

Archaeological Standing Building Recording



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On behalf of

Firstplan

October 2023

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*Cover: View looking southwest along the northwest-facing elevation of wall H1/H2, towards
Montague House.*

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1 Non-Technical Summary

Border Archaeology (BA) was commissioned to carry out a programme of Archaeological Standing Building Recording (ASBR) to Historic England/RCHME Level 3 with regard to proposed reconstruction and restoration works to carpark boundary walls at Waitrose Ltd, Rectory Road, Wokingham, RG40 1BB. The section of boundary wall which is the subject of this ASBR is considered part of the Grade II* Listed Building Montague House and Attached Garden Walls. The results are briefly summarised below:

The former garden wall is constructed of red brick laid in Flemish Bond, and was likely constructed during the mid to late 18th or early 19th century. The wall is 1 ½ bricks thick, and is built on a low brick plinth laid in English Garden Wall Bond. The walling is topped by an asymmetrical brick capping, which overhangs on the southeast elevation to form a drip cill comprising two rows of stock brick overlain by two courses of chamfered bricks, and capped by a course of laid on edge. The wall has been subject to a degree of alteration, and several sections of its upper courses are missing.

Towards the northeast end of the wall there is an infilled opening set within a gothic arch which broadly aligns with a garden path shown on the 1st edition 25-inch Ordnance Survey map (surveyed 1870) which appears to have extended between the garden plots to either side of the wall, and provided access to a number adjoining structures to the S which were removed after 1944. In 2020 a new gateway was inserted within the wall approximately half way along its length to form a fire escape to the Broad Street Tavern beer garden to the S (Planning Number 191778).

2 Introduction

Border Archaeology (BA) has been instructed by Tim Humphries of Firstplan on behalf of Waitrose Ltd to carry out a programme of Archaeological Standing Building Recording (ASBR) to Historic England/RCHME Level 3 of a section of boundary wall (H1/H2) in connection with an application for Listed Building Consent (LBC) for the proposed reconstruction and restoration works to carpark boundary walls, with associated landscaping (Application Number 222748).

This section of boundary wall (H1/H2) is considered to form part of the asset Montague House and Attached Gardens Walls, forming a Grade II* Listed Building (List Entry No.1318160) and also forms part of the carpark boundary wall at Waitrose Ltd, Rectory Road, Wokingham, RG40 1BB (NGR: SU 81132 68749 (approx. centre); *fig.1*),

Consistent with the *National Planning Policy Framework* (Ministry of Housing, Communities & Local Government 2023), planning permission for the proposed works (Planning Ref. 222748) has been granted by Wokingham Borough Council subject to Condition 3 of the Decision Notice, as outlined below:

Notwithstanding the details submitted no works of demolition or dismantling of the section of walling H1 the subject of this consent shall be undertaken until the applicant, agent or successor in tile have submitted to and received written approval by the Local planning Authority of written confirmation from Berkshire County Council's Heritage Environment Records department of the receipt of documentation recording the building as it is prior to works being undertaken. The documentation for recording the building shall be undertaken in accordance with the methodology for a Level 3 recording as set out in Historic England's 'Understanding Historic Building: A Guide to Good Practice' (2016).

Reason: In order to maintain a record of the features to be altered or demolished which form part of the historic development of the site. Relevant policy: National Planning Policy Framework Section 16 (Conserving and Enhancing the Historic Environment) and Managing Development Delivery Local Plan policy TB24.

A brief for the archaeological programme of works was subsequently issued by the Heritage Officer for Wokingham Borough Council in February 2023 and a Written Scheme of Investigation (WSI) was prepared by BA (Border Archaeology 2023b) with reference to Section 3.2 of *Standard and guidance for the archaeological investigation and recording of standing buildings or structures* (ClfA 2020a) and the *General Standards for Historic Environment Projects* (Berkshire Archaeology 2021).

3 Site description

The application site lies within the Wokingham Town Centre Conservation Area, towards its N edge, to the rear of Rose Street, Broad Street and Rectory Road, within the historic core. The application site forms the customer car park to the rear of the Waitrose supermarket which was constructed in the 1990s on the site of the former rear gardens and grounds to a number of the properties fronting Broad Street and Rose Street.

In forming the surface carpark, a number of the previously existing brick boundary walls have been retained, the majority of which appear to be 19th century (or earlier), with others being early 20th century in date.

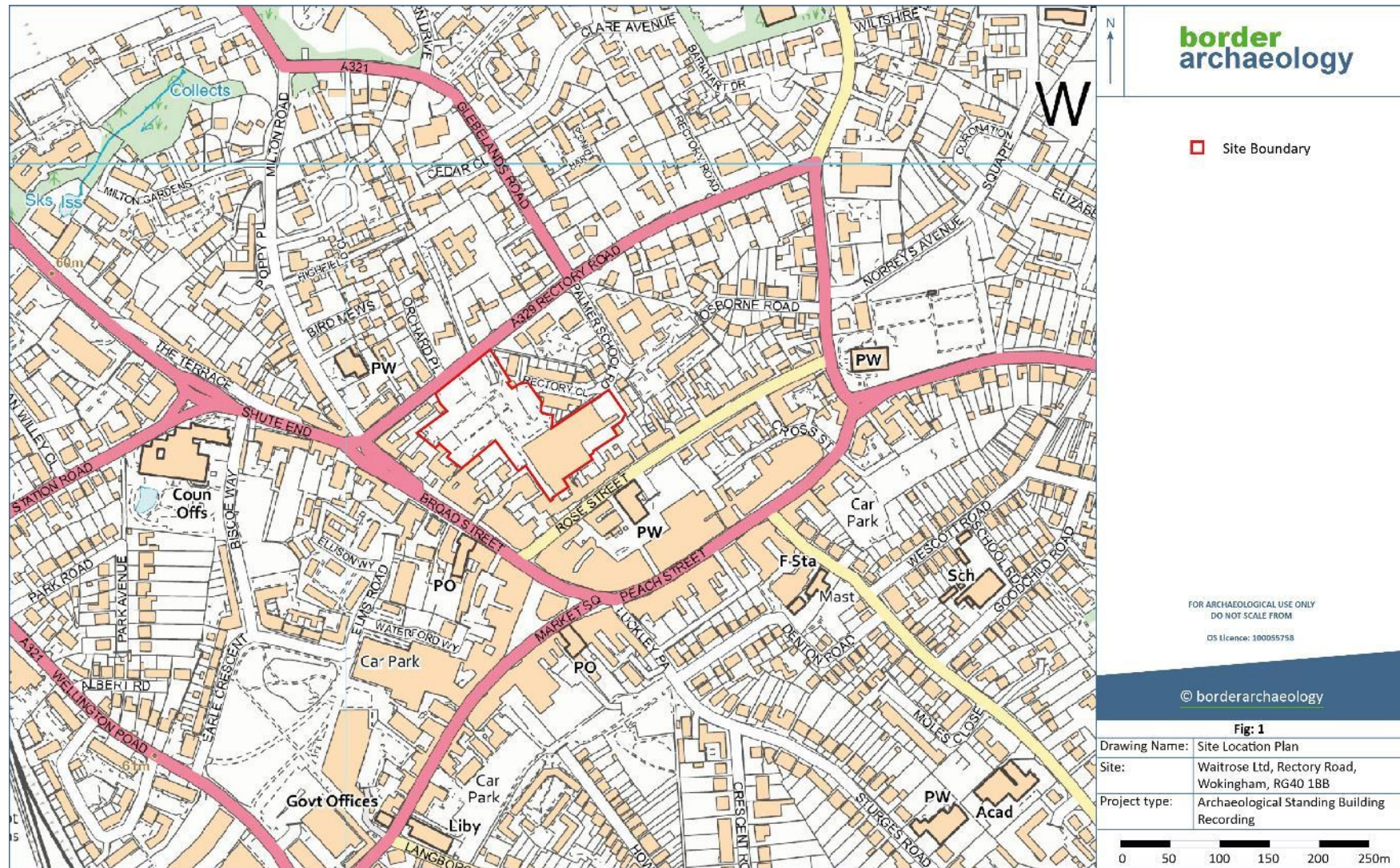
The brick wall (H1) which forms the subject of this programme of ASBR does not now seem to be physically attached to any historic part of Montague House, although this appears to have been the case in the past. However, the listing description (reproduced in full below) refers to Montague House being itself ... *set well back from the road and to the rear has original garden walls to the former C18 terraced garden*. The wall has asymmetrical brick capping that overhangs only on one side and there is an infilled arched doorway, in the Gothic style, in the wall that appears to be an historic feature. The Heritage Officer for Wokingham Borough Council notes that ...*should it be shown not to be the walling identified in the statutory listing, the walling is otherwise believed to hold curtilage listed status*.

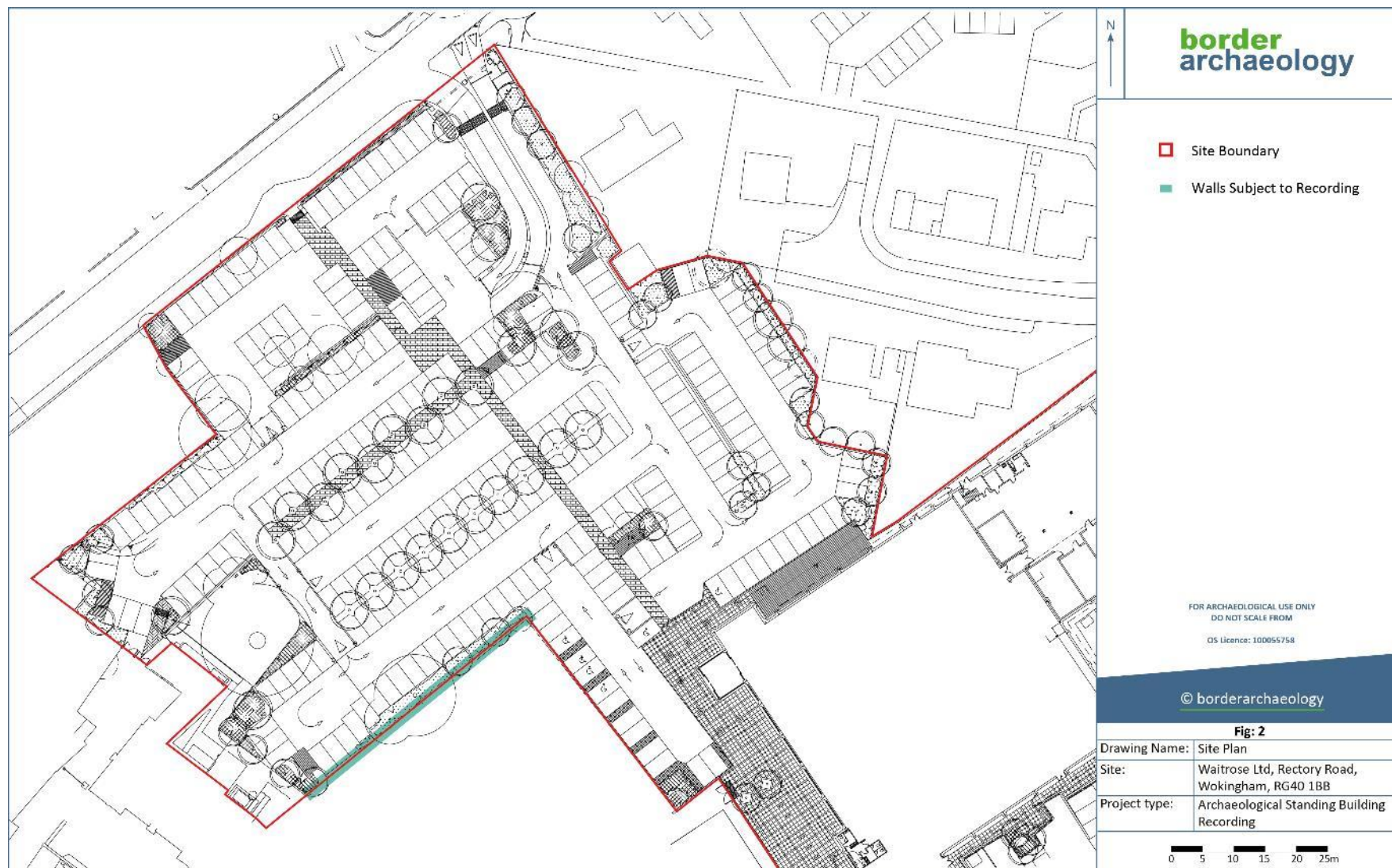
Montague House and Attached Garden Walls were collectively designated as a Grade II* Listed Building on 12th November 1951 (List Entry No. 131960), the listing description extracted from the *National Heritage List for England* (accessed 17/10/2023) reads as follows:

No 31 (Montague House) and attached garden walls

*Formerly listed as: (North side) 18/10 No 31 (Montague House) 12.11.51 GV II**

Large town house, now library and adult education centre. Mid C18, refronted and extended early C19, altered and extended mid C20. Brick, low pitched slate roof. Rectangular centre block with projecting flanking wings; former service wing at rear on left and C20 library rear extension at rear on right. 3 storeys and brick vaulted cellars. Symmetrical 3 bay front including projecting wings of one bay each. Stone string at first floor cill level, wide eaves on pairs of plain brackets. Sash windows with glazing bars; half glazed central door in arched, panelled reveal, narrow reeded architrave, and fanlight of circular pattern. The ground floor windows of wings are arched in a brick recess. Symmetrical 3 storey side wings set back, with parapets, coped and with a deep stone fascia aligning with stone string on main section and with one storey projections aligning with face of projecting wings. The left hand has a blocked window, and the right half a 6-panel secondary door with a 3-pane rectangular fanlight, each with a crested keystone. Interior:- contains an Imperial staircase to first floor, with stick balusters and wreathed handrails. The building is set well back from the road and to the rear has original garden walls to the former C18 terraced garden. B.O.E. (Berkshire) p.309.





4 Project Aim

The aim of the project is to undertake a programme of ASBR of the Grade II* Listed Building to Historic England/RCHME Level 3, as detailed in *Understanding Historic Buildings – A guide to good recording practice* (Lane 2016), to allow for the preservation by record of all standing building fabric, fixtures and fittings of historical interest that will be removed or substantially altered by the proposed development.

5 Brief Historical & Archaeological Background

A search has been carried out of the Berkshire Historic Environment Record (HER) for the purposes of this ASBR based on a 250m radius around the site at Waitrose Rectory Road Wokingham (NGR SU 81114 68732). The results are reproduced in full in the form of maps and gazetteers in Appendix 4: Historic Environment Records (*figs. 11-13*).

The site lies within the historic core of Wokingham and, whilst the placename is indicative of a Saxon origin, meaning 'homestead of the people of Wocc' (Mills 2011), there is no archaeological evidence to substantiate this. Wokingham is not mentioned in the Domesday survey of 1086 when this area was part of the manor and parish of Sonning and formed an ecclesiastical and juridical unit administered by the Bishops of Salisbury and separate from Berkshire (Astill 1978).

Urban development of Wokingham began after 1219, when market rights were granted and the principal streets of Market Place and Rose Street laid out by the Bishop of Salisbury, whose palace stood at Sonning (Astill 2013). The town probably developed from a settlement focus around the parish Church of All Saints (Grade II* Listed Building), a Norman building located c.350m to the E of the Site. Much of the Norman fabric was replaced when the arcaded nave was built in the 14th century and the tower and clerestorey added in the 15th century. The Site occupies an area of medieval burgage plots on Rose Street, which remain discernible on the 1839 tithe map (*fig. 5*).

The town provided a market for the local farming community and from the mid-1300s, a bell foundry operated on a site at Smyths Place, behind Broad Street, which from the 15th century was run by the Landen family. They remained the principal supplier of bells in southern England, branding their product with a distinctive lion's head, until the industry moved to Reading in the late 16th century.

Silk production developed from the 16th century, when Flemish weavers arrived from the continent fleeing religious persecution, and by the Elizabethan period, the mills on Peach Street were famed for the manufacture of silk stockings. It was ordered in 1625 that any resident of Wokingham having no other trade should work in knitting as a means ... *for setting poor people on work to maintain their living thereby*; the town's by-laws mandated that ... *if any person not having a trade or private means should refuse to work in this trade he might be committed to the house of correction*. Due to cheap imports and the arrival of knitting machines in the 19th century, the Wokingham silk trade rapidly declined and the last mill, located in South Place, off Peach Street, closed following a fire in 1831.

Malt production developed to supply the London breweries when a turnpike opened in the mid-18th century (Wokingham Borough Council N.D) and the town was mapped by John Roque in 1761. Growth largely stalled thereafter until the mid-19th century and the arrival of the railway. A number of new shops opened and terraces were laid out alongside a new Town Hall in 1860 (Wokingham Borough Council N.D).

5.1 Site-Specific

The boundary wall subject to this programme of ASBR is directly associated and contemporary with the mid-18th century Montague House, a Grade II* Listed Building of probable 16th century origin which was named after resident Henry Mountague (1573-1632), a member of a prominent Wokingham family, and his son, also Henry. The property opened as a grammar school in the early 17th century and Henry Montague the younger, who inherited the property from his father, is recorded as a schoolmaster in Wokingham in 1635.

The house was rebuilt in the early 18th century and by the end of the century it was in use as a boarding school for young ladies. In 1802, the property reverted to a private residence and remained so until 1920, when the premises reopened as Grosvenor House School, transferring from Tudor House in Broad Street. By the 1930s, however, it was once again a dwelling which was occupied by a schoolmaster until 1948, being eventually sold in 1951 to Berkshire County Council and more assumed an educational role as an Institute of Further Education, as well as transferring the county library to Montague house from the Town Hall, with works being undertaken on the house to convert it to these purposes (Wokingham Times, 1951 and 1952 and Berkshire Record Office ref: C/CL/E3/2/56).

The building continued to be used in an educational capacity and as a library for much of the remainder of the 20th century, becoming part of Bracknell and Wokingham College, a higher education college founded in 1963, and also coming to house a youth and community centre. However, by the tail end of the century Berkshire County Council were considering the sale of the building and associated land, as well as extending the building at the rear to create a larger library (Wokingham Times 1989).

The land to the rear of the house (the site) was sold around 1994/5 to developer Peter Luff for the construction of a Waitrose store, with the demolition of extensions to the rear of Montague House being part of the proposed development, but many of the old garden walls being retained in the Waitrose car park (Wokingham Times 1994). Montague House itself was subsequently sold to a commercial company in 2004 (Hughes 2004).

The earliest available map to depict the site in any appreciable detail is the 1838 Tithe Map (*fig. 5*) which shows Montague House and gardens within plot 28A and adjoining plot 28 to the S which is further divided into three smaller areas. The outline of the garden to the rear aligns with the position of the extant wall, and it is consistent with later 20th century maps. Both plots are owned by John Roberts, who occupied Montague House at the time, with 'Neale and Others' occupying the adjoining property to the S within plot 28. The 1st edition 25-inch Ordnance Survey map (surveyed 1870) shows the grounds of Montague House in considerably greater detail (*fig. 7*), with the layout of the formal gardens shown, and a number of structures adjoining the assumed

boundary wall on its southern side. A garden path appears to extend between the garden plots either side of the wall and broadly aligns with the infilled arch seen on (fig. 7)

The 2nd edition 25-inch Ordnance Survey map (surveyed 1898) (fig. 8) shows structures adjoining the wall on its southern side had been removed, and a green house is seen to adjoin the wall slightly further to the N. No appreciable change is seen on the 1944 edition of the map (fig. 9), however an aerial photograph from 1946 (fig. 10) appears to show some residual structural elements surviving on the walls S side. The boundary line appears unchanged on a 1996 map reproduced by Wokingham Borough Council (N.D), and it was late truncated by the existing car park development now owned by Waitrose Ltd.

An archaeological evaluation was carried out in 1994 by Wessex Archaeology (HER ERM745) in connection with the construction of the new Waitrose store, library and associated car parking on backland between Rectory Road and Rose Street (NGR SU 81166 68767). A single 10m trench was opened to examine an earth bank measuring approximately 20m × 5m × 1.5m running NW-SE across the rear of the garden at Montague House.

This bank had been identified by English Heritage as possibly being a relic of the formal gardens recorded in Campbell's *Vitruvius Britannicus* of c.1715-25 (Heaton 1994).

The trench found that the NW and SE ends and the NE face were vertical and retained by buttressed brick walls and that the bank was composed largely of dumps of mixed yellowish brown or orange sand and gravel with fine lenses of dark brown loam of up to 1m thick.

Four courses of brick wall laid in an English Garden Wall bond with fine flush-pointed joints of pale grey lime mortar were revealed in the base of the trench. Encountered in the southern 5m of the trenching were adjacent rubble deposits up against and over the S end of wall which were present in depths of up to 0.50m. The northern extent of the lower rubble deposit appeared to have been truncated by an 'amorphous feature' seen in the northern half of the trench, which had been cut from just below the base of the modern topsoil to the upper surface of the wall.

The exposed walls and the associated rubble deposits were of 18th/19th century date and were interpreted as the remnants of the formal gardens attached to Montague House during that period. Several large fragments of decorated porcelain of 18th to 19th century date were also recovered from the lower levels of the bank.

6 Methodology

6.1 Archaeological Standing Building Recording

Recording reflects Historic England/RCHME guidance and was undertaken in accordance with standards set by the Chartered Institute for Archaeologists (CIfA), namely, *Standard and guidance for the archaeological*

investigation and recording of standing buildings or structures (ClfA 2020a Section 3.3, 11-13) and Standard and guidance for the creation, compilation, transfer and deposition of archaeological archives (ClfA 2020b).

BA also adheres to the ClfA *Code of conduct: Professional ethics in archaeology* (2022) and to project management advice set out in Section 6 of the *Archaeology Handbook and Management of Research Projects in the Historic Environment: The MoRPHE Project Managers' Guide* (Lee 2015).

The specific recording methodology is based on a Historic England/RCHME Level 3 record as detailed in *Understanding Historic Buildings – A guide to good recording practice* (Lane 2016), which sets out guidance on the recording of historic buildings for the purposes of historical understanding and is a revised and expanded version of *Recording Historic Buildings: A Descriptive Specification* (RCHME 1996).

Level 3 is defined as

... an analytical record, [comprising] an introductory description followed by a systematic account of the building's origins, development and use. The record will include an account of the evidence on which the analysis has been based, allowing the validity of the record to be re-examined in detail. It will also include all drawn and photographic records that may be required to illustrate the buildings appearance and structure to support an historical analysis (Historic England 2016).

ClfA (2020a, 3) defines archaeological building investigation and recording as:

... a programme of work intended to establish the character, history, dating, form and archaeological development of a specified building, structure, or complex and its setting, including buried components, on land, in an inter-tidal zone or underwater.

Its purpose is to examine a specified building, structure or complex, and its setting, in order to inform:

- a. the formulation of a strategy for the conservation, alteration, demolition, repair or management of a building, or structure, or complex and its setting; or*
- b. to seek a better understanding, compile a lasting record, analyse the findings/record, and then disseminate the results.*

This Level 3 record comprises the following specifics:

6.1.1 Photographic Record

High-resolution digital photography, all with suitable scales, of the following.

- All external elevations;
- Details of any architectural or functional fixtures, fittings and features relating to either the function or development of the buildings;

- Photographs illustrating the buildings' relationship to surrounding buildings and setting.

The photographic record was made using a digital camera with a minimum sensor size (APS-C) of 22mm × 15mm and a sensor that exceeds 10 MPXs, this being a Nikon D3300.

A suitable sample of photographs is included in this report (*Plates 1-75, fig. 3*). These include examples which illustrate not only the general character of the buildings but details relating to specific elements discussed in the text. A general view of the structures in their wider setting will also be included.

6.1.2 Drawn Record

The drawn record comprises the following:

- A phased plan of the buildings, with photo locations clearly marked, and a location plan related to the national grid. This may be based on an existing survey plan (*fig. 3*);
- Annotated elevation drawings. These may be based on existing elevation drawings (*fig. 4*);
- Appropriate additional illustrations that help support findings and the interpretation of the buildings;
- Additional illustrations of dateable fixtures and fittings (mouldings, catches, hinges, latches etc.);
- A record of historic carpenters' marks, apotropaic marks and graffiti.

6.1.3 Written Account

This reflects the requirements for a Level 3 record and comprises the following elements:

- The structures' National Grid Reference (NGR) and address;
- A note of any statutory & any non-statutory designations, such as inclusion on the local list;
- The date of the record, the name(s) of the recorder(s) and, if an archive has been created, its location;
- A table of contents and a list of illustrations or figures;
- Where considered appropriate, a summary account of the buildings' form, function, date and sequence of development. The names of architects, builders, patrons and owners will be given if known;
- An introduction detailing the project background, together with a statement of objectives, methods, scope and limitations, and any constraints which limited the achievement of objectives;
- Acknowledgement of copyright, where applicable;
- A discussion of the published sources relating to the buildings and their setting, an account of their history as given in published sources, an analysis of historic map evidence (map regression) and a critical evaluation of previous records of the buildings, where these exist;
- An appropriately detailed account of the buildings' overall form (structure, materials, layout) and their successive phases of development, together with the evidence supporting this analysis;
- Full bibliographical references.

7 Results

The section of boundary wall (H1/H2) which forms the subject of this programme of ASBR (*figs. 1-4*) is considered form part of the Grade II* listed Montague House and Attached Gardens Walls (List Entry No.1318160) (*Plate 1*), which also forms part of the car park boundary wall at Waitrose Ltd Rectory Road Wokingham RG40 1BB (*Plate 2, figs. 1-4*).

The former garden wall is constructed of red brick laid in Flemish Bond, and was likely constructed during the mid to late 18th or early 19th century. The wall is 1 ½ bricks thick, and has been subject to a degree of alteration. The wall is no longer connected to Montague House to the W, and the its E end was partly demolished during redevelopment works during the late 20th century. Several sections of its upper courses are missing, and the NE end of the wall is pitched towards the S.

The former internal NW facing elevation of the wall (*Plates 1-25*) appears to have previously been whitewashed, and has been subject to a degree of alteration. Where visible, the first five courses are laid in an English Garden Wall Bond, and project out slightly from the main wall to form a low foundation plinth (*Plates 6-8*), and there are several examples of iron fixtures within the masonry, which likely representing former espalier ties. Where the uppermost course of the wall remains extant, it is largely laid on edge, but has been replaced at its NE end with rounded capping bricks (*Plates 17-18 being representative*). It was not possible to record the SW end of the wall as it was obscured by the kitchen extension to Montague House (*Plates 3-4*), and a later boundary wall to the N which abuts the original (*Plate 5*).

The form of the wall to the SE facing elevation (*Plates 26-54*) varies slightly, in that its upper five courses project slightly from the main body of the wall to form a drip cill (*Plate 43 being representative*). The first two courses are of standard bricks, which are overlain by two courses of chamfered bricks, and finally the capping bricks which are laid on edge, and which are also visible on the NW elevation. Much of this elevation is obscured by the temporary structures associated with the beer garden associated with the Beer Street Tavern (*Plate 48*), however the projecting foundation plinth remains partly visible towards the W end of the wall (*Plate 52*) where it has been truncated by the extensions to Montague House, and in part rebuilt (*Plates 51-54*).

Towards the NE end of the wall there is in an infilled opening set within a gothic arch (*Plates 19-23 & 28-33*). The passageway broadly aligns with a garden path shown on the 1st edition 25-inch Ordnance Survey map (surveyed 1870) which appears to extend between the garden plots to either side of the wall. The infilling is of red brick laid in a raking stretcher bond. To the SW elevation, the former passage way retains an iron door bracket to its eastern jamb (*Plate 31*).

To SE elevation and to the W of the infilled arch are a number of evenly spaced holes within the brick work (*Plates 33, 35 & 36*) which likely represent where a series of roof joists and timbers rails associated with the former 19th century outbuilding adjoining the wall were fitted. These structures are shown on OS maps as late as 1944.

In 2020 a new gateway was inserted within the wall approximately half way along its length to form a fire escape to the Broad Street Tavern to the S (Planning Number 191778, *Plates 12-17 & 39*). To the NW elevation the fire escape is approached by a set of enclosed brick stair case with concrete treads. The retaining wall of the stair case is red brick laid in Flemish Bond with concrete coping slabs, and abuts the original brick wall. To the SW elevation the new opening is supported by a brick buttress which appears to have been constructed from original bricks reclaimed during the installation of the door (*Plate 39*).

8 Conclusions

This programme of ASBR to Historic England/RCHME Level 3 of the H1/H2 section of the former garden associated with the Grade II* Listed Building of Montague House and Attached Garden Walls has reached the following conclusions:

Whilst the brick walling does not now seem to be now physically attached to any historic part of Montague House (though seems to have been in the past) it is evidentially considered to be the walling that has been included with Montague House in it being statutory listed. The listing description on the HE's National Heritage List for England refers to Montague House being itself 'is set well back from the road and to the rear has original garden walls to the former 18th century terraced garden.' It would appear then this length of brick walling therefore holds the same high listed building status as that of Montague House itself. The E end of the wall was partly demolished during redevelopment works during the late 20th century

The former garden wall is constructed of red brick laid in Flemish Bond, and was likely constructed during the mid to late 18th or early 19th century. The wall is 1 ½ bricks thick, and is built on a low brick plinth laid in English Garden Wall Bond. The walling is topped by an asymmetrical brick capping which overhangs on the SE elevation to from a drip cill comprising two rows of stock brick overlain by two courses of chamfered bricks. The wall has been subject to a degree of alteration, and several sections of its upper courses are missing. The NE end of the wall is pitched towards to S.

The former internal NW facing elevation of the wall appears to have previously been white washed, and there are several examples of iron fixtures within the masonry, which likely represent former espalier ties. The form of the wall to the SE facing elevation is largely the same, with the exception of the of its capping treatment.

Towards the NE end of the wall there is in an infilled opening set within a gothic arch which broadly aligns with a garden path shown on the 1st edition 25-inch Ordnance Survey map (surveyed 1870, *fig. 7*) which appeared to extend between the garden plots to either side of the wall, and will have provided access to a number adjoining structures to the S which were removed after 1944 (*figs. 9-10*). In 2020 a new gateway was inserted within the wall approximately half way along its length to form a fire escape to the Broad Street Tavern to the S (Planning Number 191778).

9 Archive

Digital copies of the Report in PDF/A format will be sent to the Heritage Officer at Wokingham Borough Council for approval, whereupon one copy will be formally submitted to the Berkshire HER, a digital .pdf copy will be deposited with OASIS (<http://www.oasis.ac.uk/>) the Archaeology Data Service Access to the Index of Archaeological Investigations website. One copy of the report will additionally be supplied to the local planning authority.

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12 Cartography

(All maps were obtained from the National Archives unless otherwise stated).

1839: Tithe Map of Wokingham;

1872: Ordnance Survey Town Plan of Wokingham;

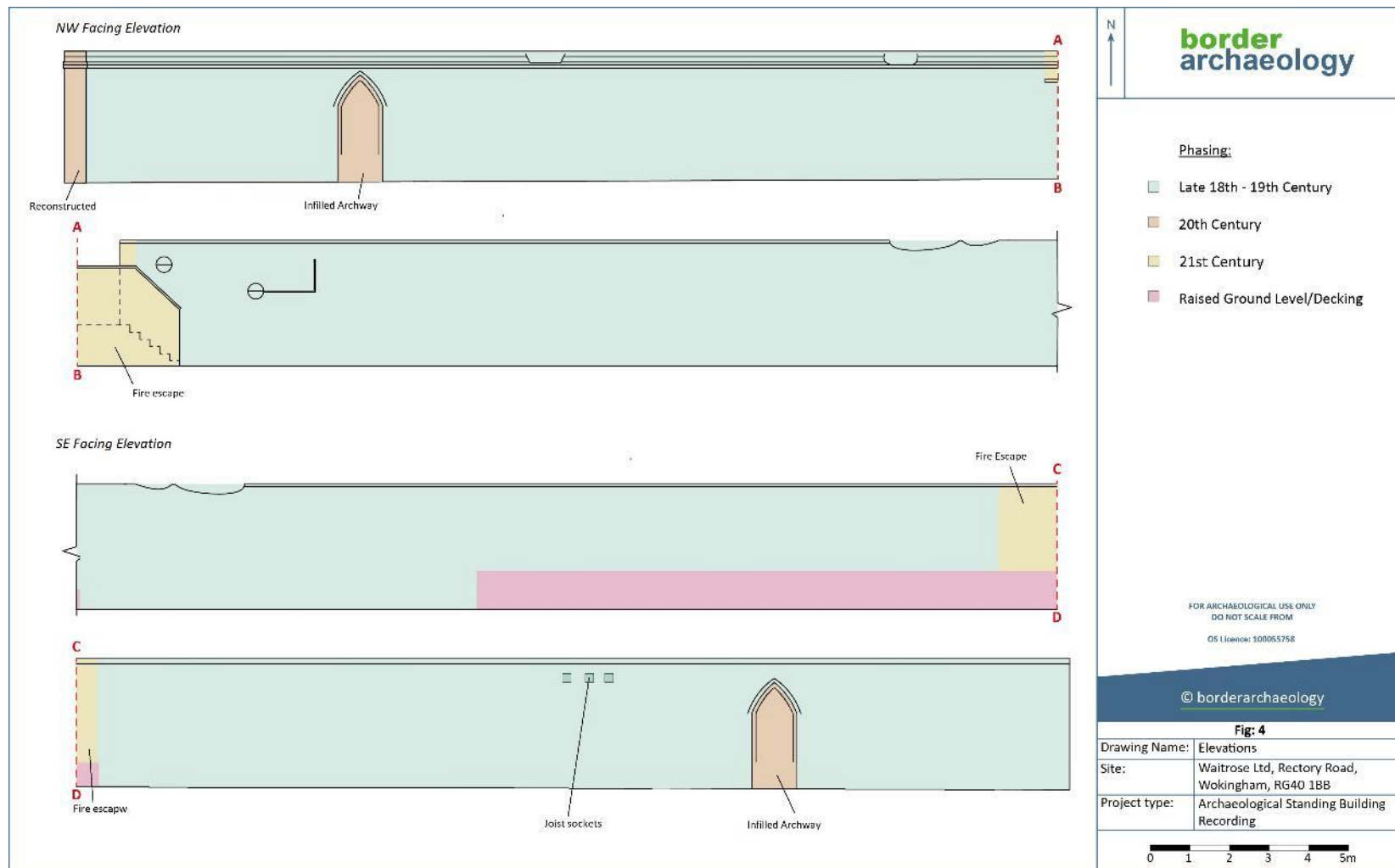
1875: Ordnance Survey 1st Edition 25-inch Map;

1899: Ordnance Survey 2nd Edition 25-inch Map;

1944: Ordnance Survey 25-inch Map.

13 Appendix 1: Plans and Elevations





14 Appendix 2: Photographic Record



Plate 1: General view of the wall looking SW, with Montague House in the right of frame.



Plate 2: General view of the wall looking ENE



*Plate 3 (left): View looking SW along the wall.
Plate 4 (right): View looking SE towards the wall.*



Plate 5: View looking S towards the wall, where it connects another Waitrose car park wall.



Plate 6: View looking SE towards the wall.



Plate 7: View of the foundation plinth to the NW facing elevation.



Plate 8: View looking SE towards the NW facing elevation of the wall.



Plate 9: View looking SE towards the NW facing elevation of the wall.



Plate 10: View looking NE along the NW facing elevation of the wall, towards the enclosed flight of steps.



Plate 11: View looking SE towards the NW facing elevation of the wall.



Plate 12: View looking SE towards the NW facing elevation of the wall, showing the outer wall of the steps.

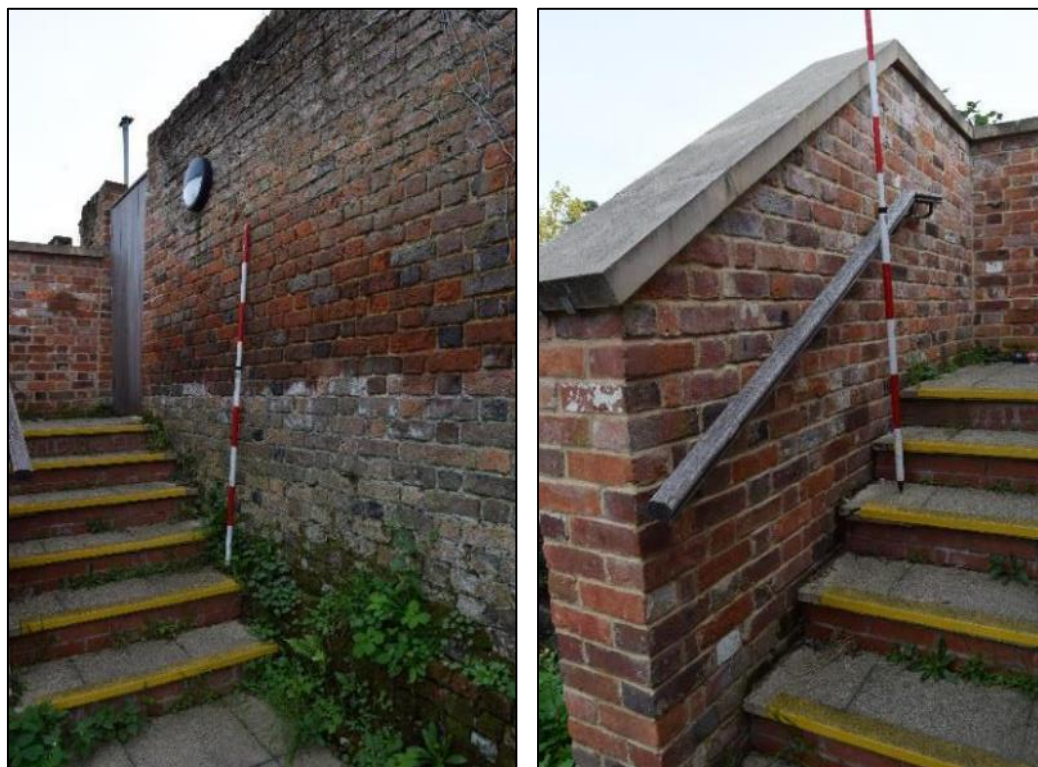


Plate 13 (left): View of steps looking NE towards the NW facing elevation of the wall.

Plate 14: View of steps looking N showing handrail attached to side wall.



Plate 15: View looking E towards the fire escape to the NW facing elevation of the wall.



Plate 16: View looking SE towards the NW facing elevation of the wall.



Plate 17: View looking E towards missing upper courses of the NW facing elevation of the wall.



Plate 18: View looking SE towards the NW facing elevation of the wall.

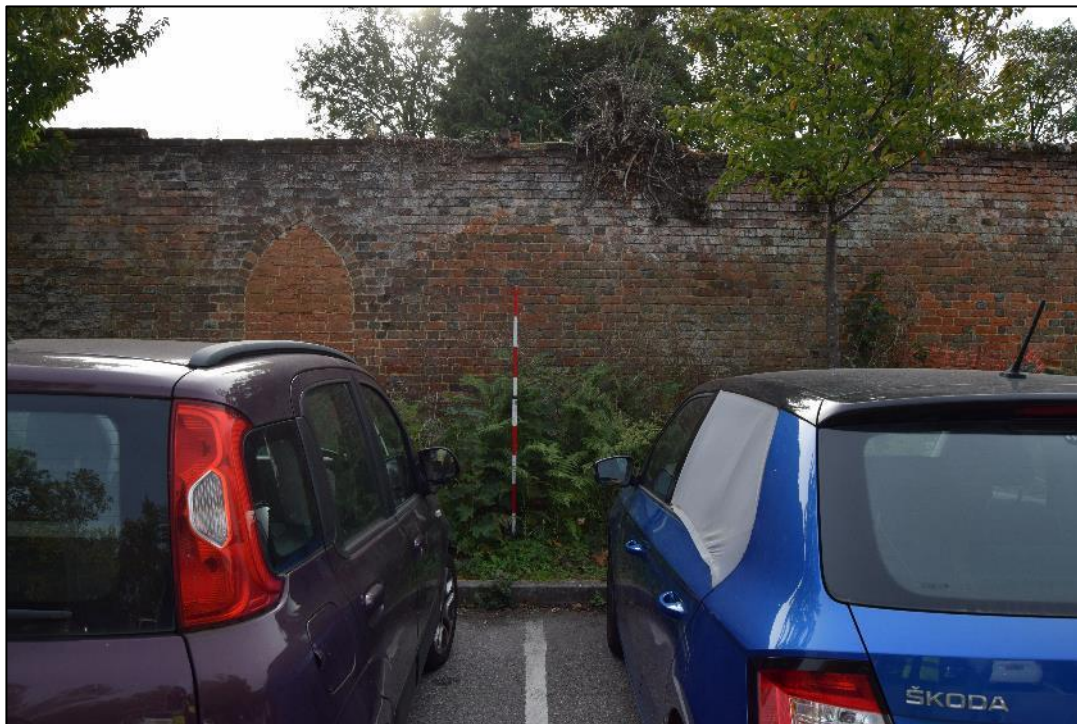


Plate 19: View looking SE towards the NW facing elevation of the wall.



Plate 20: View looking SW along the NW facing elevation of the wall.



Plate 21: View looking SE towards the NW facing elevation of the wall.

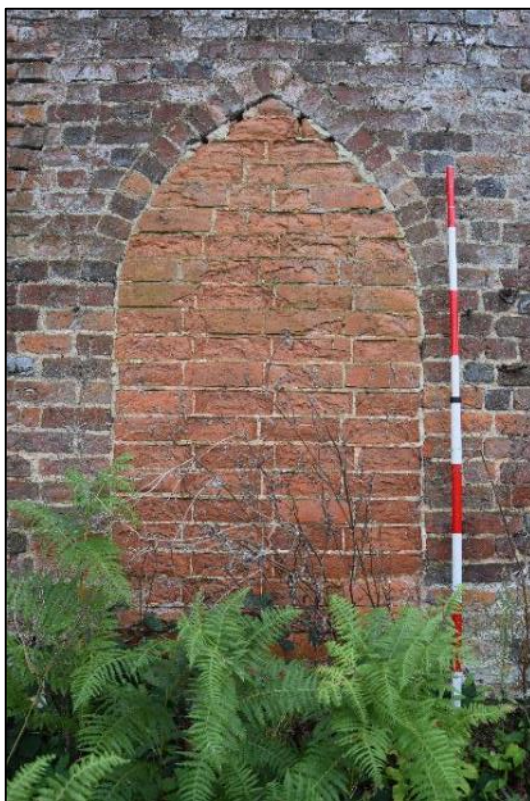


Plate 22: Closer view looking SE towards infilled arch within the NW facing elevation of the wall.



Plate 23: View looking SE towards the NW elevation of the wall.



Plate 24: View looking SW along the NW facing elevation of the wall.



Plate 25 (left): View looking SE towards the NW facing elevation of the wall.

Plate 26 (right): View looking SW towards the NE-end of the wall.



Plate 27: View looking NW towards the SE elevation of the wall.



Plate 28: Wide view looking NW towards the SE facing elevation of the wall.

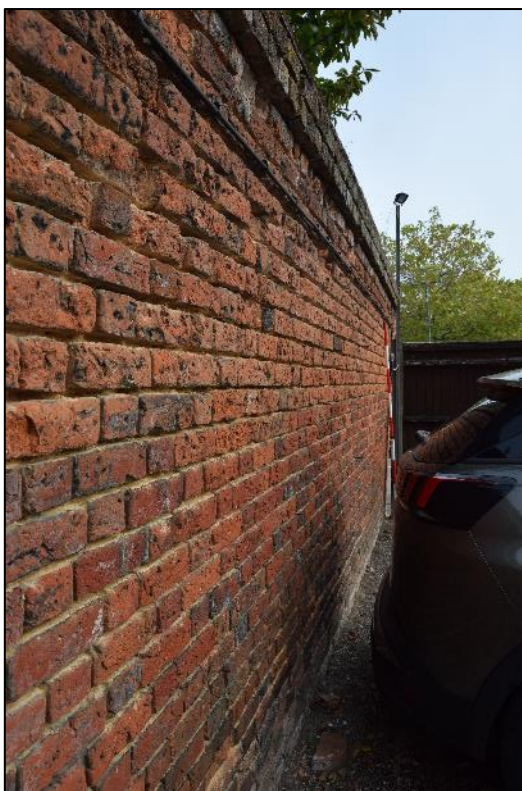


Plate 29: View looking NE along the SE facing elevation of the wall.



Plate 30: View looking NW towards the SE facing elevation of the wall.



Plate 31: View looking NE towards the SE facing elevation of the wall, focusing of the right side of the infilled archway.



Plate 32: View looking SW towards the SE facing elevation of the wall, focusing on the left side of the infilled archway.



Plate 33: View looking SW towards the SE facing elevation of the wall.



Plate 34: View looking SW along the SE facing elevation of the wall.



Plate 35: View looking NW towards the SE facing elevation of the wall.



Plate 36: View looking NW towards the SE facing elevation of the wall.



Plate 37: View looking SW towards the SE facing elevation of the wall.



Plate 38: View looking NW towards the SE facing elevation of the wall.



Plate 39: View looking NW towards the SE facing elevation of the wall.



Plate 40: View looking NW towards the SE facing elevation of the wall.



Plate 41: View looking W along the SE facing elevation of the wall.



Plate 42: View looking NW towards the SE facing elevation of the wall.



Plate 43: View looking W along the SE facing elevation of the wall.



Plate 44: View looking NW towards the SE facing elevation of the wall.

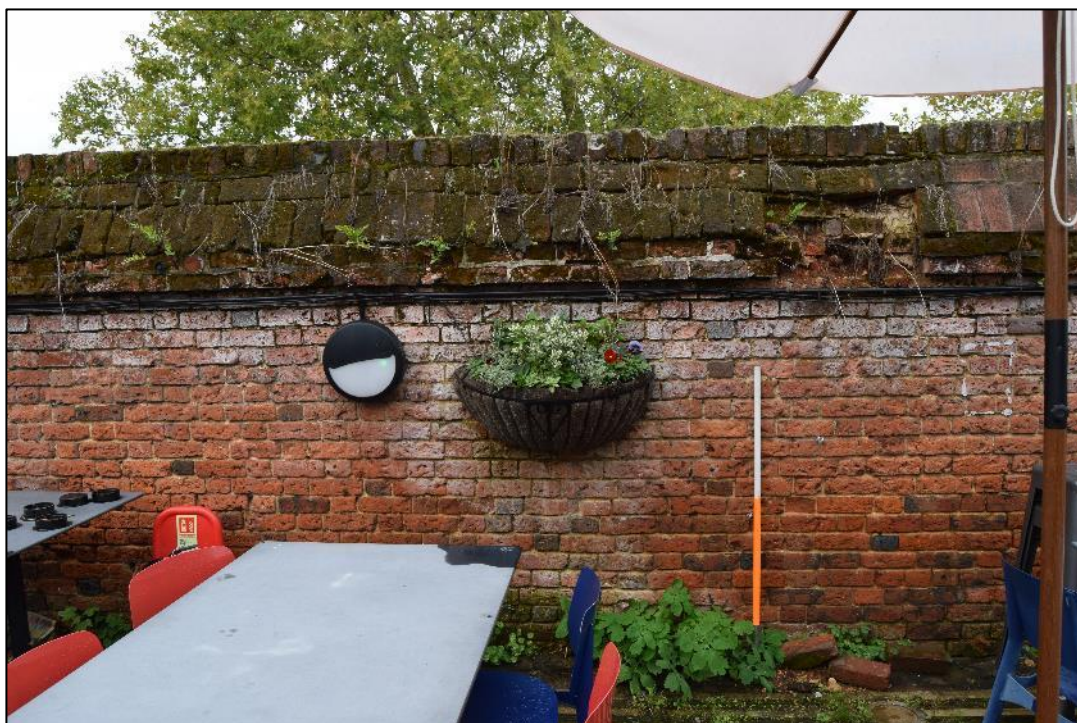


Plate 45: View looking NW towards the SE facing elevation of the wall.

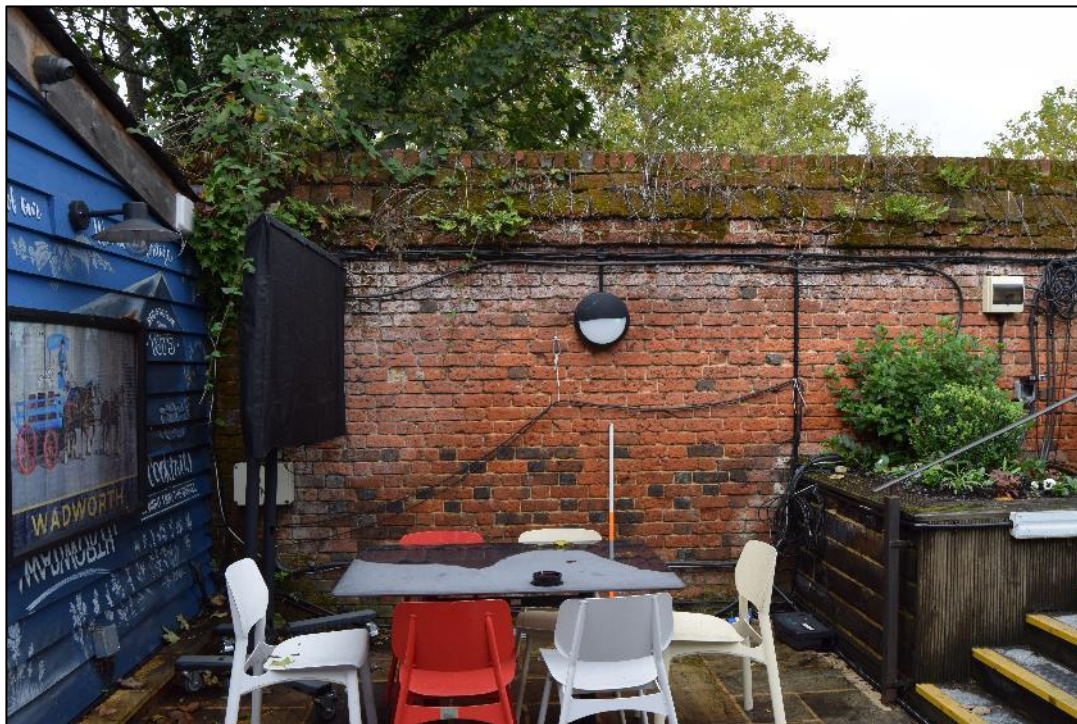


Plate 46: View looking NW towards the SE facing elevation of the wall.



Plate 47: View looking W towards the SE facing elevation of the wall.



Plate 48: View looking N towards the SE facing elevation of the wall.



Plate 49 (left): View looking N towards the SE facing elevation of the wall.
Plate 50 (right): View looking NW towards the SE facing elevation of the wall.



Plate 51 (left): View looking SW along the SE facing elevation of the wall.

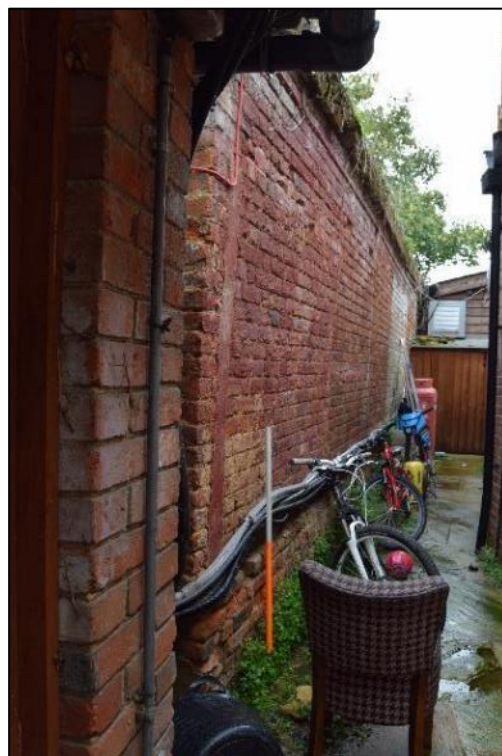


Plate 52 (right): View looking NE along the SE facing elevation of the wall.

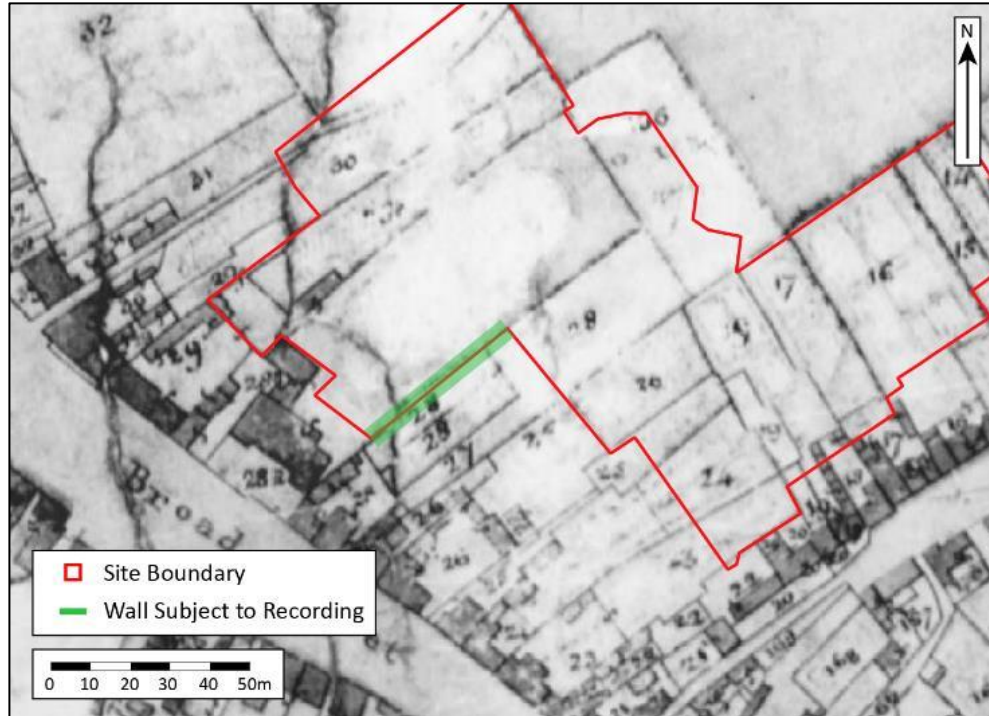


Plate 53: View looking S towards the western end of the SE facing elevation of the wall.

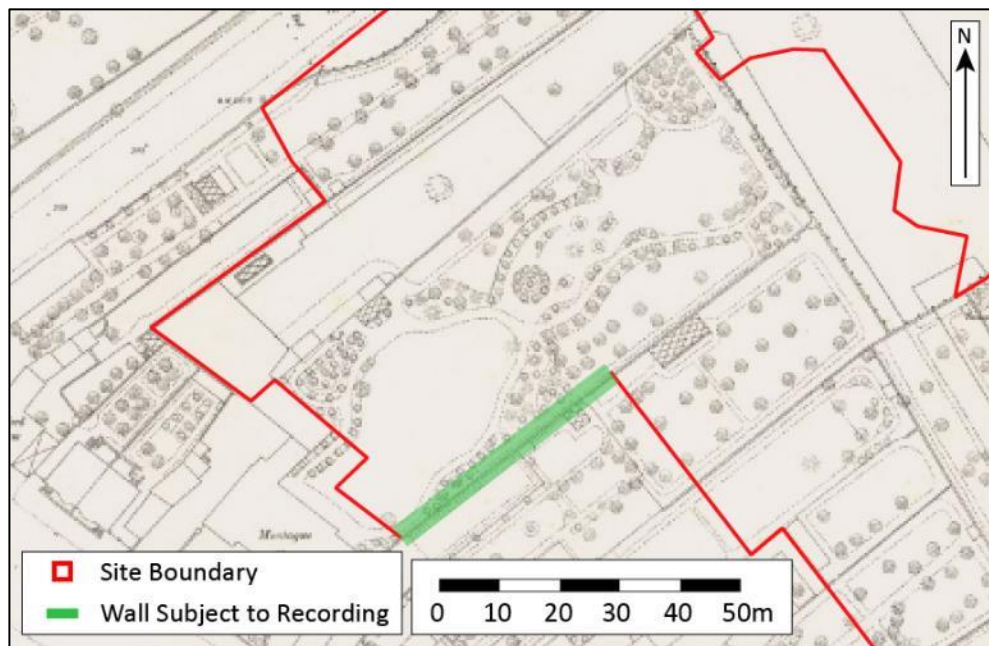


Plate 54: View looking S towards the western end of the SE facing elevation of the wall.

15 Appendix 3: Historic Maps



*Fig 5: Extract from the 1839 Tithe Map for Wokingham
(Reproduced by courtesy of the National Archives)*



*Fig 6: Extract from the Ordnance Survey Town Plan of Wokingham (surveyed 1872)
(Reproduced by courtesy of the National Archives)*

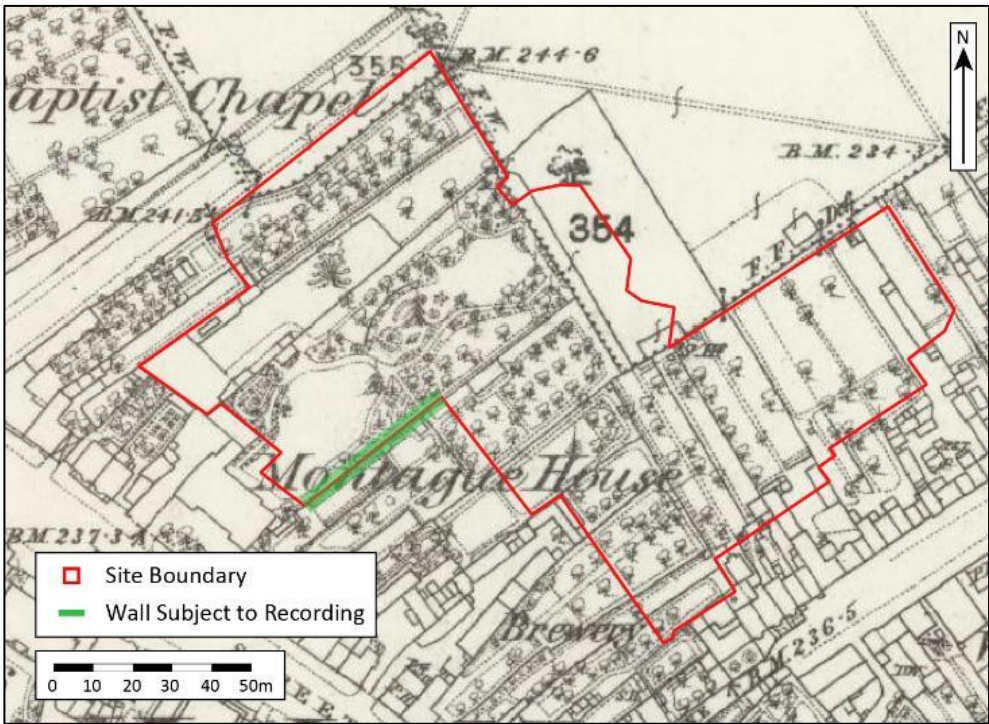
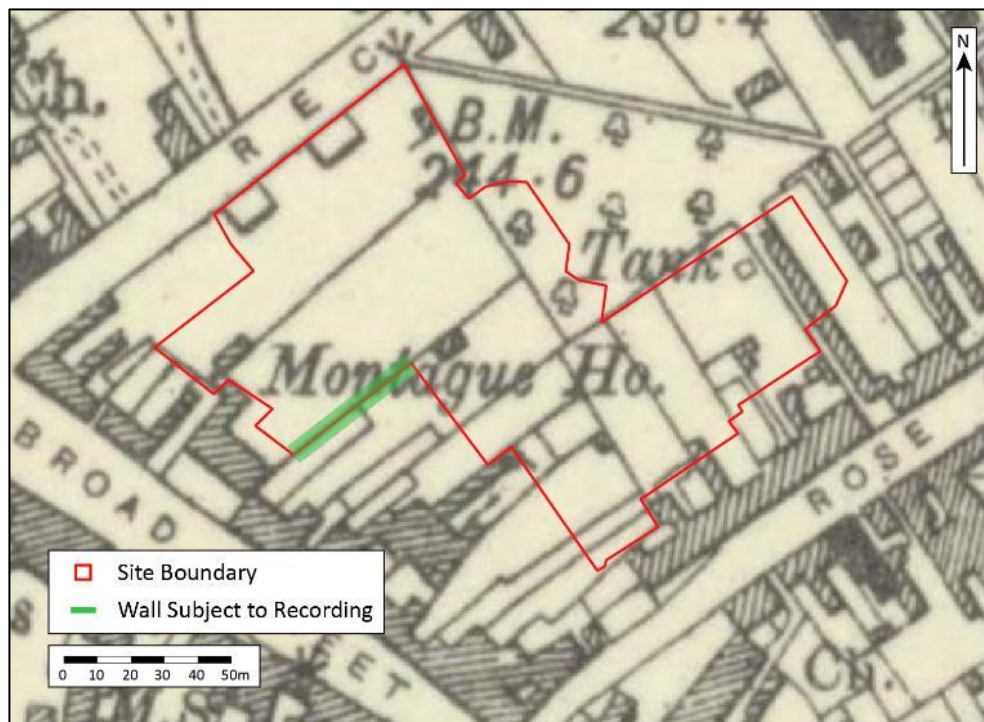


Fig 7: Extract from the Ordnance Survey 1st edition 25-inch map of 1875 (surveyed 1870)
(Reproduced by courtesy of the National Archives)



Fig 8: Extract from the Ordnance Survey 2nd edition 25-inch map of 1899 (surveyed 1898)
(Reproduced by courtesy of the National Archives)



*Fig. 9: Extract from the Ordnance Survey 25-inch map of 1944 (surveyed 1938)
(Reproduced by courtesy of the National Archives)*



*Fig. 10: Extract from an aerial photograph taken in 1946
(Reproduced by courtesy of the National Archives)*

16 Appendix 4: Historic Environment Records



Table 1: Gazetteer of Monuments

No	MonUID	Name	Period	NGR
1	MWK8111	Mesolithic flake - 30A Rose Street	Mesolithic	SU 81290 68700
2	MWK8092	Roman cinerary urn near the Palmer Schools in Wokingham	Romano-British	SU 81270 68800
3	MRM16536	Landen Bell Foundry - Broad Street	Medieval	SU 811 686
4	MWK529	The Old Bull and Bush	Medieval	SU 81232 68584
5	MWK6909	Late medieval pit behind 16 Rose Street	Medieval	SU 81200 68710
6	MRM17580	16th to 19th century features at Tudor House, 43 Broad Street	Medieval – Post medieval	SU 80987 68744
7	MRM18236	Possible medieval and/or post-medieval features at land at Peach Place	Medieval – Post medieval	SU 81270 68608
8	MRM18588	Tiled floor surface, medieval pottery sherd and roof tile – rear of 30 Market Place	Medieval – Post medieval	SU 8125 6852
9	MWK494	Rose Street	Medieval – Post medieval	SU 81296 68695
10	MWK512	Post holes at 2 Rose Street	Medieval – Post medieval	SU 81200 68650
11	MWK513	Stakehole at 2 Rose Street	Medieval – Post medieval	SU 81200 68650
12	MWK514	Beam slot at 2 Rose Street	Medieval – Post medieval	SU 81200 68650

Table 1: Gazetteer of Monuments

No	MonUID	Name	Period	NGR
13	MWK515	Pits at 2 Rose Street	Medieval – Post medieval	SU 81200 68650
14	MWK516	Ditches at 2 Rose Street	Medieval – Post medieval	SU 81200 68650
15	MWK518	Peach Street	Medieval – Post medieval	SU 81419 68650
16	MWK523	Broad Street	Medieval – Post medieval	SU 81063 68678
17	MWK524	Tudor House, 43 Broad Street	Medieval – Post medieval	SU 81002 68734
18	MWK526	The Elms, 26 Broad Street	Medieval – Post medieval	SU 81044 68663
19	MWK527	Market Place	Medieval – Post medieval	SU 81210 68570
20	MWK7151	Findspot at Shute End	Medieval – Post medieval	SU 80893 68663
21	MRM15757	Post medieval features to rear of 6 Market Place	Post medieval	SU 81148 68569
22	MRM16004	Wall section - Montague House, 31 Broad Street	Post medieval	SU 81077 68686
23	MRM16006	Undated ditch and post-medieval pit and pottery sherd - 4 Rectory Close	Post medieval	SU 81179 68803
24	MRM16039	Bank and 18th-19th century wall - rear of Montague House	Post medieval	SU 81170 68769
25	MRM16256	19th/20th century pits - 1 Rose Court, Rose Street	Post medieval	SU 81323 68746
26	MRM16476	19th century features - 3 Rectory Close	Post medieval	SU 81192 68789
27	MRM16553	Post-medieval features and finds - 60 Rose Street	Post medieval	SU 81365 68767
28	MRM17578	Post-medieval sherds and pipe stems - 30 Broad Street	Post medieval	SU 81025 68688
29	MRM17604	Site of Post-medieval Silk Mill - South Place, off Peach Street	Post medieval	SU 8123 6862
30	MRM17605	The Wokingham Methodist Church, Rose Street	Post medieval	SU 81287 68669
31	MWK15714	18th-19th century artefacts at Wokingham Town Hall	Post medieval	SU 81213 68554
32	MWK15722	Sand pits at 19-21 Broad Street	Post medieval	SU 81163 68691
33	MWK528	26/28 Market Place	Post medieval	SU 81221 68532
34	MWK552	Shute End	Post medieval	SU 80900 68750
35	MWK6905	Pits to rear of Waitrose	Post medieval	SU 81200 68710
36	MWK6906	Post medieval pit behind 22 Rose Street	Post medieval	SU 81200 68710
37	MWK6907	Well at rear of 16 Rose Street	Post medieval	SU 81200 68710
38	MRM16427	Semi-circular boundary to rear of properties south of Broad Street	Undated	SU 8106 6853
39	MWK6908	Ditch to rear of 16 Rose Street	Undated	SU 81200 68710


Table 2: Gazetteer of Events

No	EvUID	Record Type	Name	Date	NGR
E1	ERM741	Photographic Survey, Watching Brief	26/28 Market Place	1977	SU 81220 68531
E2	ERM357	Evaluation, Watching Brief	Shute End, Wokingham - Redevelopment of the WDC Offices	1986-1987	SU 80847 68685
E3	EWK183	Evaluation	Wokingham Central, Rose Street	1987	SU 81218 68711
E4	ERM351	Excavation	2 Rose Street	1988	SU 81201 68648
E5	ERM745	Evaluation	Waitrose Development, Montague House	1994	SU 81166 68767
E6	EWK184	Watching Brief	Waitrose Development	1995-1996	SU 81222 68702
E7	ERM356	Watching Brief	Waitrose Development, Montague House - Car Park Extension	1996	SU 81188 68755
E8	EWK127	Watching Brief	30 Broad Street	2001	SU 81019 68682
E9	EWK188	Photographic Survey	Wokingham Town Hall	2001	SU 81213 68555
E10	EWK163	Desk Based Assessment	Methodist Church, Rose Street	2002	SU 81289 68664
E11	EWK202	Watching Brief	Land adjacent to Charlecombe House	2003	SU 81294 68908
E12	EWK204	Desk Based Assessment	36-42 Market Place and 1-5 Rose Street	2003	SU 81260 68618
E13	EWK206	EVT	19-21 Broad Street	2003	SU 81156 68683
E14	ERM222	Watching Brief	Rear of Halifax Building, 6 Market Place	2004	SU 81149 68570
E15	ERM302	Evaluation	An Archaeological Field Evaluation in Land Adjoining Numbers 6 and 7 Rectory Close	2004	SU 81218 68768

Table 2: Gazetteer of Events

No	EvUID	Record Type	Name	Date	NGR
E16	ERM408	Evaluation	Thirlstone House, 16 Shute End	2005	SU 80909 68712
E17	ERM480	Watching Brief	Methodist Church, Rose Street	2005	SU 81294 68652
E18	ERM627	Desk Based Assessment	Wokingham Town Centre	2006	SU 81264 68622
E19	ERM700	Evaluation	4 Rectory Close	2007	SU 81170 68800
E20	ERM949	Watching Brief	1 Rose Court, Rose Street	2009	SU 81323 68746
E21	ERM1145	Evaluation	3 Rectory Close	2010	SU 81192 68790
E22	ERM1208	Evaluation	Land to the rear of 54 Rose Street	2011	SU 8133 6877
E23	ERM1231	Watching Brief	60 Rose Street	2011	SU 81365 68767
E24	ERM1733	Building Survey	The Elms, 26 Broad Street	2011	SU 8105 6866
E25	ERM1501	Building Survey	Tudor House, 43 Broad Street	2013	SU 80998 68734
E26	ERM1532	Watching Brief	42 Market Place	2013	SU 81213 68624
E27	ERM1601	Evaluation	Tudor House, 43 Broad Street	2014	SU 80987 68744
E28	ERM1660	Watching Brief	30 Broad Street	2014	SU 8102 6868
E29	ERM1670	Desk Based Assessment	Peach Place, Cultural Heritage Baseline Assessment	2014	SU 8128 6862
E30	ERM1792	Evaluation, Test Pit	Land at Elms Field	2015	SU 8092 6843
E31	ERM1927	Watching Brief	8 Rose Gardens	2016	SU 8129 6875
E32	ERM1998	Evaluation, Trial Trench	Peach Place, Archaeological Evaluation Phase 1	2017	SU 8124 6862
E33	ERM2090	Watching Brief	Baileys House Central Walk Wokingham	2017	SU 8118 6866
E34	ERM2115	Trial Trench, Watching Brief	Peach Place, Archaeological Evaluation Report Phase 2	2017	SU 8127 6860
E35	ERM2162	Trial Trench	Elms Field	2018	SU 8092 6846
E36	ERM2292	Watching Brief	Baileys House Extension, Central Walk	2019	SU 8119 6867
E37	ERM2447	Desk Based Assessment	Land at Walnut Court, Rose Street	2020	SU 8127 6873
E38	ERM2657	Watching Brief	30 Market Place	2021	SU 8125 6852

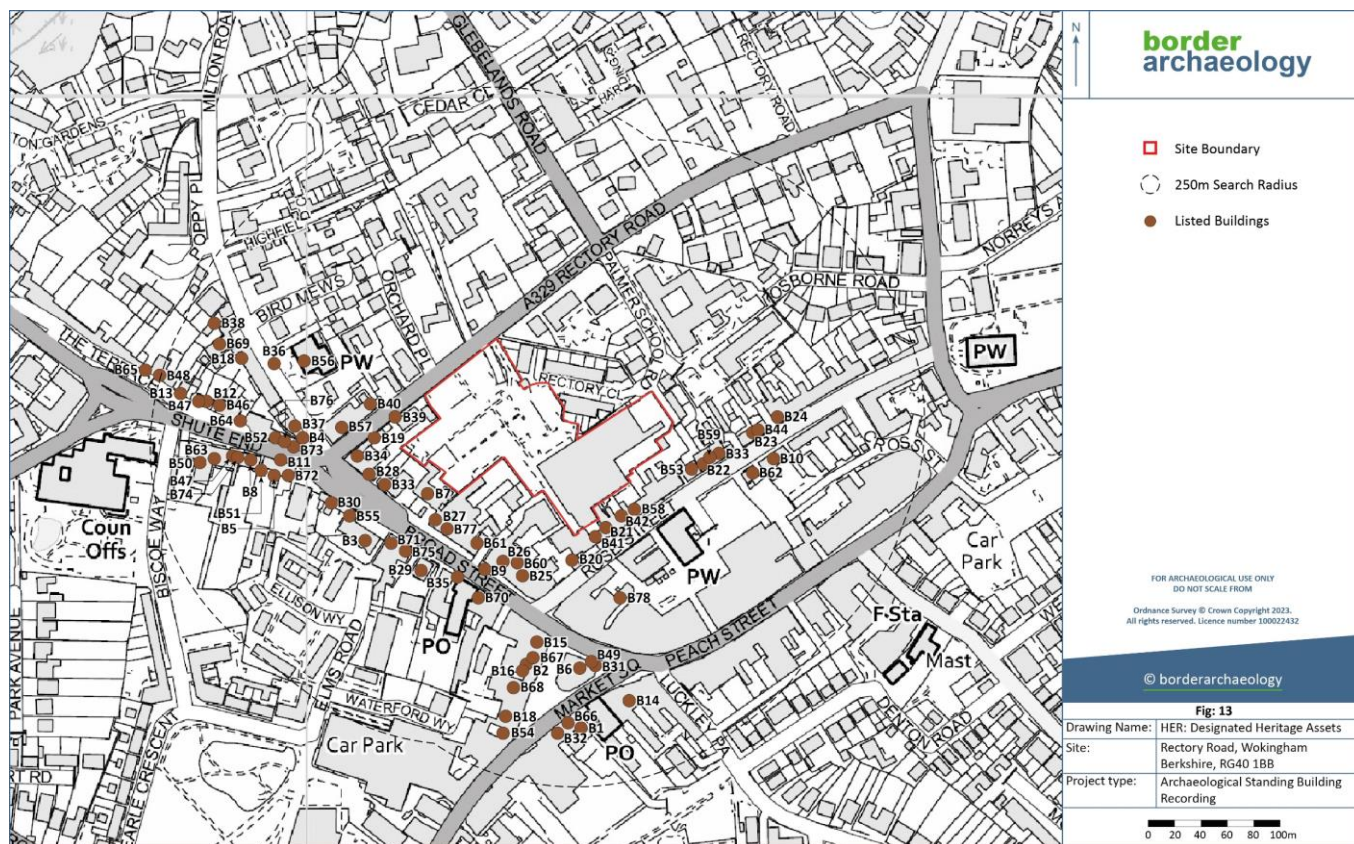


Table 3: Gazetteer of Designated Heritage Assets

No	PrefRef	Name	Grade	NGR
B1	1118018	Red Lion Public House	II*	SU 81212 68515
B2	1118021	6, Market Place	II*	SU 81170 68564
B3	1118045	The Elms	II*	SU 81046 68659
B4	1319161	Tudor House	II*	SU 80998 68738
B5	1303232	6, Shute End	II*	SU 80976 68709
B6	1303481	The Town Hall	II*	SU 81211 68561
B7	1319160	Montague House Aand Attached Garden Walls	II*	SU 81094 68695
B8	1118009	Shute End House	II*	SU 80958 68721
B9	1117981	Pair of K6 Telephone Kiosks Outside Nos 13-15 And Number 16 (Head Post Office) Broad Street	II	SU 81138 68637
B10	1118000	27 and 29, Rose Street	II	SU 81360 68722
B11	1118008	Railings in front of No 6 Shute End	II	SU 80981 68721
B12	1118012	St Clements	II	SU 80924 68766
B13	1118013	17, 19, 21 and 21a, The Terrace	II	SU 80904 68772
B14	1118019	Ye Olde Rose Inne	II	SU 81249 68536
B15	1118020	3 and 4, Market Place	II	SU 81178 68581
B16	1118022	Roebuck Public House	II	SU 81167 68559
B17	1118023	15, Market Place	II	SU 81154 68524

Table 3: Gazetteer of Designated Heritage Assets

No	PrefRef	Name	Grade	NGR
B18	1118024	6 and 8, Milton Road	II	SU 80951 68799
B19	1118031	1 and 3, Rectory Road	II	SU 81053 68738
B20	1118032	Wingmore Lodge	II	SU 81205 68644
B21	1118033	6, 8 and 10 Rose Street	II	SU 81231 68669
B22	1118034	34, Rose Street	II	SU 81306 68718
B23	1118035	46, 48 and 50, Rose Street	II	SU 81344 68742
B24	1118036	The Metropolitan Public House	II	SU 81363 68754
B25	1118039	7, Broad Street	II	SU 81167 68632
B26	1118040	11 and 13, Broad Street	II	SU 81152 68643
B27	1118041	29, Broad Street	II	SU 81100 68675
B28	1118042	Oxford House	II	SU 81049 68710
B29	1118043	Markham House and Front Railings	II	SU 81089 68636
B30	1118046	30-36, Broad Street	II	SU 81020 68688
B31	1118057	Drinking Fountain, approximately one metre from North East corner of The Town Hall	II	SU 81223 68563
B32	1319166	22, Market Place	II	SU 81194 68511
B33	1154679	Nos 35 and 37 And Front Railings	II	SU 81061 68702
B34	1154692	Colburn House	II	SU 81040 68724
B35	1154733	Milestone adjoining North West corner of The Post Office	II	SU 81117 68631
B36	1155237	Three Wall and Gate Piers to Wokingham Baptist Church	II	SU 80976 68795
B37	1155242	2 and 4, Milton Road	II	SU 80992 68747
B38	1155248	12, Milton Road	II	SU 80930 68826
B39	1155357	Wall Adjoining Nos 1 and 3 on the North East	II	SU 81069 68754
B40	1155379	Dwarf Garden Wall and Gate Piers Nos 2-10 to Police Station	II	SU 81050 68764
B41	1155390	4, Rose Street	II	SU 81223 68662
B42	1155410	12 and 14, Rose Street	II	SU 81243 68678
B43	1155467	40, 42, 44 and 44a, Rose Street	II	SU 81318 68726
B44	1155486	The Small House	II	SU 81348 68744
B45	1155707	No 12 and Front Railings	II	SU 80944 68724
B46	1155760	7 and 9, The Terrace	II	SU 80934 68763
B47	1155779	15, The Terrace	II	SU 80918 68766
B48	1155793	Queen's Head Public House	II	SU 80888 68786
B49	1274160	K6 Telephone Kiosk next to entrance to Town Hall	II	SU 81220 68566
B50	1303210	Admiral House	II	SU 80919 68719
B51	1303236	8, Shute End	II	SU 80966 68713
B52	1303260	5, Shute End	II	SU 80977 68738
B53	1303327	32, Rose Street	II	SU 81297 68714
B54	1303477	17, Market Place	II	SU 81152 68511
B55	1303639	28, Broad Street	II	SU 81034 68678
B56	1319151	Wokingham Baptist Church	II	SU 80999 68797
B57	1319152	Former Police Station	II	SU 81028 68746

Table 3: Gazetteer of Designated Heritage Assets

No	PrefRef	Name	Grade	NGR
B58	1319153	16 and 18, Rose Street	II	SU 81253 68683
B59	1319154	36 and 38, Rose Street	II	SU 81311 68723
B60	1319157	9, Broad Street	II	SU 81163 68642
B61	1319158	19, Broad Street	II	SU 81132 68657
B62	1319177	25, Rose Street	II	SU 81344 68711
B63	1319179	Barford House and Front Railings	II	SU 80930 68722
B64	1319180	3 and 5, The Terrace	II	SU 80950 68751
B65	1319181	The Old House	II	SU 80877 68790
B66	1319184	23 and 24, Market Place	II	SU 81202 68519
B67	1319185	5, Market Place	II	SU 81175 68569
B68	1319186	Fosters	II	SU 81160 68546
B69	1407433	The Auction House	II	SU 80934 68810
B70	1408326	Nos. 12A-14	II	SU 81133 68615
B71	1154742	No 24 and Front Railings	II	SU 81066 68657
B72	1118007	4, Shute End	II	SU 80987 68709
B73	1155627	1, Shute End	II	SU 80991 68731
B74	1118010	10a, Shute End	II	SU 80948 68723
B75	1118044	22, Broad Street	II	SU 81077 68651
B76	1118006	3, Shute End	II	SU 80984 68735
B77	1319159	The Gatehouse	II	SU 81109 68668
B78	1155129	37 Market Place (The Former Bush Hotel, including 1-10 Bush Walk)	II	SU 81242 68615

Report Title		Report Reference	
Archaeological Standing Building Recording: Waitrose Ltd Rectory Road Wokingham RG40 1BB		BA23139WLR/ASBR	
Compilation	Joe France BSc ACIfA and Ellie Bishop MA BA		
Artwork	Holly Litherland BA (Hons.) and James Brown BA		
Issue No.	Status	Date	Approved for issue
1	Final	November 2023	George Children MA MCI fA