

# nps archaeology

Archaeological Assessment of the Former White House School, 161 Finchampstead Road, Wokingham, Berkshire





Prepared for NPS London Barron & Smith



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Issue 1			

## **NPS Archaeology**

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Location: The Former White House School, 161 Finchampstead

Road, Wokingham, Berkshire

District: Wokingham Borough

Grid Ref.: SU 8046 6704
Client: Barron and Smith

### Summary

An archaeological desk-based assessment was conducted for Barron and Smith ahead of re-development of the Former White House School, 161 Finchampstead Road, Wokingham in Berkshire.

Very little archaeological activity has been recorded in the vicinity of the development site. There is early artefactual evidence which takes the form of a very small amount of prehistoric worked flint and, a single piece of pottery (which could have been Roman or medieval) and the rest of the recorded evidence is of the post-medieval and modern periods.

The school site itself is located within the Eastheath suburb of Wokingham, historically within the manor of Evendons, which gives its name to the road on which the school lies. The site is also partly located within East Heath, close to the common edge.

The Victorian school building was previously known as 'Eastheath Lodge', and appears to have become the 'White House' between 1900 and 1911 (according to Ordnance Survey mapping).

The building is not listed and has not been analysed in detail within this report.

#### 1.0 INTRODUCTION

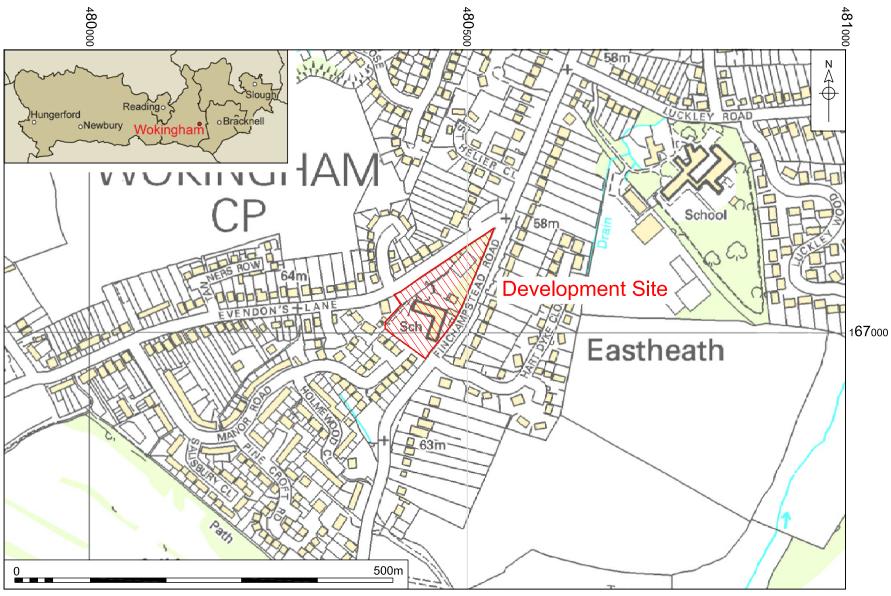
An archaeological assessment has been commissioned to assess the archaeological potential of the Former White House School at 161 Finchampstead Road, Wokingham, Berkshire (Fig. 1, National Grid Reference SU 8046 6704). The work was conducted in accordance with a Project Design and Method Statement prepared by NPS Archaeology (01-04-14-2-1302/NP).

The site is a former school, with a main building of Victorian date and various outbuildings, a car park and a netball court.

This programme of work was designed to assist in defining the character and extent of any archaeological remains within the proposed development area, and also the value of any such remains, following the guidelines set out in the *National Planning Policy Framework* (Department for Communities and Local Government 2012). The results will assist decisions to be made by the Local Planning Authority about the treatment of any archaeological remains likely to be affected by the proposed development.

In order to achieve the assessment aims a range of source material was examined. The material included unpublished reports on previous archaeological work, maps, published material, online material and information held in the Berkshire Historic Environment Record (BHER).

The work was commissioned by Barron and Smith on behalf of their client.



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Figure 1. Site location. Scale 1:5000



Plate 1. White House School, looking south-east

#### 2.0 GOVERNMENT POLICY

### 2.1 Regulatory and Advisory Framework for Cultural Heritage

The treatment of archaeological remains and the Historic Environment is regulated by the *National Planning Policy Framework* (Department for Communities and Local Government 2012). This policy replaces *Planning Policy Statement 5: Planning for the Historic Environment* (2010) and provides advice to planners and developers alike on the treatment and consideration of Heritage Assets.

The *Framework* states that 'Local planning authorities should set out in their Local Plan a positive strategy for the conservation and enjoyment of the historic environment'.

It also states (Section 12.128):

'In determining applications...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.'

The *Framework* goes on to discuss the importance of understanding the importance and impact a development may have on any archaeological remains or Heritage Assets within a site.

There is also some weight given to 'undesignated' assets, that is, those that are unknown and therefore not assigned a status, such as a Scheduled Monument or

a Listed Building. Conservation is the great watchword with those which ARE designated.

'Non-designated heritage assets of archaeological interest that are demonstrably of equivalent significance to scheduled monuments, should be considered subject to the policies for designated heritage assets (Section 12.139).'

### 2.2 Local Government Policy

### 2.2.1 Wokingham Borough Core Strategy

The Wokingham Borough Core Strategy Development Plan Document (adopted – 29 January 2010) does not provide any great guidance for developers and archaeological sites, however there is small mention of the subject:

2.21 Whilst the borough does not contain any nationally designated landscapes (Areas of Outstanding Natural Beauty), the Audit Report and Landscape Character Assessment (2004) highlight the most important parts of the area and the degree that it can accommodate development. There are a variety of internationally (e.g. TBH SPA), nationally and locally important wildlife, heritage and archaeological sites within and adjoining the borough...'

### 2.3 Site Specific Designations

There are no known designations in place within the development area; it is not positioned within a conservation area and does not include any listed buildings.

#### 3.0 LOCATION, GEOLOGY AND TOPOGRAPHY

Wokingham is a town located to the south-east of the city of Reading. The site itself lies in the Eastheath district of the town, which is towards the south of the main town centre. The site is located within a triangle of land with Evendon's Lane on one side and Finchampstead Road (the A321) on the other side. Residential development lies to the west, north and south of the site.

The site covers approximately 2.61 acres (1.06 hectares) and is located at a elevation of around 60m AOD.

The bedrock geology of the development area is sand (Bagshot Formation). No superficial geology recorded for the area<sup>1</sup>.

#### 4.0 SOURCES USED IN THE ASSESSMENT

#### 4.1 Berkshire Historic Environment records

The primary source for archaeological evidence in Berkshire is the Berkshire Historic Environment Record (BHER), which details archaeological discoveries and sites of historical interest. In order to characterise the likely archaeological potential of the site, data was collated from all BHE records that fall within a 750m radius of the site. This search returned 16 records in total. The results of the search are synthesised in Table 1, below.

<sup>1</sup> http://www.bgs.ac.uk/opengeoscience/

Record type	No. within study area
Listed building	8
Event	4
Other	3
Cropmarks	1
TOTAL	16

Table 1. BHE records within 750m of the site

### 4.2 Cartographic Evidence

A range of maps were examined in order to establish the nature of more recent land-use within the proposed development area. The earlier maps were also of some use in tentatively reconstructing the character of the medieval and early post-medieval landscape.

The Enclosure Maps for Berkshire have been digitised and are available at: <a href="http://www.berkshireenclosure.org.uk/">http://www.berkshireenclosure.org.uk/</a>. The Tithe Map was accessed via Berkshire Record Office (Ref. D/P154/27A). The Ordnance Survey mapping was consulted at Old Maps (http://www.old-maps.co.uk/maps.html). The following maps were examined in detail:

- Enclosure Map of Wokingham, 1817 (BRO Ref. D/P154/26B)
- Tithe Map of Wokingham All Saints, 1841 (Ref. D/P154/27A)
- Ordnance Survey Map of 1871-2
- Ordnance Survey Map of 1911
- Ordnance Survey Map of 1961
- Ordnance Survey Map of 1989-90

Google Earth's historical imagery was also utilised for information on recent land use and development.

#### 5.0 ARCHAEOLOGICAL EVIDENCE

(Figure 2)

### 5.1 Sites within the development area

No known archaeological sites are recorded within the development area.

## 5.2 Sites within the study area (750m radius)

The earliest material recorded within the 750m search radius of the site were three worked flints and a sherd of Roman or medieval pottery, recovered during fieldwalking at Woodcray Manor Farm (EWK 181). This site is located at the extreme south-east of the survey area.

All of the remaining activity in the area is of post-medieval or modern date, although two desk-based assessments are also included within this number recorded as events, both of which concluded that their respective sites had little or

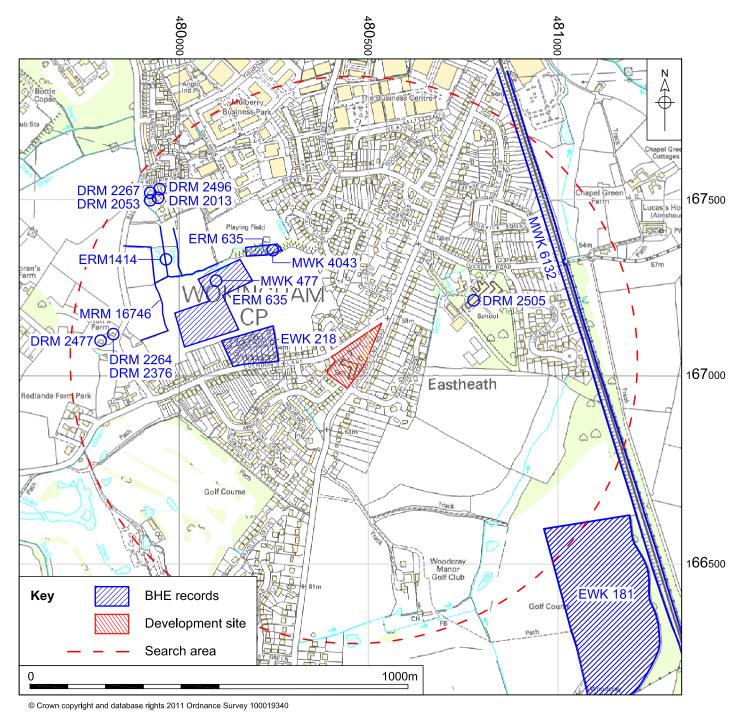


Figure 2. BHE records within 750m of the site. Scale 1:10,000

no potential for archaeological remains to be recovered (ERM 1414 and EWK 218).

Eight listed buildings form the largest group of sites within the study area, one of which lies approximately 250m east of the current development site - the Luckley Oakley School (DRM 2505), a country house built in 1907, and now a private school. This building is separated from the current site by the Finchampstead Road, and it is considered that its setting will not be affected by the development. The remaining listed buildings each relate to two separate farm complexes, one is a group of buildings associated with Blagrove Farmhouse (DRM 2053) and the second is a group relating to Hutt's Farmhouse (DRM 2264). All of these buildings are Grade II listed and are of either 16th- or 17th-century date. The Blagrove complex lies to the north-west of the study area, and the Hutt's Farm complex lies to the west, both around 600m away from the development.

Crossing the study area roughly north-west to south-east is a railway (MWK 6132) with stations at Wokingham and Crowthorne (the station at Crowthorne is recorded as having opened in 1859). The railway runs approximately 520m to the east of the development.

Other recorded features include cropmarks, an earthwork bank and historic hedgerows. The cropmarks (MWK 477) appear to form three sides of an enclosure. They appear only on one set of aerial photographs only and are recorded to be 'unusually fresh', and hence it seems likely that this monument is relatively modern. The earthwork bank (MWK 4043) bordering the northern edge of 'Viking Field' is believed to be a post-medieval bank of topsoil associated with the clay pit at Blue Pool. Work by East Berkshire Archaeological Society indicates the bank was extant in the mid 19th century according to the Tithe map. In 2005-6 electrical resistivity tomography was undertaken on the bank which comprised a survey along the bank in three places (ERM 635). The results showed a lowresistivity core and high resistivity outer surface but did not indicate a ditch and the bank did not appear to be stratified. The most likely source of bank material is thought to be topsoil from nearby brickworks. However the nature and date of the earthen bank remains inconclusive. Post-medieval or earlier hedgerows (MRM 16746), were marked on the 1817 enclosure map of the area and hence have some historical value.

#### 6.0 CARTOGRAPHIC EVIDENCE

(Figures 3–8)

The earliest map consulted as part of this assessment was the Enclosure map of 1817, which details the extent of Enclosure in the parish (Figure 3). The site is a little difficult to place on this map although it seems likely that the boundary of field 129 on the opposite site of the Finchampstead Road is the same as appears later, and corresponds roughly with the south-western extent of the site. This places the site over the edge of East Heath, which is coloured blue-green, and is numbered Field 122. There would appear to be buildings fronting onto the Finchampstead Road, also located within the site boundary. It would seem unlikely that these buildings are those currently present on the site, and are more likely to be earlier. On the northern side of Evendon's Lane is an area set aside as 'Common Field'.

The Tithe Map of the parish of Wokingham All Saints (Figure 4) shows the site to be mainly 'House and Garden' (Field 656), owned and occupied by William Jenkins Esq. The surrounding fields are mainly meadow, pasture and an orchard, all probably associated with the house, apart from Field 654, which is listed as arable land (outside the study area). On the Evendon's Lane frontage there are gardener's cottages and a garden (Field 657). It is difficult to determine whether the buildings on the Enclosure map are the same as on the Tithe map, as the enclosure map is not entirely clear. It would appear that those seen on the Tithe map are Eastheath Lodge and its outbuildings, and are therefore the current ones on the site. The curved edge of the Common Field as depicted on the Enclosure map is also visible on the Tithe map, to the north of the site.

Landowners	Occupiers	Numbers Referring to the Plan	Name and Description of Land and Premises	State of Cultivation
William Jenkins Esq.	Himself	654	Fields	Arable
William Jenkins Esq.	Himself	655	Front Meadow	Meadow
William Jenkins Esq.	Himself	656	House and Garden etc.	
William Jenkins Esq.	Himself	657	Gardener's Cottages and Garden	
William Jenkins Esq.	Himself	658	Orchard	Pasture
William Jenkins Esq.	Himself	659	Back Meadow	Meadow

Table 2. Tithe Apportionment Details

The Ordnance Survey map of 1871-2 (Figure 5) depicts Eastheath Lodge, the former name of the White House. The Lodge is located closer to the Finchampstead Road side of the plot, rather than Evendon's Lane. Much of the area around the house appears to be gardens associated with the house, with tracks and trees depicted. The area around the site is undeveloped at this time; indeed there are no houses near to the Lodge at all. On the opposite side of the Finchampstead Road is Luckley Park, which now contains Luckley Oakley School, and is shown to be heavily wooded at this time.

By the time that the Ordnance Survey map of 1899 is produced (not reproduced here) there is a small amount of development, mainly to the north of the site along the Finchampstead Road, but also at the junction of the Finchampstead Road and Woodcray Lane to the south of the site. In 1900 the house is still named Eastheath Lodge, but by 1911 (Figure 6) it was named White House. At this point there is much more development in the vicinity of the site, although the site outline remains unchanged from the previous map. Development has mainly occurred along Evendon's Lane and also to the south along Finchampstead Road. By the 1931-2 map there is a small amount of development on the opposite side of the Finchampstead Road, although much then remains unchanged until the map of 1961.

By 1961 (Figure 7) the Ordnance Survey map shows continual housing along this part of the eastern side of the Finchampstead Road. This residential development has also taken up much of the western end of Evendon's Lane, on both the

northern and southern sides. Also by 1961 the site outline is more like it is in the present day, although the fields immediately to the south are not yet developed.

At some time between the map of 1961 and that of 1964-7 'White House' became 'White House Preparatory School'. A swimming pool and tennis court are depicted just outside the current development area, which were probably a part of the school site (these were probably located where the current car park is). Also at this time a small development on the opposite side of Evendon's Lane to the school (Evendon's Close) has been built. By 1971-5 the area south of the school had become infilled, leaving the two fields apparently associated with the school as the only open space in this triangle of land. This arrangement remained the case until at least 1989-90 according to the Ordnance Survey map (Figure 8).

Between 1989-90 and 2003 the road named Hart Dyke Close was constructed off the Finchampstead Road, just opposite the School, and ran to the rear of the houses fronting the main road (Google Earth 2003). This road was flanked by further residential development, infilling at the back of these properties. A continuation of this road as Denby Close was constructed between 2008 and 2010.

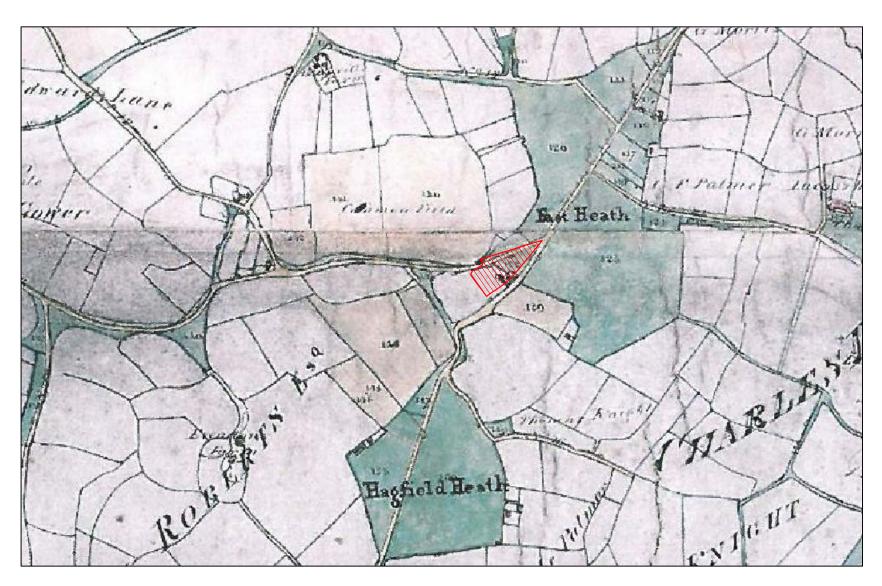


Figure 3. Enclosure Map of Wokingham, 1817

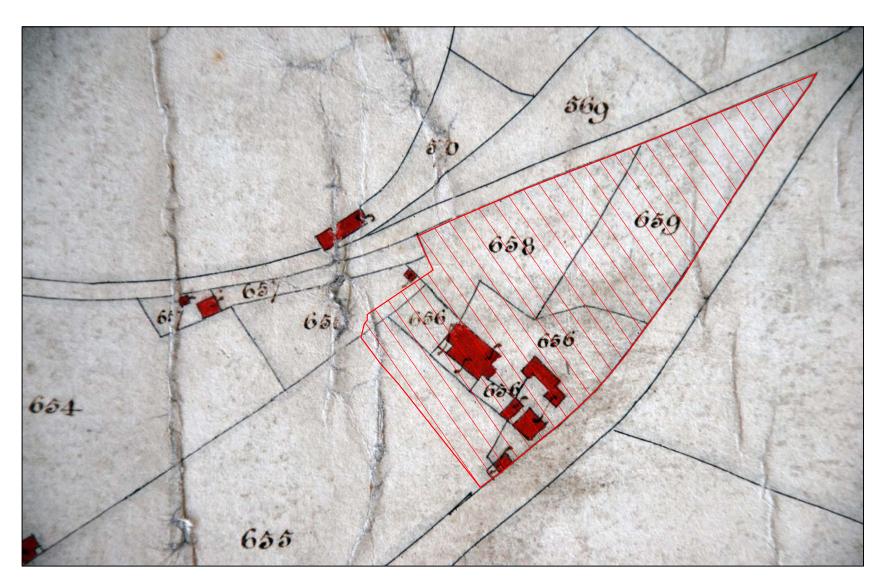


Figure 4. Tithe Map of Wokingham All Saints, 1841

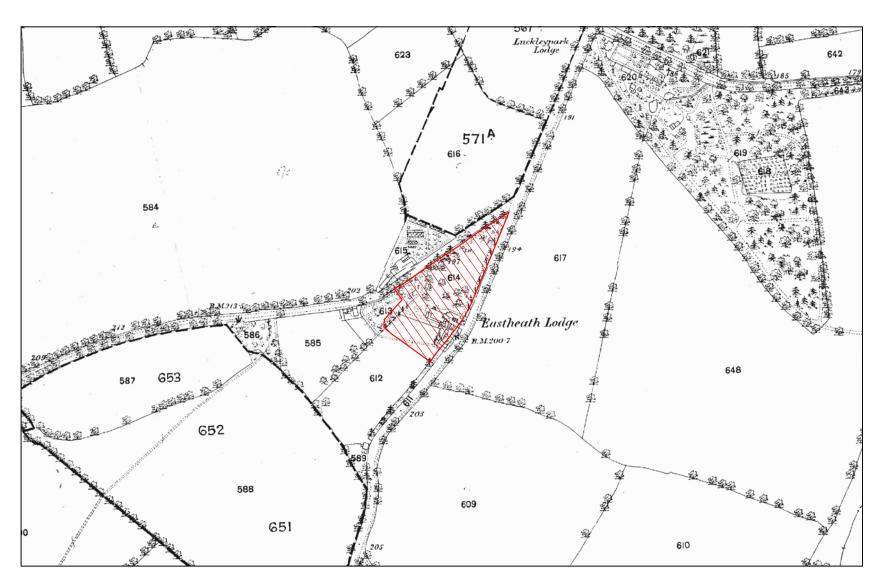


Figure 5. Ordnance Survey Map of 1871-2

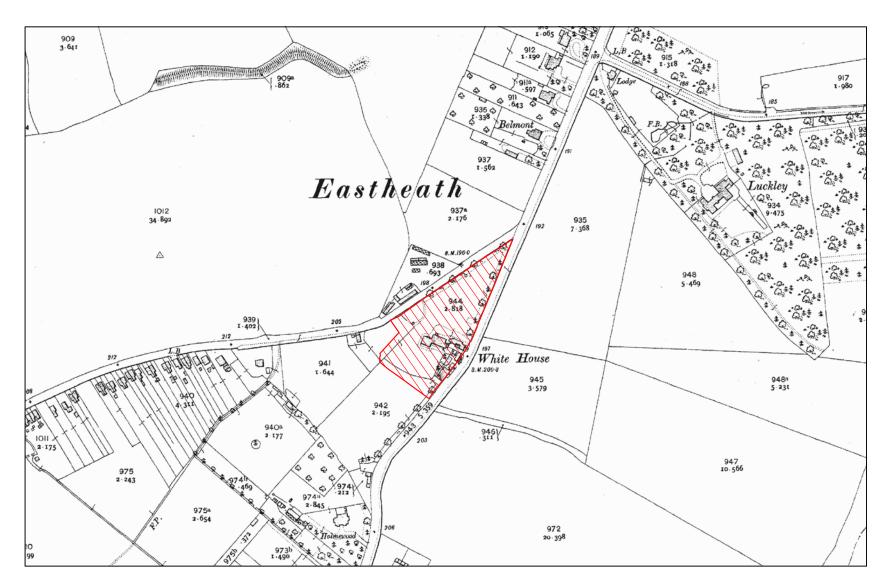


Figure 6. Ordnance Survey Map of 1911

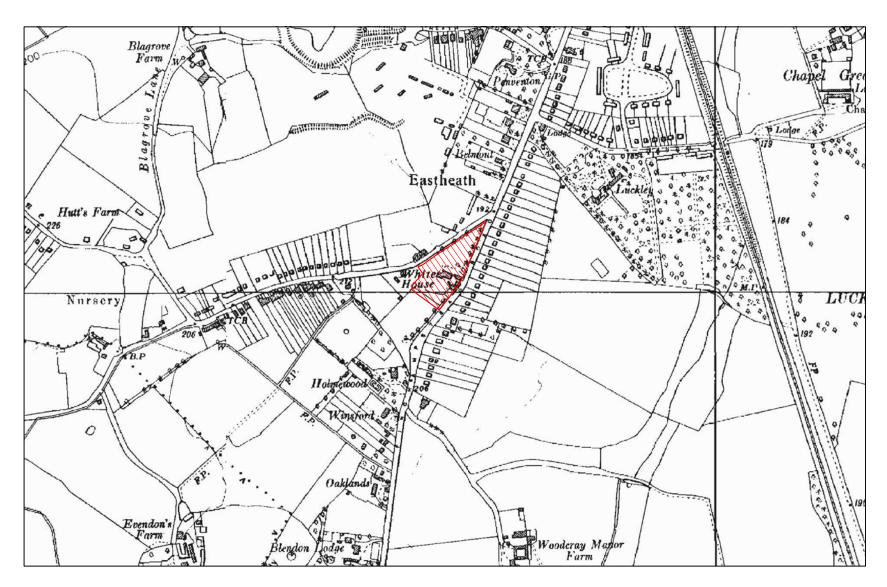


Figure 7. Ordnance Survey Map of 1961

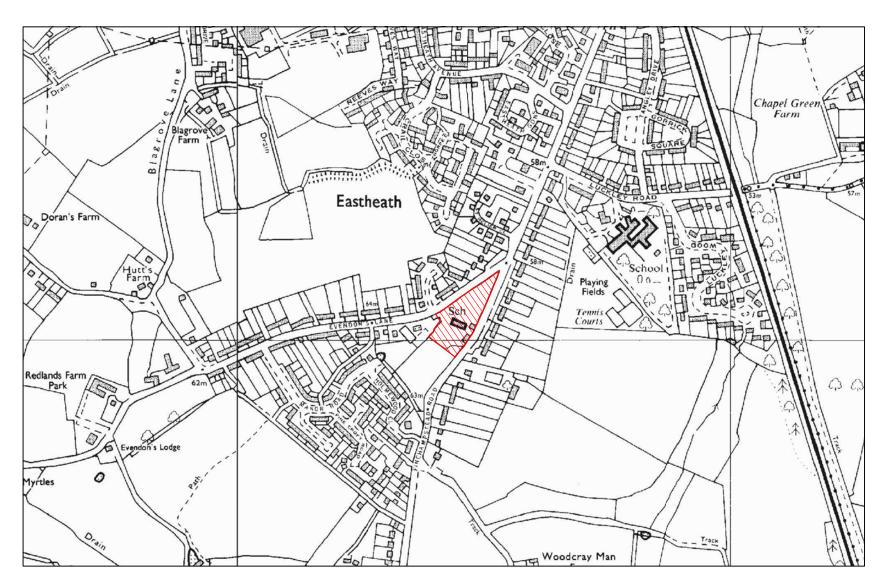


Figure 8. Ordnance Survey Map of 1989-90

#### 7.0 SITE POTENTIAL

The area around The Former White House School at 161 Finchampstead Road in Wokingham is very sparse in recorded archaeological data, and much of what is recorded is of a relatively late date, with only a few finds contributing to the earlier picture of the area and landscape.

Wokingham was not mentioned in the *Domesday Book* of 1086, but was first mentioned as the manor of Sonning, the Bishop of Salisbury's land in 1316; Evendon's was a sub-manor within the manor of Sonning.

The site itself is already developed and landscaped; development is likely to have been from the Victorian period onwards. Prior to the construction of Eastheath Lodge (the earlier name for the building) the site is likely to have been arable land for some centuries.

It is considered that, based on available evidence, there is low potential for archaeological deposits to be present in the area.

The White House is a substantial Victorian structure and its residential history followed by that as an educational establishment school could suggest that the building should be considered as a heritage asset. Evidence of both phases of its use may still present in the structure. The grounds of the building may also retain evidence of changes made when the house and garden were laid out and may contain formal landscaped features

### 7.1 Valuing the Archaeological Resource

The categories used to assign a value to the archaeological resource are based on those outlined in Highways Agency's Design Manual for Roads and Bridges (www.dft.gov.uk/ha/standards/dmrb/vol11/).

Value	Criteria
Very High	World Heritage Sites (including nominated sites). Assets of acknowledged international importance. Assets that can contribute significantly to acknowledged international research objectives.
High	Scheduled Monuments (including proposed sites). Undesignated assets of schedulable quality and importance. Assets that can contribute significantly to acknowledged national research objectives. Listed Buildings (including proposed buildings).
Medium	Designated or undesignated assets that contribute to regional research objectives.
Low	Designated and undesignated assets of local importance. Assets compromised by poor preservation and/or poor survival of contextual associations. Assets of limited value, but with potential to contribute to local research objectives.
Negligible	Assets with very little or no surviving archaeological interest.

Table 3. Criteria for assigning a value to the archaeological resource

It is thought likely that any archaeological remains within the development area will be of **low** value.

### 7.2 Likely condition of archaeological remains

It is important to consider the condition and stability of any archaeological remains that may be present within the development area.

The site is likely to have been arable land for much of the time prior to the construction of Eastheath Lodge in the Victorian period. This can bring its own problems in later periods, such as deep ploughing affecting sub-surface archaeological remains (in this case agricultural works will have ceased when the house was constructed and the grounds laid out – a process that will have itself caused disturbance to what may have been present prior to this date.

### 7.3 Development Impacts

The extent of any likely impacts is set out in the table below. It is worth noting that the impacts can be either adverse or beneficial and direct or indirect. The criteria for the impacts are taken from Highways Agency's Design Manual for Roads and Bridges (<a href="https://www.dft.gov.uk/ha/standards/dmrb/vol11/">www.dft.gov.uk/ha/standards/dmrb/vol11/</a>). The impact of development on sub-surface heritage assets is generally seen as adverse.

Impact	Description
Major adverse	Change to most or all key archaeological materials, such that the resource is totally altered. Comprehensive changes to setting
Moderate adverse	Changes to many key archaeological materials, such that the resource is clearly modified. Considerable changes to setting that affect the character of the asset
Minor adverse	Changes to key archaeological materials, such that the asset is slightly altered. Slight changes to setting
Negligible	Very minor changes to archaeological materials, or setting
No Change	No change

Table 4. Criteria for assessing the magnitude of the impacts of the proposed development

Any below ground disturbance associated with development of the site will have a direct affect on archaeological remains in the area, and although, inevitably, the extent of the archaeological resource is currently unknown, it is likely that the development would have a **negligible to minor adverse** impact on remains (should they be present). The impact will be negligible if there is little actual groundwork to be undertaken as part of this refurbishment plan, and these plans are not yet fully formed. If extension or demolition of some of the buildings is proposed it is likely that there will be a minor adverse effect.

### 7.4 Development Effects

An assessment of the significance of the effects of the development on the archaeological resource can be reached by combining the assessments of value (Table 3) and development impact (Table 4) using a matrix similar to that in Highways Agency's Design Manual for Roads and Bridges (<a href="https://www.dft.gov.uk/ha/standards/dmrb/vol11/">www.dft.gov.uk/ha/standards/dmrb/vol11/</a>) (Table 5, below).

The value of the archaeological resource is on balance considered to be **low** and the impact to be **negligible to minor** resulting in a **neutral to slight** effect.

	Very High	Neutral	Slight adverse	Moderate/ Large adverse	Large/ Very Large adverse	Very Large adverse
	High	Neutral	Slight adverse	Moderate/ Slight adverse	Moderate/ Large adverse	Large/ Very Large adverse
Value	Medium	Neutral	Neutral/ Slight adverse	Slight adverse	Moderate adverse	Moderate/ Large adverse
	Low	Neutral	Neutral/ Slight adverse	Neutral/ Slight adverse	Slight adverse	Slight/ Moderate adverse
	Negligible	Neutral	Neutral	Neutral/ Slight adverse	Neutral/ Slight adverse	Slight adverse
		No change	Negligible	Minor adverse	Moderate adverse	Major adverse
		Magnitude of Impact				

Table 5. Significance of Effects Matrix

#### 8.0 CONCLUSIONS

The part of Wokingham in which White House school is situated is located within an area known as Eastheath which has merged into the town forming one of its southern suburbs. The name Eastheath Lodge was given to the Victorian building present on the site, prior to its renaming as the White House in the early 20th century. The building was formerly residential and became a school in the early-mid 1960s, when it is appears on maps as the White House Preparatory School.

The general area is notably sparse in recorded archaeological remains. A tiny amount of worked flint and a pottery sherd (Roman or medieval) were collected during fieldwalking from an area at the extreme south-east of the study area (700m away from the school). These finds form the earliest material from the area.

The school was in a landscape of scattered farmsteads into the 20th century, and at the time was distinct from Wokingham. It was not until the mid 20th century that residential development really encroached onto this essentially rural landscape. A 19th-century railway line crosses the east of the survey area. A probable modern cropmark of an enclosure and a post-medieval earthwork bank (probably the result of dumping of topsoil from nearby brickworks) are recorded prior to development here. Some of the hedgerows are recorded on 19th-century maps.

There are eight listed buildings within the study area however none are located close to the development site.

The development site itself is considered to have low archaeological potential. It appears that the grounds were landscaped around the house and further altered with the introduction of sports facilities including a swimming pool and netball court after the house was converted to a school.

It seems unlikely that much subsurface archaeology will remain unaltered.

The house itself should be considered as a heritage asset as should its garden especially if the grounds contain surviving formal landscaped features.

### **Acknowledgements**

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Berkshire Historic Environment Record provided the HER data.

This report was illustrated and produced by David Dobson and edited by Jayne Bown.

### **Bibliography and Sources**

Department for Communities and Local Government 2012 National Planning Policy Framework TSO, London

http://maps.bgs.ac.uk/geologyviewer\_google/googleviewer.html Accessed 17.12.2013

## Appendix 1: Archaeological Evidence

Key to colours:

☐ Listed buildings

Events

□ Cropmarks

☐ Other Sites

BHER No.	Description
DRM 2013	Barn approx. 8m NE of Blagrove Farmhouse – Grade II Listed Building – threshing barn, early 17th century
DRM 2053	Blagrove Farmhouse – Grade II Listed Building – early 17th century
DRM 2264	Hutt's Farmhouse – Grade II Listed Building – early 16th century hall house
DRM 2267	Barn approx 22m NW of Blagrove Farmhouse – Grade II Listed Building – Late 17th century
DRM 2376	Cattle shelter, located 10m east of Hutt's Farmhouse – Grade II Listed Building – late 17th century
DRM 2477	Barn located 15m SW of Hutt's Farmhouse – Grade II Listed Building – late 16th century, altered 20th century
DRM 2496	Barn approx 30m north of Blagrove Farmhouse – Grade II Listed Building – Late 18th century
DRM 2505	Luckley Oakley School – Grade II Listed Building – large country house in landscaped surroundings, 1907 by Sir Ernest Newton
ERM 1414	Desk-based assessment of land east of Blagrove Lane identified some limited potential for remains, possibly of prehistoric or Roman date, and also recommended that the hedgerows within the area are retained as being of some historic value
ERM 635	Geophysical, topographical and auger survey of Viking Field in 2006
EWK 181	Fieldwalking at Woodcray Manor Farm recovered few finds, but consisted of three struck flints and a sherd of Roman or medieval pottery
EWK 218	Desk-based assessment of 63-79 Evendon's Lane concluded that the site had low archaeological potential in 2004
MRM 16746	Hedgerows recorded during desk-based assessment (see ERM 1414), marked on Enclosure map of 1817
MWK 4043	Earthen bank, bordering the northern side of 'Viking Field', probably a post-medieval construction using topsoil from the clay pit at Blue Pool
MWK 477	Aerial photographs of a cropmark, possibly modern, with three sides of an enclosure
MWK 6132	Section of railway between Wokingham Station and Crowthorne Station, station at Crowthorne opened in 1859