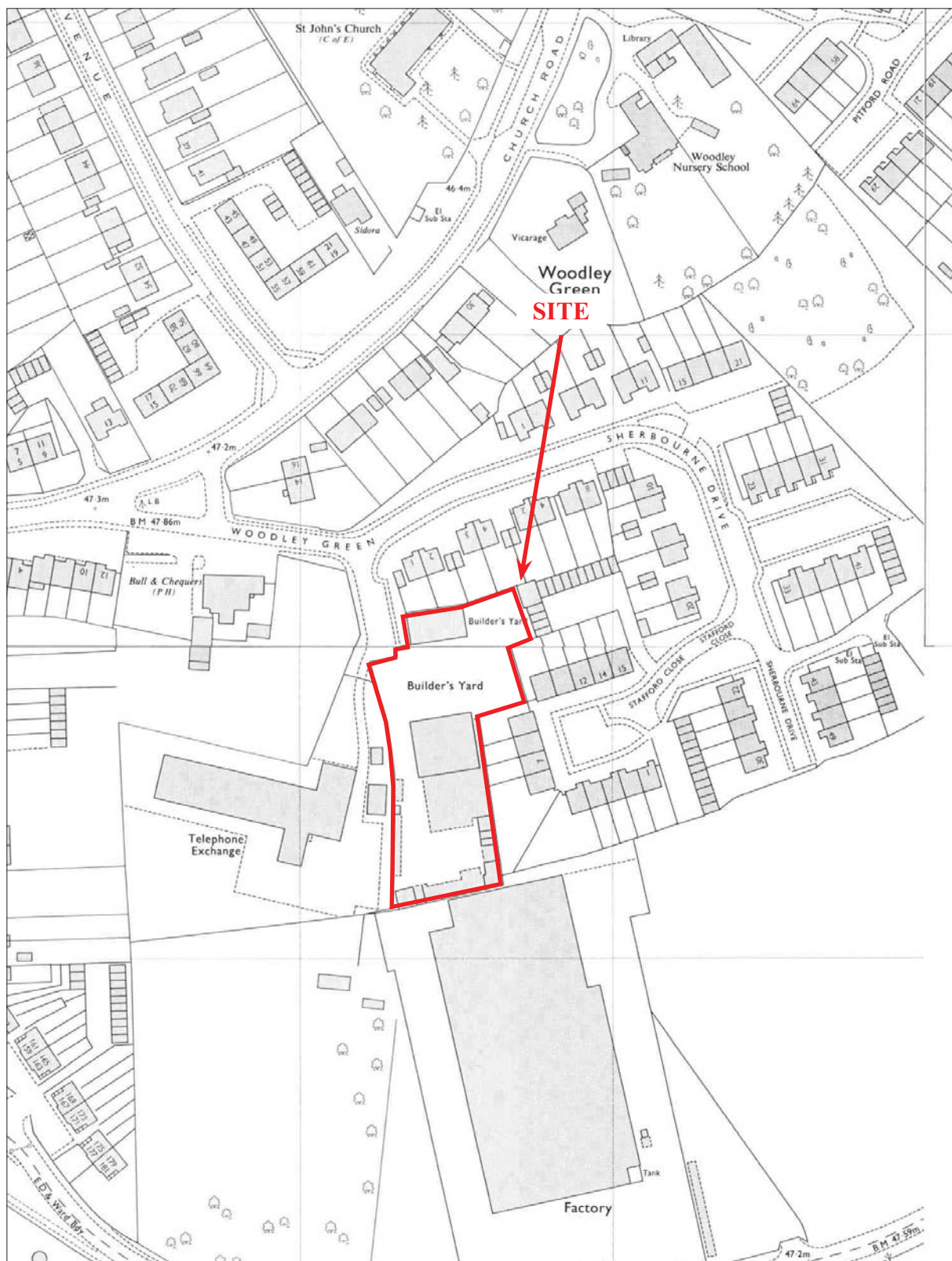


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Figure 17. Ordnance survey, 1969.

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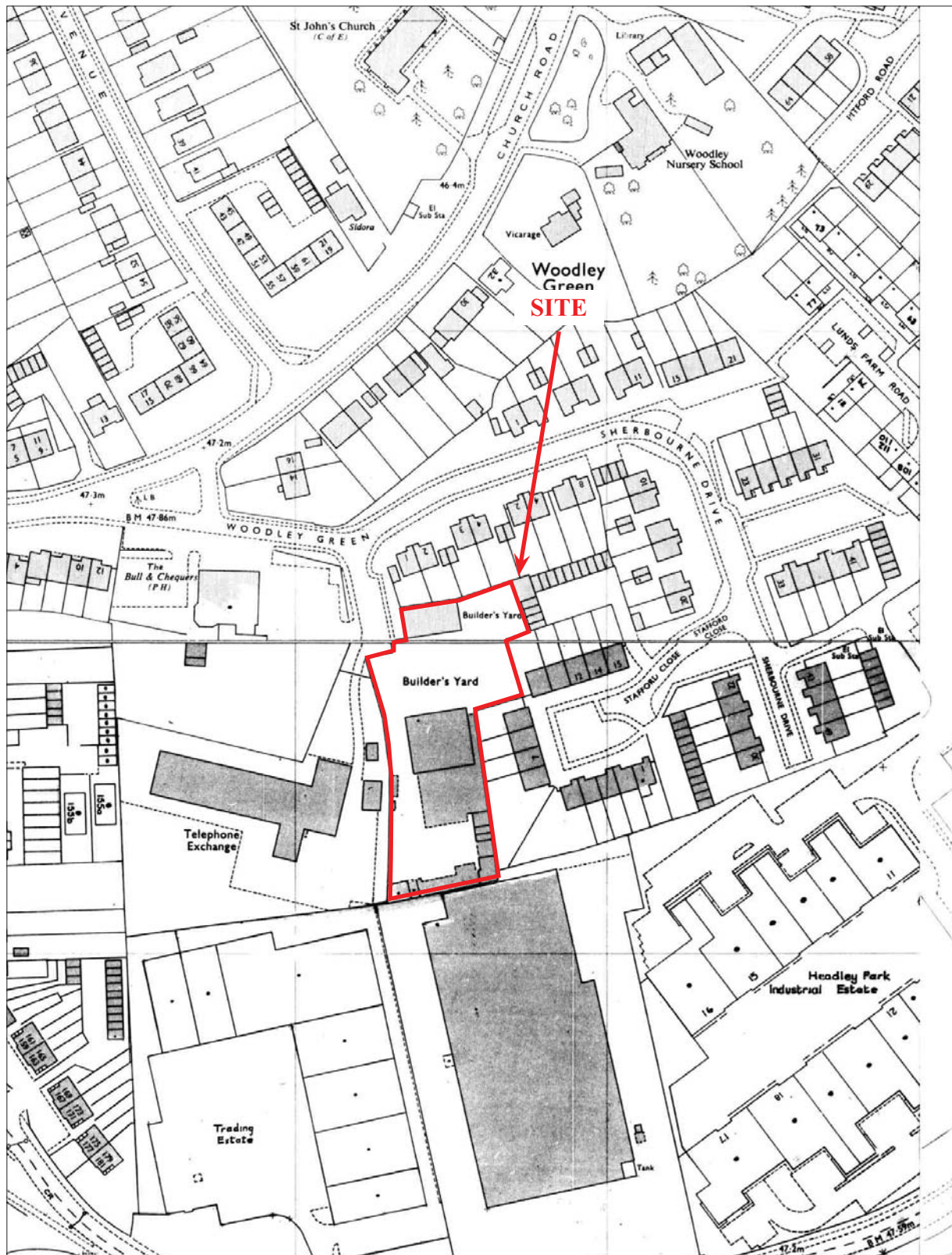


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 Figure 18. Ordnance survey, 1973-1978.

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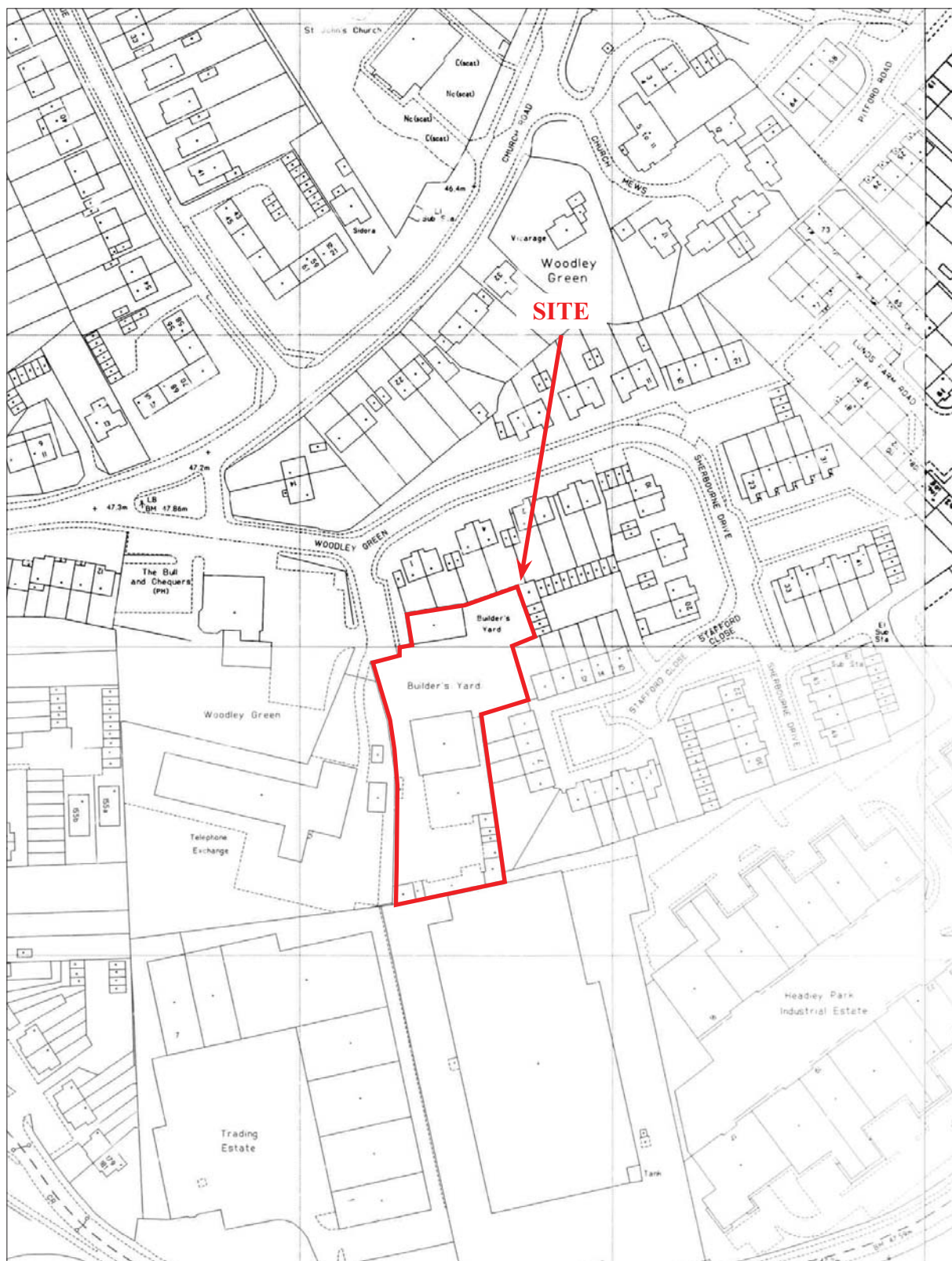


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Figure 19. Ordnance survey, 1984-1988.

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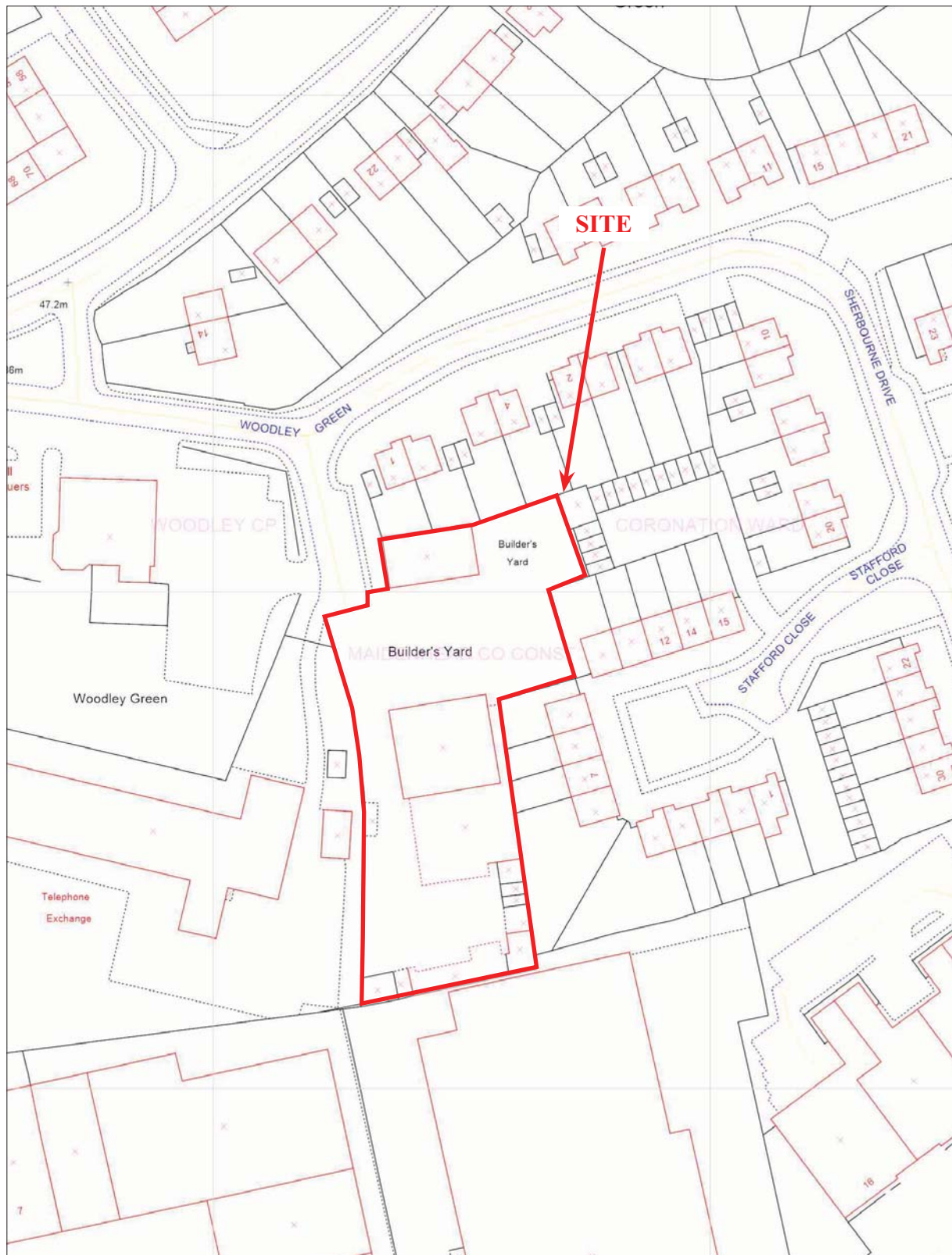


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 Figure 20. Ordnance survey, 1992-1993.

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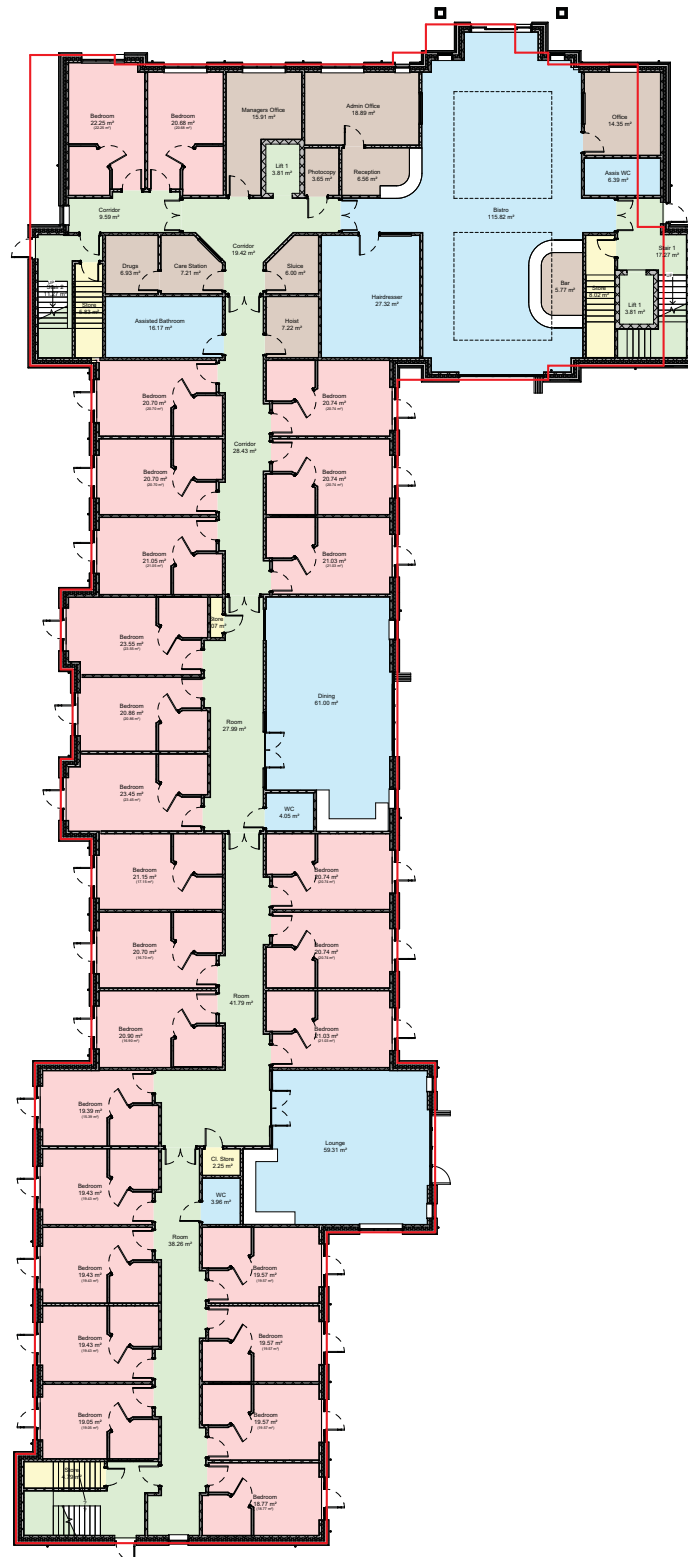


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Figure 21. Ordnance survey, 2003.

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Key
Red line denotes outline of approved scheme (Planning Application Number: 233168)

REV	DESCRIPTION	BY	DATE



RM Design Group
One The Grange, South London, Surrey
Tel: 02080 220209

All information is provided for the information of the client and is not to be used for any other purpose without the written consent of the design team.

CLIENT
Boutique Care Homes

PROJECT
Woodley Green

DRAWING TITLE
Proposed Ground Floor Plan

Area Schedule (GIA)

Carpet Area

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Figure 22. Development plans of ground floor.

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Plate 1. Entrance to site, looking south.



Plate 2. Northern area of site, looking south-east.



Plate 3. Northern area of site, looking south-west.



Plate 4. Accessway to southern area of site, looking south.



Plate 5. Southern area of site, looking south-west.



Plate 6. Southern area of site from south-east corner, looking north.

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Plates 1-6.

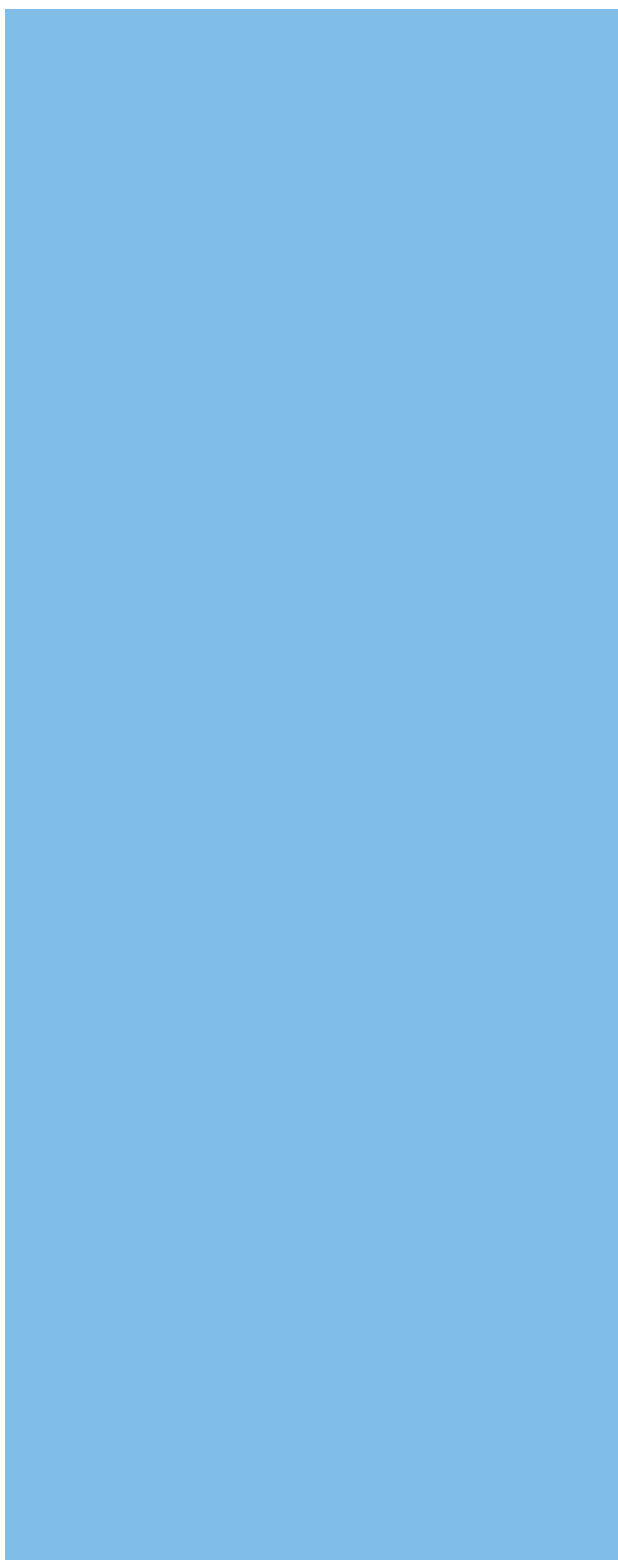
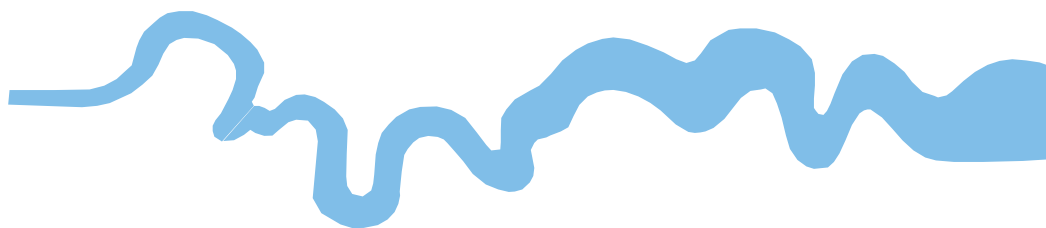
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TIME CHART

Calendar Years

Modern _____	AD 1901
Victorian _____	AD 1837
Post Medieval _____	AD 1500
Medieval _____	AD 1066
Saxon _____	AD 410
Roman _____	AD 43
	AD 0 BC
Iron Age _____	750 BC
Bronze Age: Late _____	1300 BC
Bronze Age: Middle _____	1700 BC
Bronze Age: Early _____	2100 BC
Neolithic: Late	3300 BC
Neolithic: Early	4300 BC
Mesolithic: Late	6000 BC
Mesolithic: Early	10000 BC
Palaeolithic: Upper	30000 BC
Palaeolithic: Middle	70000 BC
Palaeolithic: Lower	2,000,000 BC





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Reading RG1 5NR**

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Brighton, Taunton, Stoke-on-Trent, Wellingborough
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