



Site of Cope Hall, Skinners Green, Newbury, West Berkshire

Landscape Recording and Archaeological Evaluation Report





**SITE OF COPE HALL, SKINNERS GREEN,
NEWBURY, WEST BERKSHIRE**

Landscape Recording and Archaeological Evaluation Report

Prepared for:
Sir Richard Sutton's Settled Estates
Benham Estate Office
Newbury
Berkshire
RG20 8LR

by
Wessex Archaeology
Portway House
Old Sarum Park
SALISBURY
Wiltshire
SP4 6EB

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SITE OF COPE HALL, SKINNERS GREEN, NEWBURY, WEST BERKSHIRE

Landscape Recording and Archaeological Evaluation Report

Contents

	Summary	vi
	Acknowledgements.....	vii
1	INTRODUCTION	1
	1.1 Project Background	1
	1.2 Site location, topography and geology	1
	1.3 Archaeological and Historical background	2
2	AIMS AND OBJECTIVES	2
	2.1 General.....	2
	2.2 Specific.....	2
3	LANDSCAPE RECORDING METHODOLOGY	2
	3.1 Introduction.....	2
4	EVALUATION METHODOLOGY	3
	4.1 Introduction.....	3
	4.2 Survey	3
	4.3 Depth of excavation.....	4
	4.4 Recording	4
	4.5 Finds.....	4
5	THE SITE IN THE LATE 19TH CENTURY	4
6	LANDSCAPE SURVEY RESULTS	5
7	EVALUATION RESULTS.....	8
	7.1 Introduction.....	8
	7.2 Stratigraphy	9
	7.3 Archaeological remains	9
8	FINDS	10
	8.1 Introduction.....	10
	8.2 Pottery	10
	8.3 Ceramic Building Material.....	10
	8.4 Glass	11
	8.5 Stone	11
	8.6 Other Finds.....	11
	8.7 Potential and further recommendations.....	11
9	DISCUSSION.....	11
10	CONCLUSION.....	13
11	PROJECT ARCHIVE.....	13
12	REFERENCES	13

13	APPENDICES	14
	13.1 Appendix 1: H&S and Service Location Methodology	14
	13.2 Appendix 2: Trench summaries	1
	13.3 Appendix 3: Heritage Appraisal	6

List of figures and plates

Figure 1	Site location plan
Figure 2	Map Regression
Figure 3	Trench plans (Trs. 1-3) and sections (Tr.3 & TPs 4-7)
Figure 4	Site plan showing possible future archaeological work at Cope Hall

Plates

Front cover	Work underway under tree cover
Plate 1	Remains of brick gate piers
Plate 2	Remains of brick wall associated with Building 8
Plate 3	The site of Cope Hall viewed from south-east
Plate 4	Section of boundary walling between house and stable (Building 8)
Plate 5	Remains of Building 1
Plate 6	Remains of ornamental pond
Plate 7	Spillway or pond overflow
Plate 8	West end of Building 2 glasshouse foundation
Plate 9	Cast iron heating pipe section for glasshouse
Plate 10	Site of Cope Hall Cottage (Building 5)
Plate 11	Building 4, probable fuel store
Plate 12	Site of Building 4a septic tank
Plate 13	North-east boundary wall
Plate 14	Site of Building 6 arbor or gazebo
Plate 15	Trench 1 compacted gravel driveway deposit 102
Plate 16	Trench 1 exposed section of ceramic field drain 105
Plate 17	Trench 1 exposed section of ceramic field drain 106

Plate 18 Trench 2 exposed section of ceramic field drain 208

Plate 19 Trench 2 cast iron water main 204

Plate 20 Trench 3 garden soil deposit 305

SITE OF COPE HALL, SKINNERS GREEN, NEWBURY, WEST BERKSHIRE

Landscape Recording and Archaeological Evaluation Report

Summary

Wessex Archaeology was commissioned by Sir Richard Sutton's Settled Estates to carry out landscape recording and archaeological evaluation on land south-west of Newbury town centre at the former site of Cope Hall, Cope Hall Lane, Skinners Green, Newbury, West Berkshire, in advance of and to inform the development of plans and agreement of a specific location associated with a proposed residential development. The site is centred on NGR 444900 165445.

The work was carried out to determine the existence and extent of Cope Hall and any associated buildings, and to assess the survival of any Civil War features or artefacts relating to The First Battle of Newbury which had taken place in the vicinity of the site. The purpose of the archaeological work was to assist in determining areas of least archaeological impact and also to highlight areas of potential archaeological impact. The site work was carried out between 1st and 3rd November 2011.

The landscape survey was carried out to enhance the existing Heritage Appraisal carried out in 2009. A detailed walkover survey identified the locations and surviving remains of Cope Hall and associated buildings based on the last fully developed site survey undertaken by the Ordnance Survey in 1880. All of these buildings and features had been demolished by the late 1960's and had become overgrown and mostly buried. The current survey demonstrated that most of the buildings survive as buried foundations or platforms and therefore would be affected by any future development.

The trial trenching identified a gravel pathway, field drains and services relating to the house and garden landscape. This also included a garden soil located in the area of formal gardens dating to the late 19th century. A single sherd of medieval pottery was recovered from one of the trenches which may suggest activity dating to this period on the Site. No significant archaeological features or artefacts were found relating to the Civil War.

The landscape survey has successfully demonstrated the likelihood of substantial building remains relating to Cope Hall house and associated stables and garden buildings which would require extensive archaeological investigation should they be impacted by the proposed development. These remains are generally clustered on the outer areas of the Site. The archaeological trenching has also been able to determine the likely extent of these features and provide, together with the lack of Civil War evidence, an area in the centre of the Site which would require limited archaeological investigations in advance of any future development.

SITE OF COPE HALL, SKINNERS GREEN, NEWBURY, WEST BERKSHIRE

Landscape Recording and Archaeological Evaluation Report

Acknowledgements

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The Archaeological evaluation was carried out Bob Davis, Michael Fleming and Grace Flood. The landscape survey was undertaken by Bob Davis. This report was compiled by Bob Davis and the illustrations prepared by Liz James. The finds were assessed by Lorraine Mepham and the project was managed for Wessex Archaeology by Caroline Budd.

SITE OF COPE HALL, SKINNERS GREEN, NEWBURY, WEST BERKSHIRE

Landscape Recording and Archaeological Evaluation

1 INTRODUCTION

1.1 Project Background

1.1.1 Wessex Archaeology was commissioned by Sir Richard Sutton's Settled Estates (The Client) to carry out landscape recording and archaeological evaluation on land south-west of Newbury town centre at the former site of Cope Hall, Cope Hall Lane, Skinners Green, Newbury, West Berkshire, in advance of and to inform the development of plans and agreement of a specific location associated with a proposed residential development (hereafter 'the Site') (**Figure 1**).

1.1.2 The landscape survey and archaeological evaluation was undertaken in accordance with a Written Scheme of Investigation (Wessex Archaeology 2011) which was approved in advance of the work by the West Berkshire Council Archaeological Officer.

1.1.3 The field work was carried out between 1st and 3rd November 2011.

1.2 Site location, topography and geology

1.2.1 The Site is located approximately 2.5km to the south-west of Newbury, West Berkshire within Enborne parish and is situated immediately to the east of Skinners Green Lane adjacent to the junction with Cope Hall Lane (**Figure 1**). The Site, is centred on National Grid Reference (NGR) 444900 165445.

1.2.2 The Site comprises a roughly L-shaped parcel of land occupying approximately 0.8 hectares and measuring c.180m in length (north-east – south-west axis) and c.85m at its widest point (north-west – south-east axis). The Site is currently covered in deciduous trees and partially obscured by undergrowth.

1.2.3 The Site lies at approximately 103m aOD and is surrounded by open pasture fields on three sides: to the north-west, north-east and south-east. To the south-east the ground rises for c.150m to the summit of Round Hill (c.121m aOD). To the north-west the ground slopes gently down toward Skinners Green Farm.

1.2.4 The underlying geology is mapped as London Clay although it is close to the boundary of the Bagshot Beds (BGS 1947). Trenches excavated at the adjacent Roundhill House in 2006 observed sand and gravel within the trenches.

1.3 Archaeological and Historical background

- 1.3.1 The archaeological background to the Site has been documented in the Heritage Appraisal (WA 2009), a copy of which is included in Appendix 2.

2 AIMS AND OBJECTIVES

2.1 General

- 2.1.1 The general aims of the project as set out in the WSI was to determine or confirm the presence/absence and the specific nature and depth below current ground surface of any archaeological remains present on the Site.
- 2.1.2 To determine or confirm the character, condition, approximate date or date range, distribution and potential of any remains, by means of artefactual or other evidence where development is proposed.
- 2.1.3 To determine the degree of complexity of the horizontal and/or vertical stratigraphy present.
- 2.1.4 To provide information on which to base future decisions concerning the treatment of any archaeological remains on the Site.

2.2 Specific

- 2.2.1 The specific aims of the project was to enhance the current understanding of the topography/landscape features of the site of the demolished Cope Hall, as laid out in the previous Heritage Statement (WA 2009), via landscape recording and additional photography.
- 2.2.2 To undertake limited below ground investigations to establish an envelope of least archaeological impact with regards to the potential and extent of the former Cope Hall, including the associated garden remains.
- 2.2.3 To undertake limited below ground investigations to establish an envelope of least archaeological impact with regards to the archaeological potential and extent of Newbury Battlefield.
- 2.2.4 To provide consideration of the future treatment of any historical/archaeological remains which may lie within the curtilage and will not be directly impacted by the proposed development but may be subject to risk at a later date under permitted development guidance.

3 LANDSCAPE RECORDING METHODOLOGY

3.1 Introduction

- 3.1.1 The landscape recording focussed on enhancing the existing survey undertaken during the preparation of the Heritage Appraisal (WA 2009), a copy of which is included in the Appendix (Appendix 2). Some undergrowth clearance had made some areas more accessible but the Site was still heavily overgrown.
- 3.1.2 Reference was made to the 1880 Ordnance Survey large scale plan of Cope Hall and grounds. This map showed the Site, in what is considered to be its full, late 19th century development with the house, outbuildings and garden

features well depicted. Comparison was made between this map and the currently surviving features on the ground. Most of the features and buildings shown on the 1880 map had been demolished or in some cases robbed for their bricks. Most structures however appeared to exist at foundation or floor level and were evident just below the covering of leaf debris and soil.

- 3.1.3 Digital photographs were taken of features and where identified, the remains of buildings were given unique identifying numbers (**Figure 1**). The numbers, locations and directions of plates used in this report (plates 1-14) are shown on **Figure 2**.

4 EVALUATION METHODOLOGY

4.1 Introduction

- 4.1.1 The following methodology was proposed in order to meet the aims of the evaluation. All works were undertaken in accordance with the standards set out within the WSI and the requirements of the client and the West Berkshire Council Archaeological Officer. All field work was conducted in accordance with the guidance and standards outlined in the Institute for Archaeologists' Standard and Guidance for Archaeological Field Evaluation (IfA 2008).

- 4.1.2 A total of 3 trenches and 4 test pits were excavated (**Figure 1**). Three trenches (1-3) were 10m long and 1.3m wide and were targeted on the suspected extents of Cope Hall. The four test pits (4-7) were approximately 2m long and 1.3m wide and targeted to assess any surviving remains relating to the Battlefield. The trenches and test pits were positioned slightly off line from the locations proposed in the WSI due to difficulty in accurately locating them using a Differential Global Positioning System (DGPS). This was due to poor satellite coverage at the time of the set out.

- 4.1.3 Given the difficulties with satellite reception all trenches were set out using a scaled map and hand measurements from known boundaries. Where the trenches were placed over obstacles they were re-orientated to avoid any impacts to potential remains of buildings and sensitive trees or hedge boundaries.

4.2 Survey

- 4.2.1 The trenches were laid out in general accordance with the proposed layout and were surveyed using a Leica 307 Total Station (TST). The TST was connected via Bluetooth to a Tablet PC running AutoCAD software and TheoLT 6.0. This enabled real time visualisation of the telemetry from the TST. The TST was positioned over geo-referenced base stations using DGPS achieved in open ground within the Site boundary. This created a baseline from which it was possible to survey all trenches and features.

- 4.2.2 All trenches were excavated by a tracked excavator under constant archaeological supervision. All excavation was carried out using a 1.3m wide toothless bucket in discrete level spits of approximately 0.10m maximum depth. The topsoil and underlying deposits of clay were stored adjacent to the trenches in preparation for reinstatement. All trenches were excavated to the upper surface of archaeological features and/or underlying geology (Clay) which ever was encountered first.

4.2.3 On the completion of the trenches to the satisfaction of the Client and the West Berkshire Archaeological Officer, the trenches were backfilled using excavated material in the order in which they were excavated. The locations were left level and compacted by machine tracks. No other reinstatement or surface treatment was undertaken.

4.3 Depth of excavation

4.3.1 None of the trenches exceeded 1.2m in depth and therefore required no stepping or battering on Health and Safety grounds.

4.4 Recording

4.4.1 Written recording was undertaken using Wessex Archaeology *pro-forma* recording sheets. Representative soil profile sections of trial trenches were drawn at a scale of 1:10. Archaeological features were recorded at 1:10 in section and 1:20 in plan. The extent of all features, trenches and test pits was recorded using a TST.

4.4.2 A unique number was issued for each feature and deposit, relating to the trench in which it was found.

4.4.3 A photographic record was produced consisting of 35mm monochrome prints and transparencies. Digital images were also taken to support general site recording.

4.5 Finds

4.5.1 All recovered objects were retained unless they were undoubtedly of modern or recent origin. All finds were recorded by context.

5 THE SITE IN THE LATE 19TH CENTURY

5.1.1 An understanding of the size, extent and layout of the buildings and garden landscape features that once existed at Cope Hall toward the end of the 19th century can be found on the Ordnance Survey map of 1880 (**Figure 2**).

5.1.2 This map gives an accurate indication of the fully developed Cope Hall and grounds at a large scale. The map shows the main house at the north-west end of an access driveway which leads north off Cope Hall Lane. The driveway leads up to the south-east corner of the house before it divides and encircles the house. To the south-west of the main house is a long rectangular building, which probably included stables and carriage house, with a smaller structure to its south-east. To the east of the main house, the map shows landscaped gardens, including pathways, and a circular fountain. Further to the east is another small building shown with a small enclosure on its south side and an ornamental pond partly set in tree lined walks.

5.1.3 The 1880 map also shows clearly the layout and various buildings including, what is assumed to be, Cope Hall Cottage. A small group of buildings are located to the south-west of the cottage and the map indicates that some of them are glasshouses. A square pattern of pathways is also shown in this area suggesting that they bordered formal planting beds for vegetables and flowers. Further still to the east the map shows a long rectangular tree lined

walk with what is possibly an arbor or gazebo at the very north-east corner of the property.

- 5.1.4 After 1911 the property was in gradual decline and by the time of the 1936 OS plan (Appendix 2, plate 5) it is clear that Cope Hall is a shadow of its late 19th century glory. By this time the garden buildings and features are not shown and presumed demolished or neglected save for the ornamental pond. Cope Hall Cottage is still extant as is the main house and stable block. An Ordnance Survey plan of 1969 shows that by this time the house and all of the associated buildings were demolished (**Figure 2**). Only two features relating to the earlier house and gardens survive, one is the ornamental pond, the other, the small building at the south-east end of the stable block.

6 LANDSCAPE SURVEY RESULTS

Driveway

- 6.1.1 The main access driveway would appear to be a late 19th century feature as it is not shown on the 1841 Tithe map (Appendix 2, Plate 1). The Tithe map also indicates that two small buildings shown on the map in, what was to become the north end of the driveway had been demolished by 1880 to make way for the driveway entrance.

- 6.1.2 The driveway has become very overgrown but the remains of, what appeared to be, brick gate piers were seen in the entrance way (**Plate 1**). Fragments of brick stretchers could be seen in the leaf debris and were bonded by cement based mortar. This may indicate that the remains are a 20th century date. No other features could be identified in this area but the profile of the driveway cut into the hill slope is extant.

Stable block and store

- 6.1.3 Buildings 8 and 9 have mostly been demolished or robbed of their bricks. Building 8 appears on the 1841 Tithe map but Building 9 is a late 19th century addition. Building 9 was not visible above ground level however, a small section of brick walling was identified in the south-east corner of Building 8 (**Figure 2, Plate 2**). The remainder of Building 8 is overgrown and very little super structure can be seen above ground level but it is likely that substantial parts of the foundations and possibly floor levels exist. There was no evidence above ground of Building 9 but, similar to Building 8, remains may exist beneath the present surface.

Main house

- 6.1.4 The position of the demolished main house (Building 7) is marked by a flat area of ground with virtually no evidence of super structure seen above ground level (**Plate 3**). A pile of brick rubble is visible however, at the north-west end of the house platform; this may be part of the old building but could also be a dump of waste material. A small exploratory hole was dug on the line of the east side of the house and brick foundations were found at 0.10m below the ground surface. This suggests that the house may have been demolished to floor level and that substantial remains of the floor plan may still exist below the leaf debris.

Boundary wall

- 6.1.5 Other features noted in the immediate area of the main house was a section of brick boundary walling. This was located between the estimated position

of the south-west corner of the house platform and the north-east corner of Building 8 (**Figure 2, Plate 4**). This would also appear to be a late 19th century feature as it doesn't appear on the 1841 Tithe map. It is constructed in red brick and possibly in Flemish bond, three courses are visible above ground level.

Fountain

- 6.1.6 The 1880 map depicts a fountain standing in an open space to the north-east of the main house with paths and driveway to its south and north (**Figure 2**). This feature is not shown on the 1841 Tithe map but, as it is a small feature, these are not always depicted. It is likely however that it is a late 19th century feature and part of the garden landscaping. No remains of this feature could be found during the survey and it is possible that any ornamental fountain structure has been removed. It is also possible that substantial foundations remain below ground level.

Ancillary building

- 6.1.7 The small building (Building 1) shown to the north-east of the fountain (**Figure 2**) is another feature attributed to the late 19th century. This part of the garden was developed after the production of the 1841 Tithe map and the 1880 OS plan shows that major re-development of the garden had taken place. All that remains of Building 1 are several displaced bricks in the leaf matter which are located on a slight terrace (**Plate 5**). There were no signs of the small enclosure on its south side but, like the other demolished buildings, substantial remains may survive under the surface.

Ornamental pond

- 6.1.8 The ornamental pond is extant and still contains water (**Plate 6**). This is not surprising as the underlying geology is clay and the location of the pond, at the base of the hill slope, is well situated to exploit any springs. No pond is shown on the Tithe map and so it is likely that this one of the features attributed to the overall redevelopment of the garden in the late 19th century. The 1880 OS plan shows that the design of the garden at this time includes pathways leading to and around the pond and beyond the garden to the north-east. Significant tree planting in this area included a Cedar of Lebanon and American redwood. Many Rhododendrons still line the pathways and are considered to be part of the planting design.

- 6.1.9 The spill way/silt trap feature still extant on the north side of the pond is not shown on any mapping and is thought to have been installed to help drain the pond as an overflow in times of heavy rain (**Figure 2, Plate 7**). The position of the pond, at the bottom of Round Hill, is a natural water trap, but as the ground conditions have changed over the years, and become wetter, an overflow has become necessary. The stepped profile is thought to assist in trapping and or filtering water before discharging into the field.

Pathways

- 6.1.10 The pathways are no longer well defined with no evidence of hard edging. Some sections of these pathways show as slight terraces, in particular, to the east of the main house and at the northern end of the driveway (**Figure 2**). It is assumed that the lack of any hard edging is an indicator that they were either soft edged or the edging material has been robbed out.

Ancillary building

- 6.1.11 During the survey no evidence for the remains of Building 3 were visible, however this area is currently heavily overgrown. This building is thought to be part of the 19th century garden design as it does not feature on the 1841 map. Despite no visible above ground evidence it is possible that the remains of the structure may be present below ground.

Glasshouses

- 6.1.12 Building 2 represents the remains of the glasshouses shown on the 1880 OS map (**Figure 2**). The map indicates two separate glasshouses of differing size. The west end foundation of the larger glasshouse is still currently visible although partly buried (**Plate 8**). It consists of five courses of stretcher bond bricks set in cement mortar. It was not possible to ascertain the floor surface but this may be buried under site debris. The site of the smaller glasshouse is largely buried and no obvious signs of its existence were visible above ground level. In both cases, more extensive remains may still exist below ground level.
- 6.1.13 Located in the corner between the large glasshouse platform and the north projection was a large diameter cast iron pipe projecting out of the ground (**Plate 9**). This feature had been previously identified in the Heritage Appraisal (WA 2009) as a possible water pipe. On closer inspection, the pipe is thought to be the heating pipe connection from the boiler or heating room on the north side of the glasshouse. It is unknown at this time if the smaller of the two glasshouses to the east was heated.

Cope Hall Cottage

- 6.1.14 The site of Cope Hall Cottage is now an overgrown pile of brick rubble (**Plate 10**). It is shown on the 1841 Tithe map set in its own enclosure and with an access track to the west. At this time the property was a separate property owned by the lord of the manor (Appendix 2). By the time of the 1880 OS plan it would appear to have been incorporated into the garden of the main house and, may have been the head gardener's residence during this time. The Heritage Appraisal (WA 2009) identified that the census returns for the year 1891 state that Cope Hall Cottage was occupied by George Miles 'Gardener' and that Cope Hall was listed as having an additional property.
- 6.1.15 Buildings 4 and 4a (**Figure 2**) are associated with the Cottage and are likely to be of late 19th century date. Building 4a appears, from its visible remains and style, to be a fuel store, perhaps an oil tank holder (**Plate 11**). It is mainly constructed of red brick and a one inch metal pipe was seen projection up from the north-west corner.
- 6.1.16 Building 4a is the septic tank for the Cottage. A vent pipe is still visible sticking out of the ground but no other features are visible due to undergrowth in this area of the Site (**Plate 12**).

Boundary wall

- 6.1.17 The north-east boundary wall of the Site survives as a partly collapsed brick wall with several courses still standing (**Figure 2, Plate 13**). Constructed from red bricks laid in English bond, long sections of walling were recorded along the north-east boundary. The eastern end of the wall terminates in a curved profile. The origins of the construction of the wall are uncertain as the wall depicted by the 1841 Tithe map, whilst being in a similar location, does

not appear straight enough to compare with the extant remains. A late 19th century date seems more likely as it was probably built as part of the garden landscaping. This wall has a south-east face and may have been built to utilise this aspect for flowers or fruit.

Arbor or gazebo

- 6.1.18 The 1880 map also shows a continuation of the pathways running parallel with the wall and leading to Building 6 in the north-east corner of the garden (**Figure 2**). The site of Building 6 is now marked by a small pile of brick rubble close to two Yew trees (**Plate 14**). It is possible that this small garden feature, again part of the late 19th century garden design, was an Arbor or gazebo placed at the furthest end of the garden walk.
- 6.1.19 The continuations of the pathways around the east end of the garden are not currently visible features. Some areas appear as slight terracing but these do not correspond with the formal layout shown on the 1880 map and may represent later features.

7 EVALUATION RESULTS

7.1 Introduction

- 7.1.1 Archaeological features or deposits were present in three trenches and one test pit (Trenches 1, 2, 3 and Test pit 4). The remains comprised predominantly field drains and service pipes in Trenches 1 and 2 and in Test pit 4) and a garden soil deposit in Trench 3. A compacted gravel deposit was recorded in Trench 1. None of the remaining test pits contained any archaeological features or deposits. Detailed trench summaries are available in Appendix 1.

7.2 Stratigraphy

- 7.2.1 The overall soil sequence was consistent across the Site. It comprised clay topsoil overlying London Clay deposits. The topsoil was shallow in most cases with the exception of a garden soil deposit (context **305**) identified in **Trench 3 (Figure 3)**. This was not surprising as the trench was located over the site of the gardens shown on the 1880 OS map.
- 7.2.2 The underlying natural geology of London Clay was identified in all of the trenches.

7.3 Archaeological remains

- 7.3.1 Within Trench 1 a compacted gravel driveway surface (**102**) and two ceramic pipe field drains (**105**, **107**) were recorded (**Figure 3**). The compacted driveway material was consistent with the alignment of the main access drive shown on the 1880 OS map. It consisted of a compacted gravel surface above a sub layer of compacted broken bricks and roof tiles in a gravel matrix (**Plate 15**).
- 7.3.2 The two field drains were underneath the gravel, Drain (**105**) ran in an approximately south-east to north-west direction following the natural slope, and was characterised by a ceramic circular sectioned pipe measuring approximately 0.05m in diameter (**Plate 16**). Set in the base of a narrow trench cut filled with brick rubble to allow water to drain through and into the pipe it was probably installed during the late 19th century landscaping of the garden.
- 7.3.3 Drain **107** was identical in design but ran in a south-west to north-east direction. Set in a wider trench than drain **105**, the rubble fill of the trench (**106**) consisted of somewhat larger pieces of brick and stone rubble (**Plate 17**).
- 7.3.4 Within Trench 2 two field drains (**205**, **208**) and a large cast iron water main (**204**) were recorded (**Figure 3**). Of the two field drains, **208** was exposed at the surface to reveal identical ceramic pipe sections to those recorded in Trench 1. Drain **208** ran in a south-west to north-east direction (**Plate 18**). Field drain **205** remained unexcavated but was seen in plan as a brick rubble filled narrow trench crossing the evaluation trench in an southeast-northwest direction following the slope.
- 7.3.5 A large cast iron water main (**204**) was recorded. Buried just below the surface it crossed the trench from east to west; it was not certain if this feature was live so it remained unexcavated (**Plate 19**). It is possible that this main once served the main house or even the fountain feature shown on the 1880 OS map.
- 7.3.6 Within Trench 3 a deep garden soil deposit (**305**) was recorded (**Figure 3**). Given its location, over the position of the garden area shown on the 1880 OS map this feature represents an improvement to the underlying clay soil for planting beds. A fairly well defined deep cut (**304**) was recorded at the north end of the trench (**Plate 20**). The full extent of this feature was not defined as it extended beyond the northern end of the trench. The silty clay soil profile contained many small pieces of ceramic building material (CBM) and lumps of lime. It is thought that these two 'additives' would lower the soil

acidity and were deliberately mixed in. The rest of the soil profile along the southern end of the trench consisted of topsoil (**301**) which was fairly shallow in comparison being 0.30m deep.

7.3.7 Test pits 5, 6 and 7 contained no significant archaeological features. A domestic iron water pipe, found during scanning with a metal detector, was noted crossing Test pit 4 (not shown) from north to south. This feature may have fed Cope Hall Cottage with a domestic water supply from Round Hill House to the south. A small quantity of finds including CBM was recovered from the topsoil and these are thought to originate from the gardens close-by.

8 FINDS

8.1 Introduction

8.1.1 The evaluation produced a very small quantity of finds, mainly ceramic, and largely of post-medieval date, with a few medieval items.

8.1.2 Finds were recovered from three trenches and three test pits excavated (no finds were recovered from Trench 6), and derived mainly from topsoil contexts.

8.1.3 All finds have been quantified by material type within each context, and the results are presented in Table 1 below.

8.2 Pottery

8.2.1 Pottery was the most commonly occurring material type encountered on the Site, and provides the primary dating evidence, although none can be regarded as representing *in situ* deposits. With the exception of one sherd, the pottery is all of post-medieval date.

8.2.2 A single medieval sherd, very abraded in condition, was recovered from the topsoil of Trench 2; this is in a sandy/flint-tempered fabric identifiable as Kennet Valley ware (type A). This type has a wide distribution across west Berkshire, north Hampshire and north-east Wiltshire, although there are two known production sites very close to the Site, at Wheatlands Lane and Enborne Street, on the route of the Newbury Bypass (Birbeck 2000, 35-48). The type also has a lengthy currency, from at least the 11th century through to the 14th century; the nearby production centres were dated to the late 13th or early 14th century, but this example could be earlier.

8.2.3 The remaining sherds are post-medieval, and comprise a mixture of coarse red earthenwares and modern (19th/20th century) refined whitewares and stoneware. Of interest are four redware sherds from rubble layer **106**, from at least one large, thick-walled, cylindrical vessel, partially glazed internally, and with a perforated base (alternatively, this could be some form of roof furniture, such as a chimney pot, with the perforated end uppermost).

8.3 Ceramic Building Material

8.3.1 This category includes fragments of brick, tile and drainpipe. Two roof tile fragments are of medieval type (topsoil in Test pits 5 and 7); other fragments are post-medieval and comprise two roof tile, one drainpipe, four paving bricks (all from levelling layer **104**) and one other brick fragment.

8.4 Glass

8.4.1 The glass includes one fragment from the base of a green wine bottle of late 18th or early 19th century type (rubble layer **106**), but otherwise all fragments are from modern (19th/20th century) clear bottles or jars.

8.5 Stone

8.5.1 The two pieces of stone recovered comprise one small fragment of roofing slate (Trench 3 topsoil), and part of an architectural moulding, possibly window tracery (rubble layer **106**). It is difficult to determine if these objects relate to Cope Hall as the architectural style of the house is not known at this time.

8.6 Other Finds

8.6.1 Other finds comprise very small quantities of animal bone, clay tobacco pipe (plain stem), iron (structural fittings), and clinker/fuel ash slag.

8.7 Potential and further recommendations

8.7.1 The finds have no potential for further analysis or publication; sufficient detail has already been recorded in the project archive. Given the small quantity of finds recovered, and their date range, retention for long-term curation is not recommended, and the finds will be discarded prior to archive deposition. Full details are held in the project archive.

Table 1: All finds by context

Context	CBM	Glass	Iron	Pottery	Other Finds
101			1/32	2/4	
104	6/4321				
106		2/69		16/2426	1 stone moulding; 1 animal bone
201			2/3547	5/45	
301	2/146		2/96	2/6	1 clay pipe; 1 slate
401		1/4			
501	1/10			1/5	
701	1/28	1/11		1/43	1 clinker
TOTAL	10/4505	4/84	5/3675	27/2529	

CBM = ceramic building material
(number / weight in grammes)

9 DISCUSSION

9.1.1 This two part project was aimed at informing the planning process of establishing a location for a proposed new development within a historically sensitive area. Two significant heritage components are located on the Site. Historically the first of these components is the remains of Cope Hall house and associated features; the second is the Civil War battlefield of Newbury.

- 9.1.2 The combination of the two fieldwork approaches has defined two important key factors in advising or informing proposed plans for the development of the Site and ultimately the planning decision.
- 9.1.3 The first (landscape survey) has demonstrated that, although Cope Hall and its associated features have been demolished and provide little in the way of visual record, they probably survive as buried remains and would, in the case of the house platform, provide an archaeological resource for future investigation. This would perhaps provide a better understanding of the historical development of the house and its possible tudor origins. A single sherd of medieval pottery was recovered from one of the trenches which may suggest that evidence of activity dating to this period on the Site has survived. Should the proposed development be located on the Cope Hall house platform or its associated structures extensive archaeological excavations are likely to be required. These areas of excavation are outlined on **Figure 4**.
- 9.1.4 The second (trial trenching) has confirmed areas which are generally devoid of structures related to Cope Hall with the exception of paths, garden features and drains. In addition to the evidence revealed by the trial trenching the general historic garden landscape features such as pathways and planting areas partly remain as ephemeral features. During on-site consultations with the Archaeological Officer of West Berkshire Council it was confirmed that the central area of the Site (**Figure 4**) would be considered to be an appropriate location for future development plans and would require limited archaeological investigation.
- 9.1.5 Within this central area the presence of the mostly extant ornamental pond and the platform for ancilliary Building 1 must be noted. As structural remains of the Cope Hall estate these would require archaeological recording prior to removal.
- 9.1.6 It is likely that any remains outside of the proposed new dwelling footprint may be affected by future landscaping associated with the development. This could be avoided by a combination of raising the ground level in the areas of the original buildings footprints, allowing *preservation in situ* of the Cope Hall house platform and associated structural remains and by incorporation of the previous garden layout during the proposed development design phase. Where this is not possible an archaeological mitigation strategy would need to be agreed which would allow the effected elements to be preserved by record.
- 9.1.7 Evidence of the First Battle of Newbury during the civil war is more difficult to define. The close-by Round Hill was reputed to have been Parliamentary cannon emplacement. It is easy to assume therefore that Cope Hall was, at that time, in the thick of the action or, was at least, witness to some of the fighting. Well defined battlefield boundaries are rare and the wider area around Skinners Green Round Hill and Wash Common are all considered to be part of 'the battle field'. The archaeological test pits, excavated on the periphery between the boundary of the grounds of Cope Hall and the battlefield has demonstrated, although on a minor scale, that significant remains relating to the battle are scarce in this area.

- 9.1.8 The lack of evidence for the battle does not however negate the possibility that evidence exists elsewhere on the Site. If Cope Hall was witness to the fighting then the remains of the house may still hold some evidence of these events.

10 CONCLUSION

- 10.1.1 In conclusion, the landscape survey has successfully demonstrated the likelihood of substantial building remains relating to Cope Hall house and associated stables and garden buildings which would require extensive archaeological investigation (excavation) (**Figure 4**) should they be impacted by the proposed development. The archaeological trenching has also been able to determine the likely extent of these features and provide, together with the lack of Civil War evidence, an area which would require limited archaeological investigations (watching brief) (**Figure 4**) in advance of any future development.

11 PROJECT ARCHIVE

- 11.1.1 The project archive is currently held at the offices of Wessex Archaeology in Salisbury, under the project reference 72891. The archive will be deposited with West Berkshire Museum Service under the accession number NEBYM:2011.44.

12 REFERENCES

Birbeck, V., 2000, Archaeological investigations on the A34 Newbury Bypass, Berkshire/Hampshire, 1991-7, Salisbury: Wessex Archaeology

Wessex Archaeology, 2009 *Site of Cope Hall, Skinners Green, Newbury, West Berkshire – Heritage Appraisal*, Unpublished client report ref: 78290

Wessex Archaeology 2011, *Site of Cope Hall, Skinners Green, Newbury, West Berkshire, Written Scheme of Investigation: Method Statement for Landscape Recording and Archaeological Evaluation*. Unpublished client report ref: 72891.01.

13 APPENDICES

13.1 Appendix 1: H&S and Service Location Methodology

Health and Safety

13.1.1 All work was carried out in accordance with Health and Safety at work etc Act 1974 and the Management of Health and Safety regulations 1992 and all other relevant Health and Safety legislation regulations and codes of practice in force at the time.

13.1.2 Prior to the commencement of the fieldwork a Risk Assessment was produced. All staff involved in the works signed and complied with this document.

Service location

13.1.3 Prior to and during excavation, the trenches were scanned to verify the absence of any underground services using a Cable Avoidance Tool (CAT). As a result no 'live' services were found. A metal detector was also used principally to retrieve any metal artefacts from the trenches but also to locate any redundant services.

13.2 Appendix 2: Trench summaries

Evaluation Trench 1		Max Depth: 0.41m Ground Level (m aOD): 104.749m-SOUTH 104.107m-NORTH	Length: 11.00m	Width:1.30m
Context	Type	Description		Depth (m)
101	<i>topsoil</i>	Dark grey-brown clay silt. No artefacts. Sparse sub-angular randomly dispersed stones (<0.04m max.) Clear horizon (0.02-0.06m) with much worm/plant bioturbation and little water action throughout.		0-0.10m
102	<i>surface</i>	Gravel pathway. No artefacts within fill. Abundant randomly dispersed sub-angular flint (0.04m max) and rare randomly dispersed chalk fragment (<0.05m max) inclusions. Gravel material becomes smaller (0.03m) towards the top of layer/interface with context 104.		0.10m-0.27m
103	<i>Natural</i>	Mid yellow-grey clay. No artefacts. Frequent randomly dispersed sub-rounded stones (<0.03m max). Clear horizon (0.02-0.06m) with some worm/plant bioturbation and little water action throughout		0.27m to base of trench
104	<i>fill</i>	Post-medieval. CBM and flint randomly dispersed sub-angular, abundant (0.06m max) Hard standing/levelling material for gravel surface (102). Occasional deposits of mid yellow-brown clay.		
105	<i>fill</i>	Field drain of probable 19 th century date. East-West aligned brick rubble drainage associated with garden.		
106	<i>fill</i>	Rubble material overlying field drain to North of Trench 1. Pottery and worked stone artefacts randomly dispersed within (106)		
107	<i>drain</i>	Ceramic field drain		
108	<i>fill</i>	Broken bricks and roof tiles used as infill to aid drainage to ceramic drain 105		
109	<i>cut</i>	Linear cut of field drain		

Evaluation Trench 2		Max Depth: 0.31m Ground Level(m aOD): 103.501m WEST to 103.417m EAST	Length: 9.85m	Width:1.25m
Context	Type	Description		Depth (m)
201	<i>Topsoil</i>	Dark grey-brown clay silt. Infrequent randomly dispersed sub-angular stones (<0.03m). Much disturbed by plant/worm action throughout. Artefacts consist of pottery sherds (0.045x0.04m max) and metal fragments including a drain cover (0.19m diameter). Clear horizon (0.03-0.06m).		0-0.22m
202	<i>Natural</i>	Mid brown-grey clay. No artefacts. Randomly dispersed sub-angular stone inclusions (<0.04m max). Frequent plant/worm action throughout. Cuts for three drain features visible in base of trench.		0.22m to base of trench
203	<i>cut</i>	Cuts (202) Natural and is filled with (204). Unexcavated drainage cut running East-West Max. Visible length 1.05m, width 0.12m.		
204	<i>fill</i>	Fill of cut [203]. Cast iron pipe with wide collar at East end. Possibly providing water for the fountain (on 1880 OS map) or the house. Dimensions in plan: length 1.05m, max width 0.1m		
205	<i>cut</i>	Filled with (206) and cuts Natural (202). Unexcavated cut of field drain running Northwest-Southeast. 0.23m max width by 1.20m max length		
206	<i>fill</i>	Fill of cut [205]. Consists of rubble fragments of CBM (0.05x0.07m max), roof tile (0.04x0.04m max) and floor tile (0.08x0.07x0.045m max). Fragments are densely but randomly dispersed within a grey-brown silty-clay.		
207	<i>cut</i>	Cuts Natural (202) and is filled with (208). Partially exposed cut of field drain running North-South. Visible dimensions are 0.85m long x 0.13m wide (max).		
208	<i>fill</i>	Fill of cut [207]. Segmented ceramic pipe field drain. Each segment measures 0.19m long with an external diameter of 0.07m		

Evaluation Trench 3		Max Depth: 0.85m Ground Level (m aOD): 102.124m NORTH to 102.158m SOUTH	Length: 10.65m	Width:1.30m
Context	Type	Description	Depth (m)	
301	<i>topsoil</i>	Consisting of dark grey-brown clay silt. CBM, iron and pottery scattered randomly throughout fill. Sparse randomly dispersed, sub-angular flint and chalk (0.06m max) and sparse, randomly dispersed charcoal (<0.01m max). Horizon is clear (0.02-0.06m) with much worm/plant bioturbation but little water action throughout.	0-0.30m	
302	<i>subsoil</i>	Mid yellow-brown silty-clay. No artefacts. Sparse randomly dispersed sub-rounded flint (0.04m max) and charcoal (<0.01m max). Clear horizon (0.02-0.06m) with some worm/plant bioturbation and water action throughout.	0.30-0.42m	
303	<i>Natural</i>	Mid yellow-brown clay. Sparse randomly dispersed sub-rounded flint (<0.03m max). Clear horizon (0.02-0.06m) with some worm/plant bioturbation and water action throughout.	0.42m to base of trench	
304	<i>cut</i>	Cut filled with (305). See context sheet for description of feature.		
305	<i>fill</i>	Fill of cut feature [304]. See context sheet for description.		

Evaluation Trench 4		Max Depth: 0.43m Ground Level (m aOD): 103.035m	Length: 2.10m	Width:1.30m
Context	Type	Description	Depth (m)	
401	<i>topsoil</i>	Mid grey-brown clay-silt. Glass randomly dispersed within fill. Sparse randomly dispersed sub-rounded flint inclusions (0.04m max). Clear horizon (0.02-0.06m) with much worm/plant bioturbation and some water action throughout	0-0.14m	
402	<i>subsoil</i>	Mid yellow-brown clay-silt. No artefacts within fill. Sparse randomly dispersed, sub-rounded flint (0.03m max). Clear horizon (0.02-0.06m) with some worm/plant bioturbation and water action throughout.	0.14-0.22m	
403	<i>Natural</i>	Mid yellow-brown clay. Sparse randomly dispersed, sub-rounded flint (<0.03m max). Clear horizon (0.02-0.06m) with some worm/plant bioturbation and water action throughout. Water pipe running North-South visible at N end of trench.	0.22m to base of trench	

Evaluation Trench 5		Max Depth: 0.38m Ground Level (m aOD): 102.971m	Length: 1.90m	Width:1.30m
Context	Type	Description		Depth (m)
501	<i>topsoil</i>	Mid grey-brown clay-silt. Pottery randomly within fill. Sparse, randomly dispersed, sub-angular flint inclusions (0.04m max). Clear horizon (0.02-0.06m) with much worm/plant bioturbation and little water action throughout.		0-0.19m
502	<i>subsoil</i>	Mid grey-brown clay-silt. No artefacts within fill. Sparse randomly dispersed, sub-angular flint (0.03m max). Clear horizon (0.02-0.06m) with some worm/plant bioturbation and water action throughout.		0.19-0.33m
503	<i>Natural</i>	Mid yellow-brown clay. Sparse randomly dispersed sub-rounded flint (<0.03m max). Clear horizon with some worm/flint bioturbation and water action throughout		0.33m to base of trench

Evaluation Trench 6		Max Depth: 0.45m Ground Level (m aOD): 102.699m	Length: 2.10m	Width:1.30m
Context	Type	Description		Depth (m)
601	<i>topsoil</i>	Mid-dark grey-brown clay silt. No artefacts within fill. Sparse randomly dispersed sub-rounded flint (0.03m max.) Clear horizon (0.02-0.06m) with much worm/plant bioturbation and little water action throughout.		0-0.12m
602	<i>subsoil</i>	Mid grey-brown clay-silt. No artefacts. Sparse randomly dispersed sub-rounded flint (0.03m max). Clear horizon (0.02-0.06m) with some worm/plant bioturbation and little water action throughout.		0.12-0.45m
603	<i>Natural</i>	Mid yellow-brown clay. Sparse randomly dispersed sub-rounded flint (<0.03m max). Inclusions more common to south edge of trench. Clear horizon with some worm/flint bioturbation and water action throughout		0.45m to base of trench

Evaluation Trench 7		Max Depth: 0.52m Ground Level (m aOD): 102.294m	Length: 2.05m	Width: 1.30m
Context	Type	Description		Depth (m)
701	<i>topsoil</i>	Mid grey-brown clay silt. CBM/pottery fragments randomly within fill. Sparse randomly dispersed sub-rounded flint (0.04m max.) Clear horizon (0.02-0.06m) with much worm/plant bioturbation and little water action throughout.		0-0.23m
702	<i>subsoil</i>	Mid yellow-brown clay-silt. No artefacts. Sparse randomly dispersed sub-rounded flint (0.03m max). Clear horizon (0.02-0.06m) with some worm/plant bioturbation and water action throughout.		0.23-0.52m
703	<i>Natural</i>	Mid yellow-brown clay with sparse, randomly dispersed, sub-rounded flint (0.03m max). Clear horizon with some worm/flint bioturbation and water action throughout		0.52m to base of trench

13.3 Appendix 3: Heritage Appraisal



**Site of Cope Hall
Skinners Green
Newbury, West Berkshire**

Heritage Appraisal

Introduction

Wessex Archaeology was appointed by Sutton Griffin Architects to carry out a brief heritage appraisal on the site of Cope Hall, Skinners Green, nr Newbury, Berkshire centred on Ordnance Survey National Grid Reference (NGR) 444900, 165445 (SU 449 654).

The archaeological work was carried out to inform pre-application discussions with West Berkshire Council with regard to the potential development of the site.

Site description, topography and geology

The site is located approximately 2.5km to the south-west of Newbury, West Berkshire within Enborne parish and is situated immediately to the east of Skinners Green Lane adjacent to the junction with Cope Hall Lane (**Figure 1**).

The site comprises a roughly L-shape parcel of land occupying approximately 0.8 hectares and measuring c.180m in length (north-east – south-west axis) and c.85m at its widest point (north-west – south-east axis). The site is currently covered in deciduous trees and partially obscured by undergrowth.

The site lies at approximately 103m aOD and is surrounded by open pasture fields on three sides: to the north-west, north-east and south-east. To the south-east the ground rises for c.150m to the summit of Round Hill (c.121m aOD). To the north-west the ground slopes gently down toward Skinners Green Farm.

The underlying geology is mapped as London Clay although it is close to the boundary of the Bagshot Beds (BGS 1947). Trenches excavated at the adjacent Roundhill House in 2006 observed sand and gravel within the trenches.

Methodology

Introduction

This study provides an assessment of the archaeological potential of the site within the context of a 500m radius Study Area (centred on a point located approximately in the centre of the site). The aim of the appraisal is to establish, as far as reasonable and practical, the nature and extent of any known or potential archaeological and historical resource within the site. The assessment has attempted to determine the extent to which past and present land uses may have diminished or enhanced the archaeological potential of the Site. A brief summary of the different sources consulted as part of this assessment is given below.

West Berkshire Historic Environment Record (WBHER)

West Berkshire Council (WBC) maintains a digital database of all archaeological sites, findspots and archaeological events as well as listed buildings within the county. The information included in the gazetteer of this report (**Appendix 1**) was mainly collated from a search undertaken by WBC of the WBHER, and forms the basis of this assessment.

Cartographic Sources

Several historic maps for the area of the site were consulted. The study of maps and other associated historical sources helps to clarify the archaeological potential of the site in two ways. Firstly, it can indicate aspects of medieval and later land use prior to its modern development which can indicate the potential survival of earlier archaeological deposits. Secondly, it pinpoints areas of the site which, as a result of previous development or landscaping, may have become archaeologically sterile.

Maps consulted as part of this study are listed in the **References** section.

Previous Studies

Two archaeological watching briefs took place in 2006 and 2007 at neighbouring Round Hill House (TVAS 2006 and TVAS 2007). Copies of these reports were examined online.

Site Visit

An inspection of the site and its immediate surroundings was made by on 10th November 2009, for purposes of general site familiarisation and assessment of present land use, topography and of any archaeological or historical resource. A photographic record of the visit was made comprising 78 digital images. These are held in the project archive under the number 72890 at Wessex Archaeology's offices in Salisbury, Wiltshire.

A representative selection of digital images of the site are presented in **Plates 7 - 12**.

Assumptions

The WBHER data consists of secondary information derived from varied sources only some of which have been directly examined for the purposes of this Study. The assumption is made that this data, as well as that derived from other secondary sources, is reasonably accurate.

Legislative and planning background

Introduction

There is national legislation and guidance relating to the protection of, and proposed development on or near to, important archaeological sites or historical buildings within planning regulations as defined under the provisions of the *Town and Country Planning Act 1990*. In addition local authorities are responsible for the protection of the historic environment within the planning system and policies for the historic environment are included in relevant regional and local structure plans.

National Legislation and Guidance

Scheduled Monuments & Archaeology

The principal legislation concerning the protection of important archaeological sites is the *Ancient Monuments and Archaeological Areas Act 1979* (as amended). This provides for nationally important archaeological sites to be statutorily protected as Scheduled Monuments (SMs). Scheduled Monument Consent (SMC) must be sought for any works which may affect a designated Scheduled Monument.

Guidance on the importance, management and safeguarding of the archaeological resource within the planning process is provided by *Planning Policy Guidance Note 16: Archaeology and Planning* (PPG 16) issued by the Department of the Environment in November 1990. The underlying principle of this guidance is that archaeological resources are non-renewable, stating that:

'Where nationally important archaeological remains, whether scheduled or not, are affected by proposed development there should be a presumption in favour of their physical preservation' [Para. 8]

Registered Battlefields

Recent guidance on the approach of the planning authorities to development and historic buildings, conservation areas, historic parks and gardens, registered battlefields and other elements of the historic environment is provided by *Planning Policy Guidance Note 15: Planning and the Historic Environment* (PPG15), issued by the Department of the Environment in September 1994.

Paragraph 2.24 of PPG15 states:

A similar non-statutory Register of Historic Battlefields has been prepared by English Heritage. This will not entail additional statutory controls, but, when consultation with landowners and others the content of the Register is complete, it too will need to be taken into account by local planning authorities. The effects of any development on the limited number of registered sites will form a material consideration to be taken into account in determining planning applications.

Regional and local guidelines

The West Berkshire Structure Plan 1991-2006 (Saved Policies 2007).

The West Berkshire District Local Plan 1991 - 2006 was adopted on 14 June 2002. As a consequence of recent changes to the planning system, the West Berkshire Structure Plan ceased to have any effect from 27 September 2007. However, a number of the policies were extended and the Saved Policies version of the Local Plan was published.

Prior to September 2007 the West Berkshire Structure Plan formerly contained a number of policies with regard to the historic environment which have not been retained:

Policy **ENV36** dealt directly with the Newbury Battlefield Sites with the aim being to maintain the conservation of the historic battlefields. This policy was not retained as it was considered that it did not appear to add to matters already addressed in national planning policy (see above).

Similarly, with regards to archaeology, policy **ENV39** (The Provision of Archaeological Evaluation) and policy **ENV40** (The Level of Archaeological Investigation) were not retained as it was felt that the policies merely repeated national guidance covered by PPG 16 and were no longer necessary.

Statutory Constraints

The site does not contain any Scheduled Monuments, any Listed Buildings and is not located within a Conservation Area.

The site lies within the English Heritage Registered Battlefield of Newbury I (Figure 1) which is one of 8 battlefields deemed by English Heritage to be 'at Risk' out of a total of 43; although its trajectory is presently considered stable.

The battlefield is considered 'at Risk' as some of the south eastern periphery of the battlefield is built over and the A34 Newbury bypass clips a corner of it. The battlefield is considered at risk principally from pressures for the development of land for housing; other strategic locations on the fringes of Newbury have more limited development pressure due to risk of flooding and the existence of AONB and other environmental designations (English Heritage Newbury Battlefield website).

Archaeological background

The archaeological potential of the site stems from its location overlooking the town of Newbury and within a general zone of archaeological activity in the prehistoric (Neolithic/Bronze Age) and Roman periods (Figure 1; MWB10726, MWB11562, MWB14397). Approximately 650m to the south-east a large Bronze Age barrow cemetery is recorded (Lobb and Rose, 1996) containing two groups of barrows (Scheduled Monuments 12075 and 12235) suggesting a reasonable level of Bronze Age settlement within the vicinity. Furthermore, cropmarks of field systems of probable later Prehistoric to Romano-British date have been recorded within the Study Area (Figure 1; MWB2167, MWB2090 & MWB2169).

In addition to this general potential, there also exists the specific potential of remains relating directly to the First Battle of Newbury (Figure 1; MWB15762). On 20th September 1643, during the English Civil War, a battle was fought in the vicinity of the site between an army led by King Charles I and a larger Parliamentary army led by the Earl of Essex. The Royalist army had managed to out manoeuvre the Parliamentarians during a march on London and had reached Newbury just before them. However, they neglected to occupy the hills between the two armies so it was the Parliamentary army who were able to seize them and take a commanding position for the battle. Round Hill was chosen as the site for the Parliamentary cannon and formed a strong defensive position, manned by the London Trained Bands. The Royalists were unable to dislodge the Parliamentarians from this position despite taking Wash Common and advancing as far as Skinner's Green Lane. An artillery duel occurred between the cannon on Round Hill and some Royalist pieces sited on the plateau of Wash Common, on the southern flank of the Royalist army. This action suggests the possibility that remains of defensive earthworks or stray finds such as musket and cannon balls could be present within the area of the proposal site (Smurthwaite 1984, 150–1).

Despite this potential, recent work in the area has failed to find evidence of either this battle or any other archaeological activity (TVAS 2006i, TVAS 2002). Watching briefs in 2006 and 2007 at the adjacent property of Round Hill House (175m to the south-east) found no deposits or artefacts of archaeological interest and specifically no finds or remains which might have related to the civil war battle (TVAS 2006ii and TVAS 2007).

However, it is possible that the site may contain human remains, in addition to distributions of battlefield debris, i.e. weaponry and shot, which could be important in terms of interpreting the battlefield as a whole.

Historical Background

Historical sources for Cope Hall (Figure 1; MWB15814) are scarce before the late 19th century.

The manor of East Enborne was united with the manor of West Enborne during the late 16th century and passed into the hands of William, 1st Earl of Craven (1608-1697) who had large estates throughout Berkshire and was a friend of Prince Rupert. The Earls of Craven continued as lords of the manor into the 20th century.

Records of a house being on the site of Cope Hall date back to the 17th century when some sources have suggested that Prince Rupert stayed at Cope Hall (Nash 2005). The earliest deeds relating to Cope Hall found at the Berkshire Record Office (referred to as *Coppied Hall*) date from the 1730s (BRO D/EC T 12).

The earliest Cartographic evidence is Rocque's Map of Berkshire of 1761 (not reproduced) which shows what appear to be two buildings at the south-western extent of the present site. A similar picture is represented in Baker's 1785 Map of the Manor of Enbourne (not reproduced) however, the scale of the two maps is insufficient to show the buildings in any detail.

The 1841 Enborne Tithe Map shows the buildings on the site in reasonable detail for the first time (**Plate 1**). To the south-west of the site (plot 162) Cope Hall appears as an L-shape in plan building which seems to be constructed from two separate elements, including a smaller rectangular structure to the north-west (orientated north-east – south-west) and a long narrow range to the south-east (orientated north-west – south-east). To the south-west of Cope Hall a separate long narrow building fronts onto Cope Hall Lane and may represent a stable block or other outbuilding.

The Tithe award reveals that plot 162 was owned and occupied by Eugene Hicks. Neighbouring plot 163 appears to be a separate cottage owned by the lord of the manor (Thomas, Earl of Craven) and occupied by James Hickman. It was accessed via a private road (plot 162a).

The census returns for 1841 show that Cope Hall was large enough to accommodate six members of the Hicks family and three servants. Confirmation of their wealth can be seen from the rank/profession entry for Eugene Hicks which is listed as *Ind* signifying that he was of independent means.

The census returns for 1861-1901 shows that the Kimber family were in residence with *John Kimber Esq* listed as a *retired tallow chandler*. The 1881 census return reveals for the first time that in addition to seven members of the Kimber family and three servants living in Cope Hall an additional property is listed as *near Cope Hall* accommodating George Miles (Groom), his wife (Laundress) two sons and a boarder. It is likely that the cottage shown at the north-eastern end of the site in the Tithe map and 1880 Ordnance Survey map is this property (**Plate 2**). The 1891 census distinguishes this property further by naming it *Cope Hall Cottage* with Cope Hall named *Cope Hall House*. George Miles is listed as Gardener in the 1891 and 1901 censuses.

The 1880 1st Edition Ordnance Survey map (**Plate 2**) illustrates the site in greater detail suggesting that Cope Hall was a comfortable country residence with tree-lined formal garden, fountain, pond and glasshouse. This situation remains unaltered in the 1900 and 1911 Ordnance Survey maps (**Plate 3** and **Plate 4**)

The 1911 census returns reveal that Cope Hall was occupied by a retired general practitioner Stamford Felce, his wife, two daughters and two servants. Cope Hall Cottage was occupied by Charles Henry Crawford (gardener), his wife and two children.

Shortly after the house was occupied by the Women's Training Colony in 1917, however this venture was short-lived and the colony closed in 1919 (BRO D/EX 774/1/1,2). Following this

the house appears to have lain empty for several years. The trade directories show no occupant at Cope Hall for 1920 and 1923. Its unoccupied status is confirmed by the Victoria County History for Berkshire when it published its entry for the parish of Enborne in 1924.

The directories indicate that Cope Hall was occupied again by the early 1930s when George M Roberts is recorded as living there. The 1936 Ordnance Survey map (**Plate 5**) is the last depiction of Cope Hall with no apparent change visible from the previous 1911 map. Roger W Owen is listed in residence in 1938 followed by the last occupant of Cope Hall - Cecil Last, who is listed as occupant in the directories from 1957 until 1963. The 1965 trade directory has no listing for Cope Hall and it is likely that the building was demolished around this time.

The 1969 Ordnance Survey map (not illustrated) shows the site in a very similar condition to today with no standing buildings with the exception of a small hut/outbuilding at the southern extent of the site.

Site visit

A site visit took place on 10th November 2009. The area is wooded and much obscured by undergrowth and fallen trees in places however, some extant remains were observed and photographs taken.

The site is bounded to the west by a low brick wall with pale lime mortar and topped with rounded coping bricks (**Plate 6**). The wall is in a general state of disrepair for much of its length along Cope Hall Lane. Entry into the site is via a narrow path which likely comprises the original entrance to Cope Hall as it passes over a large moulded stone slab with remnant cast iron gate footings.

A number of disarticulated small areas of rubble were located amongst the undergrowth in the location of Cope Hall and the linear building to the south-west as observed in the historic mapping (**Plate 7**). The rubble included numerous unfrogged red bricks of likely 18th - early 19th century date with pale remnant lime mortar and later cement pointing. In addition, window glass, corrugated iron sheeting and a cast iron gate post were observed.

At the north-eastern end of the site a further disarticulated pile of rubble was located amongst trees and undergrowth at the location of Cope Hall Cottage. The rubble primarily comprised unfrogged and shallow-frogged red bricks with some residual buff-coloured lime mortar. In addition fragments of slate and a large fragment of an enamelled butler sink were identified (**Plate 8**)

At the location of the glasshouse seen in the 1880-1911 Ordnance Survey maps a low wall was observed running north-east – south-west amongst disarticulated brick rubble (**Plate 9**) and an insitu large-bore (c.25cm) cast-iron pipe was observed protruding up from the ground. The pipe may possibly be associated with providing water for the fountain, glasshouses or pond.

The most intact and coherent remains are located to the north-west of the pond (**Plate 10**) and comprise a short section of overflow channel which leads from the pond into a brick-built two-chambered water reservoir which measures approximately 3.1m in length and 2.7m in width (**Plate 11**). A salt-glazed ceramic pipe in the north-west chamber feeds through to a platform below filled with gravel which is retained within brick walls.

The area was heavily overgrown with shrubs and foliage making access difficult, however, it would appear that a wide, partially brick-lined ditch is associated with the feature and continues to the north-west. The pond overflow feature would appear to date from the late 19th - early 20th century although it does not feature on any of the available historic mapping of the site.

It is not immediately apparent what the structure was used for however, it may be associated with the pumping of water to the fountain observed in the 1880-1911 Ordnance Survey maps (**Plates 2 - 4**).

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D/EX 774/1/1,2 Prospectus (c.1917) and report, 1919, on the Women's Training Colony at Newbury

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1775 Map of the Manor of Enbourne by Matthias Baker - 5" : 1 mile (not reproduced)
1841 Enborne Tithe Map (MF97066/C9) and award (MF97116)
1880 1st Edn Ordnance Survey 25" : 1 mile - Berkshire LXII. 8
1900 2nd Edn Ordnance Survey 25" : 1 mile - Berkshire LXII. 8
1911 Ordnance Survey 25" : 1 mile - Berkshire LXII. 8
1936 Ordnance Survey 25" : 1 mile - Berkshire LXII. 8
1947, British Geological Survey, *Newbury, Solid and Drift* (not reproduced)
1969 Ordnance Survey 1:2500 SU 4465/4565

Trade Directory results for Cope Hall, Enborne, Berkshire

Directory	Year	Occupier
Cosburn's Directory for Berkshire	1895	C. Kimber and J. Kimber
Kellys Directory for Berkshire	1920	Not listed
Kellys Directory for Berkshire	1924	Not listed
Kellys Directory for Newbury	1933	George M Roberts
Kellys Directory for Newbury	1938	Roger W Owen
Kellys Directory for Newbury	1957	Cecil Last
Kellys Directory for Newbury	1960	Cecil Last
Kellys Directory for Newbury	1963	Cecil Last
Kellys Directory for Newbury	1965	Not listed

1841 Enborne Tithe award

Landowner	Occupier	Plot no.	Name	State	A R P
Eugene Hicks	Eugene Hicks	160	The Upper Meadow	Pasture	1,1,27
Eugene Hicks	Eugene Hicks	161	The Home Meadow	Meadow	2,2,35
Eugene Hicks	Eugene Hicks	162	House, Garden and Shrubbery	-	1,2,0
Thomas, Earl Craven	James Hiscock	162a	Private road	Road	0,0,25
Thomas, Earl Craven	James Newport	163	(no description)	(no description)	0,0,29
Eugene Hicks	Eugene Hicks	164	The Pightte(?)	Meadow	1,1,38
Thomas, Earl Craven	James Hiscock	165	Newport Meadow	Pasture	4,2,20

A R P = Acres, Rods and Perches

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1911 census return

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West Berkshire District Local Plan 1991-2006 Saved Policies - Main Report

<http://www.westberks.gov.uk/CHttpHandler.ashx?id=12589&p=0>

West Berkshire District Local Plan 1991-2006 Saved Policies - Appendices

<http://www.westberks.gov.uk/CHttpHandler.ashx?id=12590&p=0>

Appendix 1 – West Berkshire HER monument records within the Study Area

MonUID	Name	Summary	Period
MWB2167	Features northeast of Skinners Green	Complex of ditched linears visible as a cropmark on aerial photographs, and possibly representing a field system	Undated
MWB2090	Features near Skinners Green Lane	Ditches forming incomplete, irregular enclosures visible as cropmarks in aerial photographs	Undated
MWB17832	Linear feature near Cope Hall	Probable former field boundary seen as earthwork in aerial photographs	Undated
MWB2169	Enclosure east of Skinners Green	Incomplete enclosure visible as a cropmark in aerial photographs	Undated
MWB10726	Area of Cope Hall, Skinners Green Farm	Mesolithic flint tool found	Prehistoric
MWB11562	Field east of Cope Hall Lane, Enborne	Flint flake and core found fieldwalking	Prehistoric
MWB14397	Southeast of Cope Hall	One Late Iron Age and two Roman coins found in 1979	Iron Age - Roman
MWB17830	Ridge and furrow west of Wash Common Farm	Ridge and furrow seen as earthworks in aerial photographs, although probably levelled in the 21st century	Medieval
MWB17831	Ridge and furrow northeast of Foxgrove, Enborne	Ridge and furrow seen as earthworks in aerial photographs, although possibly levelled in the 21st century	Medieval
MWB17964	Ridge and furrow west of Skinners Green	Two areas of probable medieval ridge and furrow identified from aerial photographs	Medieval
MWB15814	Site of Cope Hall	Site of demolished or ruined building known as Cope Hall, probably of medieval origins	Medieval
MWB10702	Near Cope Hall, Enborne	Fragments of medieval pottery found near Cope Hall in 1930s	Medieval
MWB15762	Newbury I Battlefield	Site of the First Battle of Newbury, 1643 - listed in the English Heritage Battlefields Register, but of larger extent than just the registered area	Post-medieval
MWB16534	Round Hill	Strategic location for Parliamentarians during the First Battle of Newbury, 1643	Post-medieval
MWB16442	Southeast of Cope Hall	Musket balls found on site of First Battle of Newbury	Post-medieval
MWB17369	Skinners Green Farm & The Corn Stock & Long Barn	Historic farmstead documented in late 19th century and still partly present in 21st century	Post-medieval
MWB6119	NEWBURY TO WOODHAY RAILWAY LINE	Section of the course of the Didcot, Newbury & Southampton Railway, closed 1960s; corridor largely used as a route for the Newbury Bypass in the 1990s	19th Century
MWB16670	The Newbury Bypass	20th century dual carriageway around Newbury, nationally famous for the controversy surrounding its construction	Modern

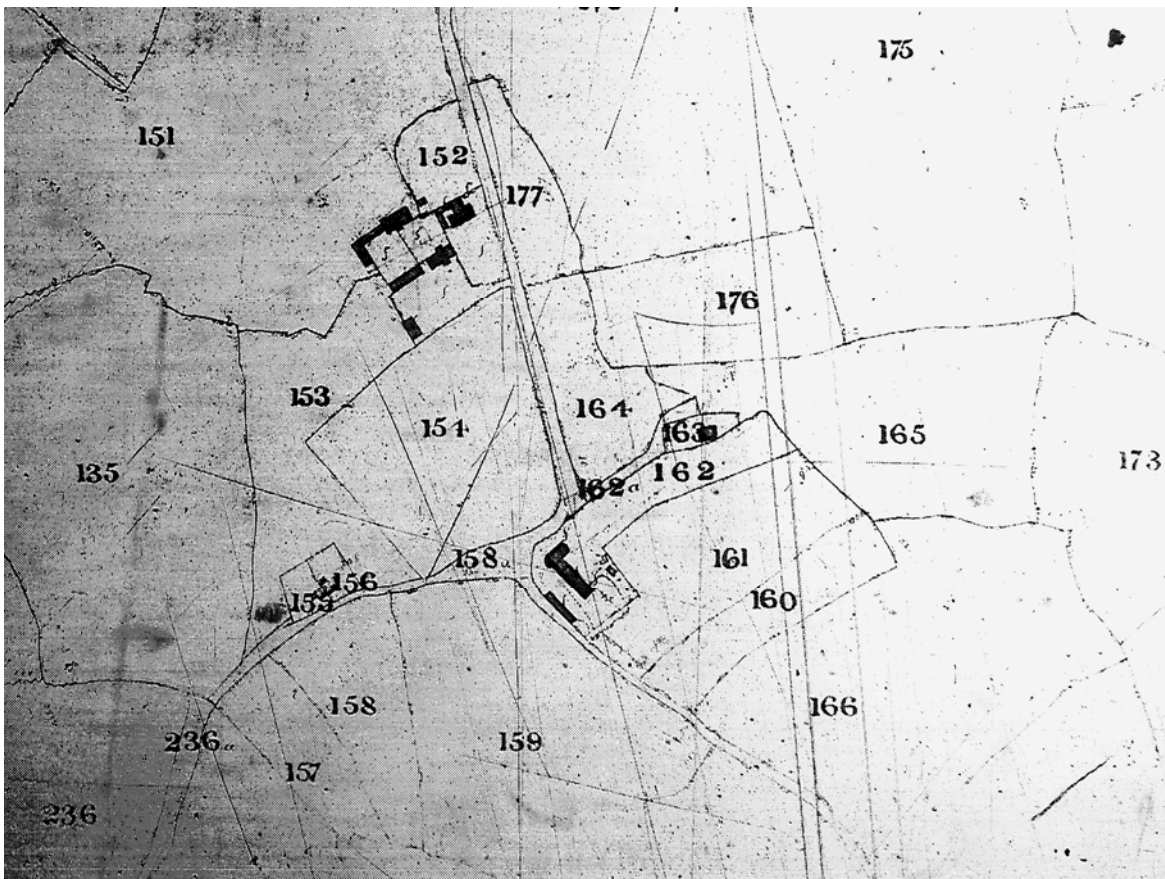


Plate 1 1841 Enborne Tithe Map

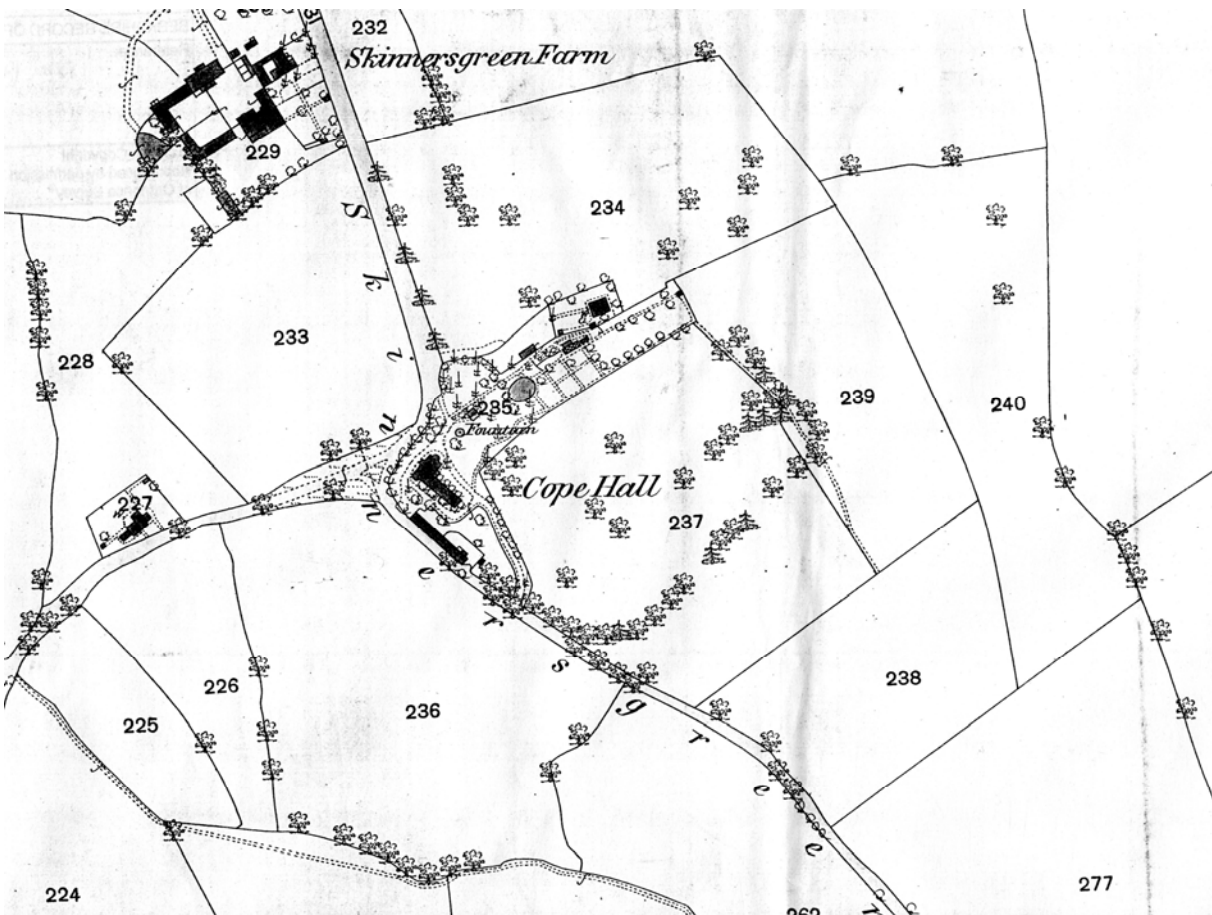


Plate 2 1880 Ordnance Survey map

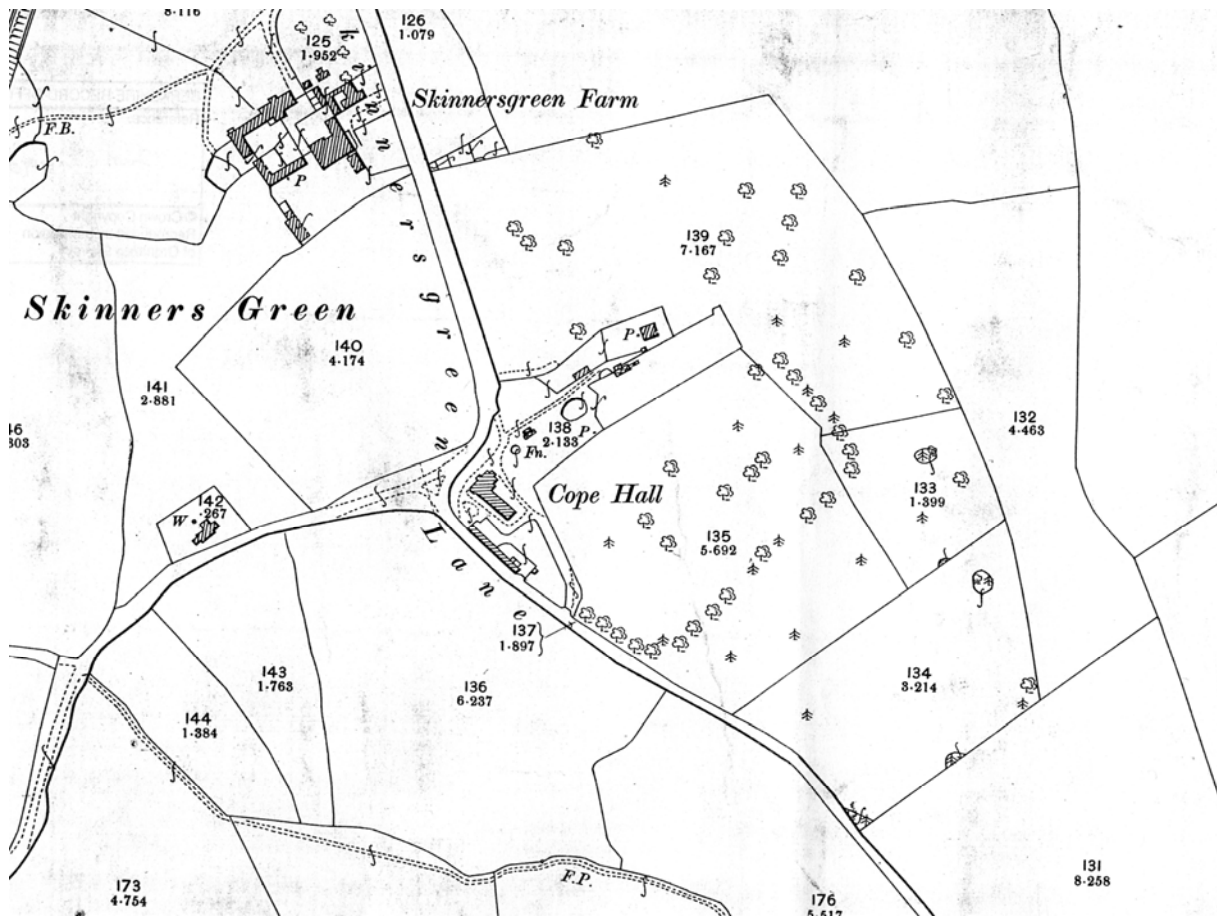


Plate 3 1900 Ordnance Survey map

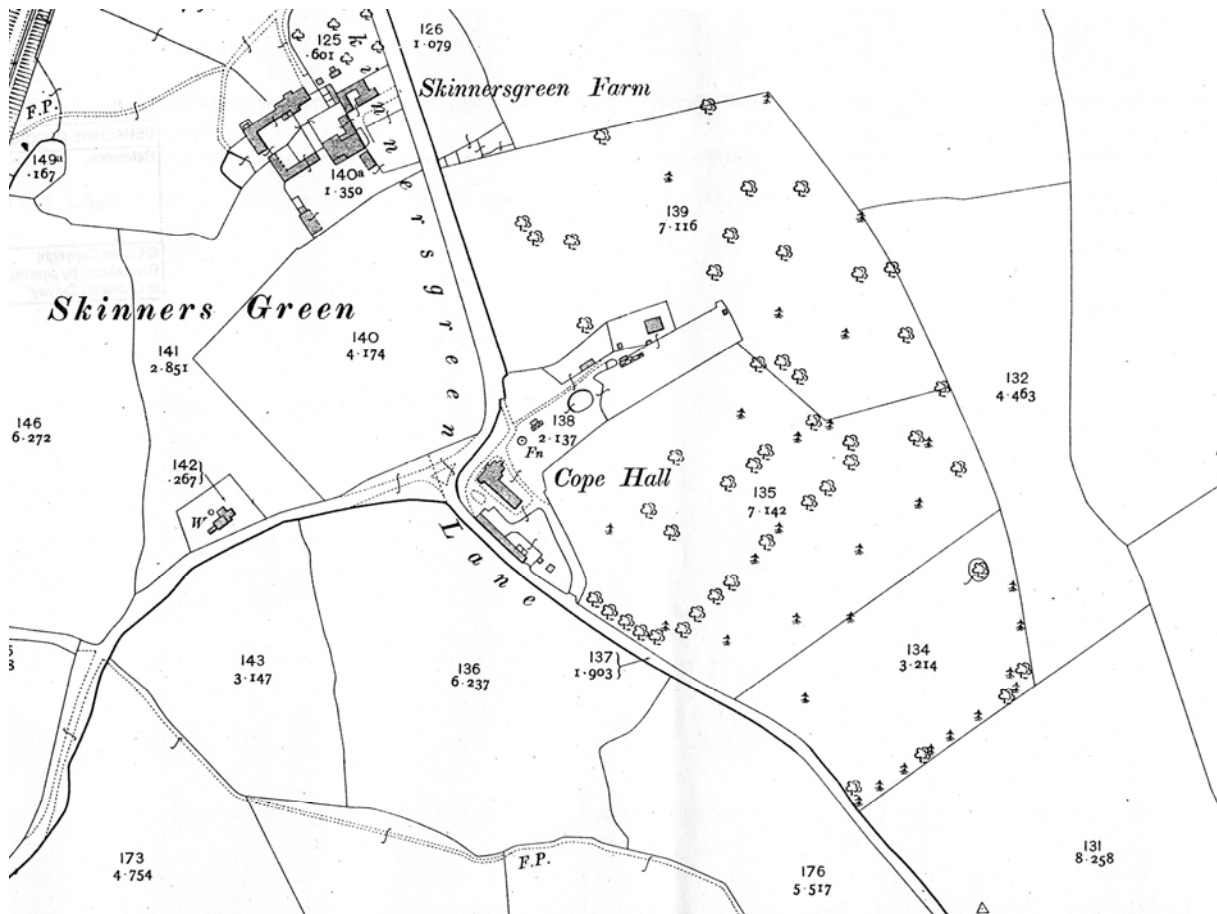


Plate 4 1911 Ordnance Survey map

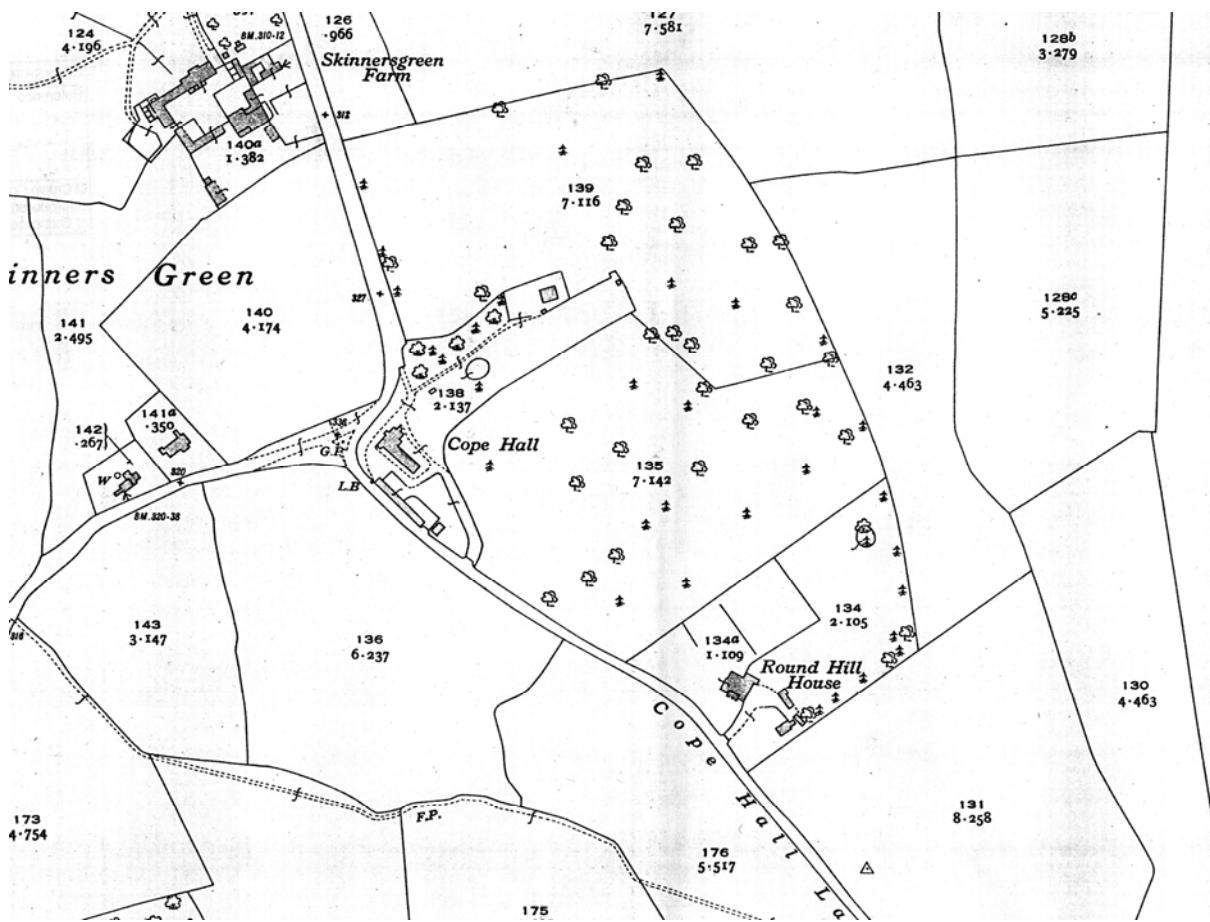


Plate 5 1936 Ordnance Survey map



Plate 6 Boundary wall running the length of the site on the south-western side



Plate 7 Brick rubble located at site of Cope Hall



Plate 8 Brick rubble located on site of former Cope Hall Cottage



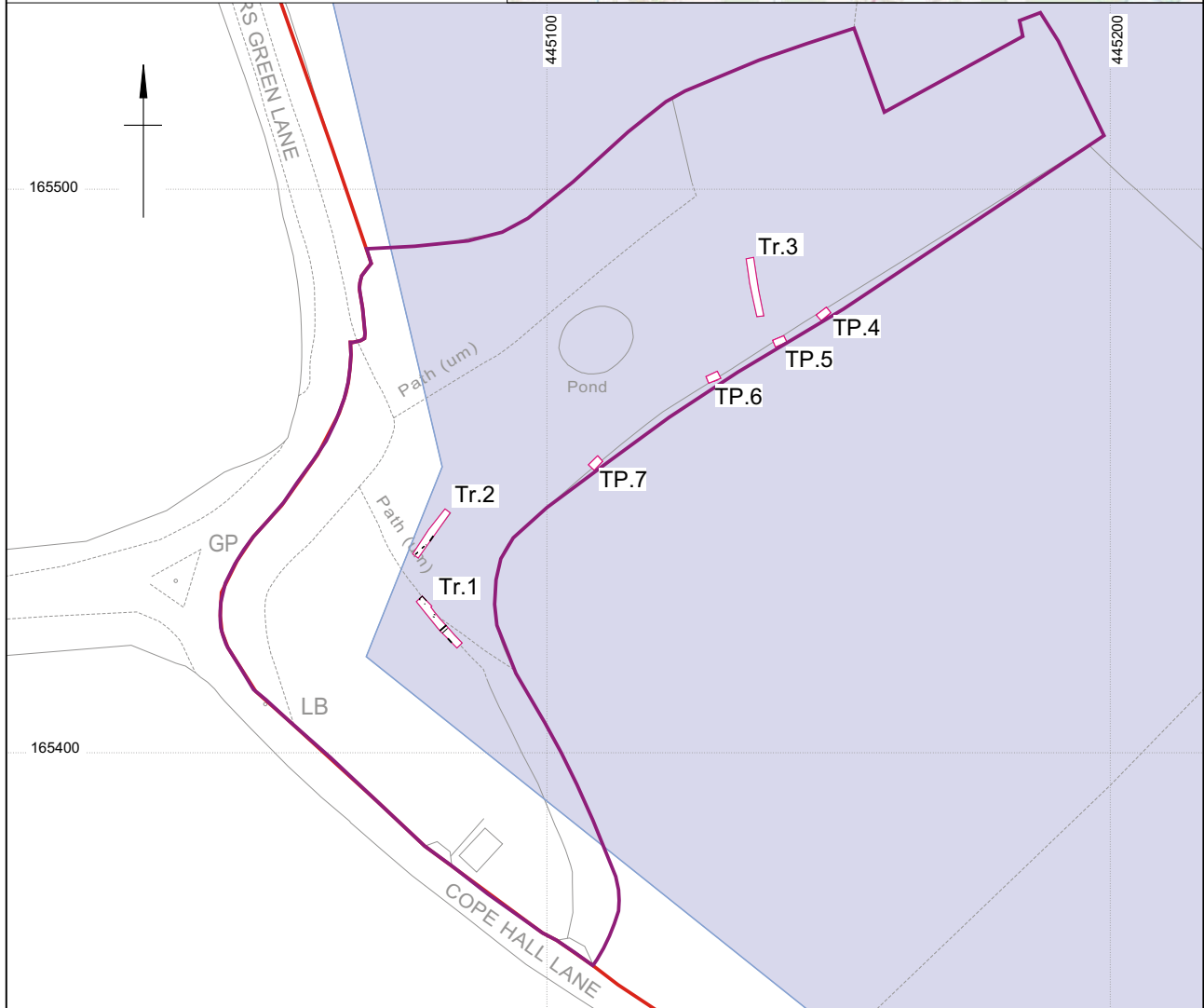
Plate 9 Low wall situated at approximate location of former glasshouses in historic mapping



Plate 10 Pond situated in the centre of the site



Plate 11 Pond overflow tank viewed from the east



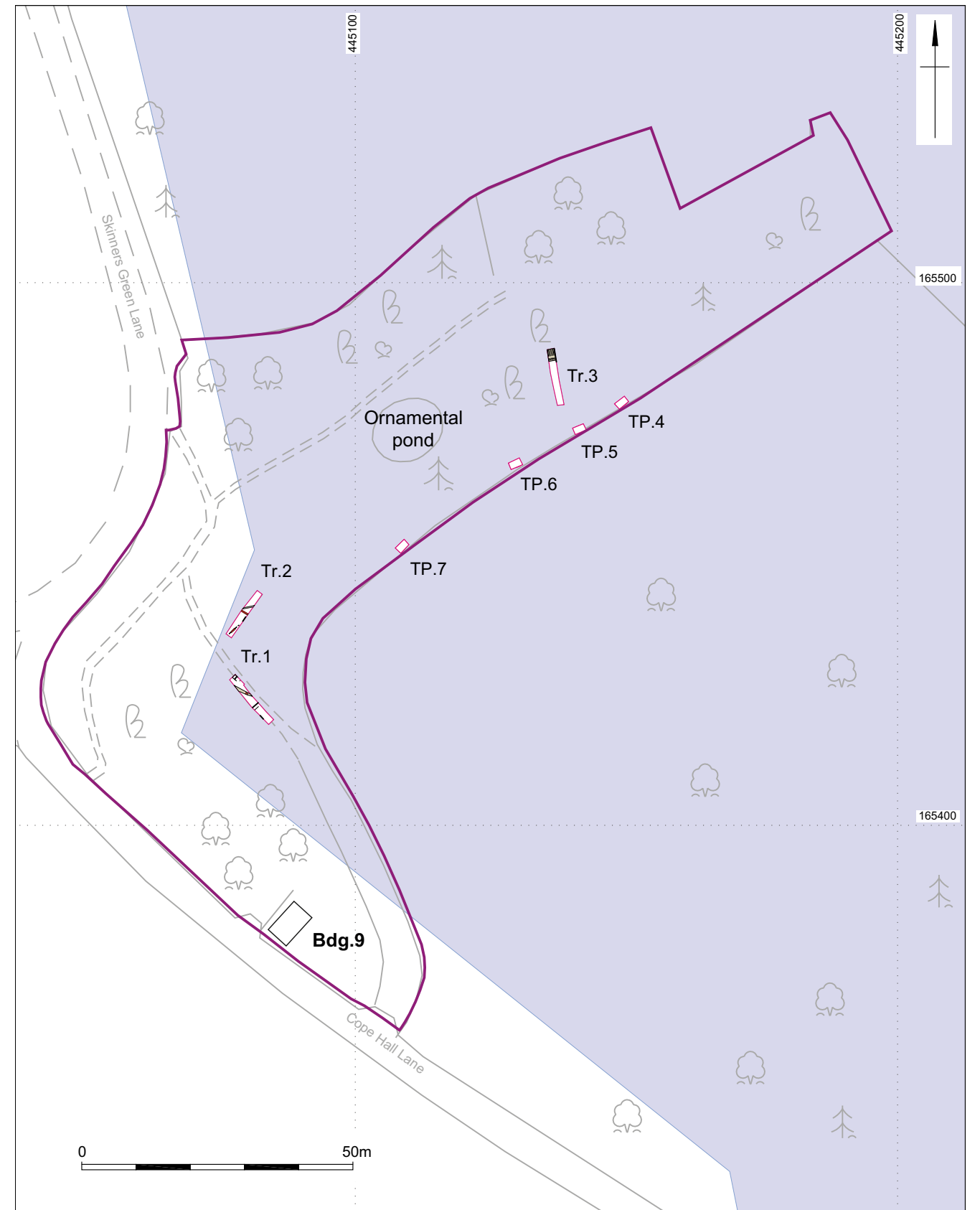
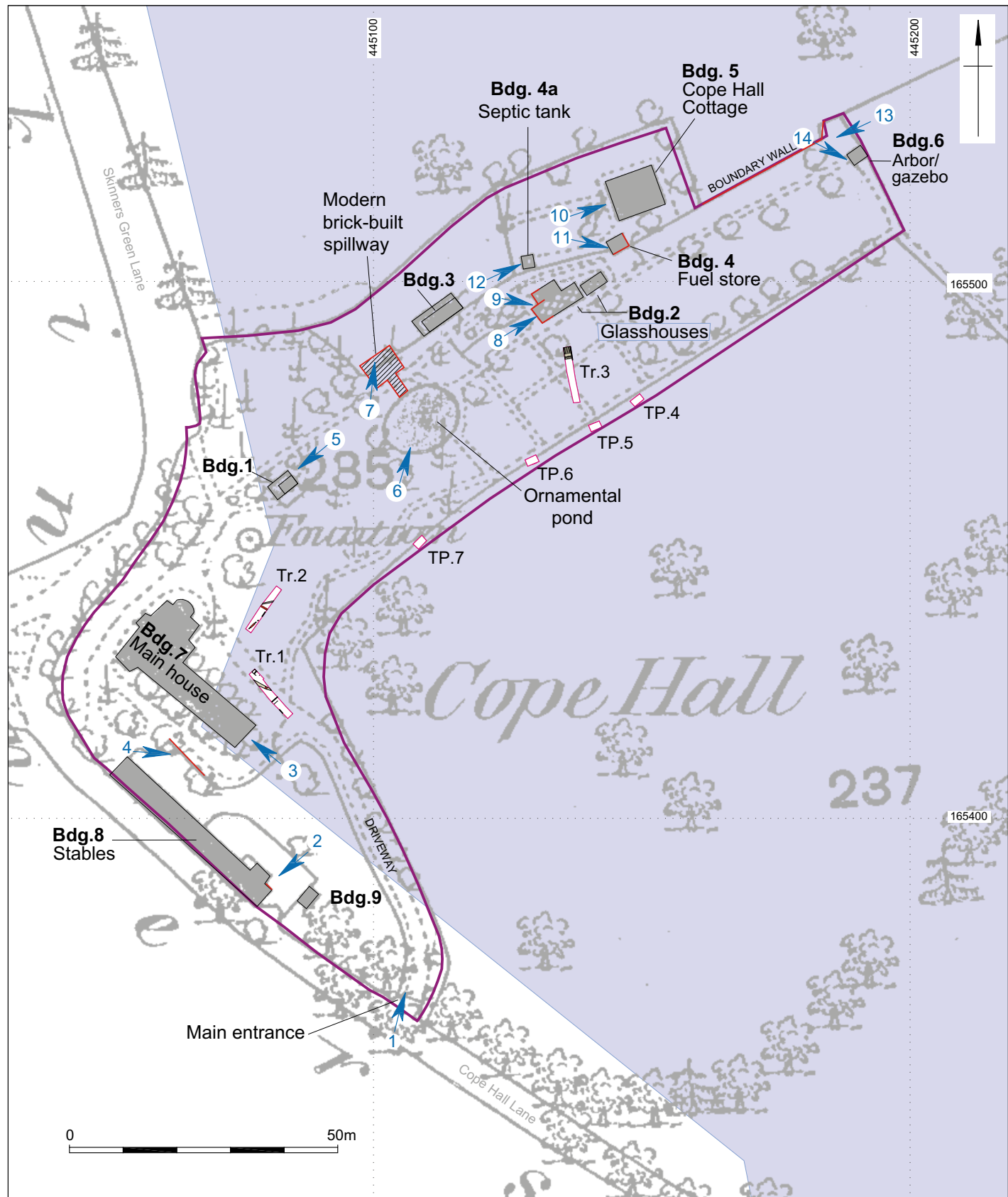
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Site location plan

Figure 1



1880 Ordnance Survey map showing surveyed trenches & test pits and indicating building numbers with nos. and directions of plates

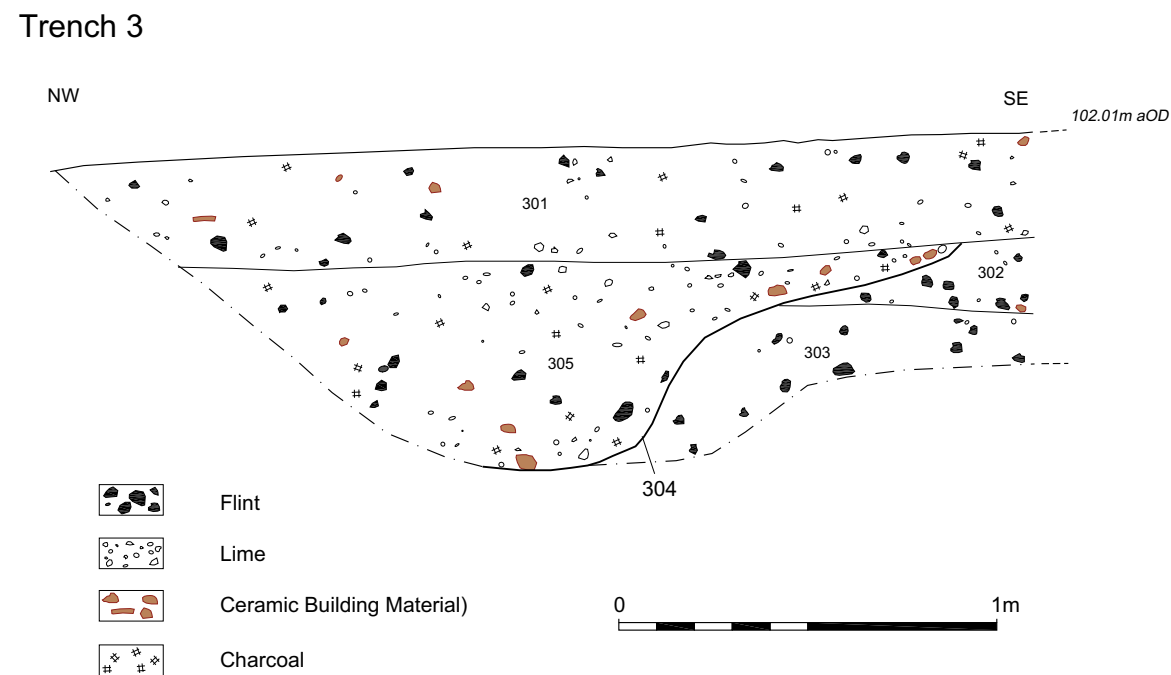
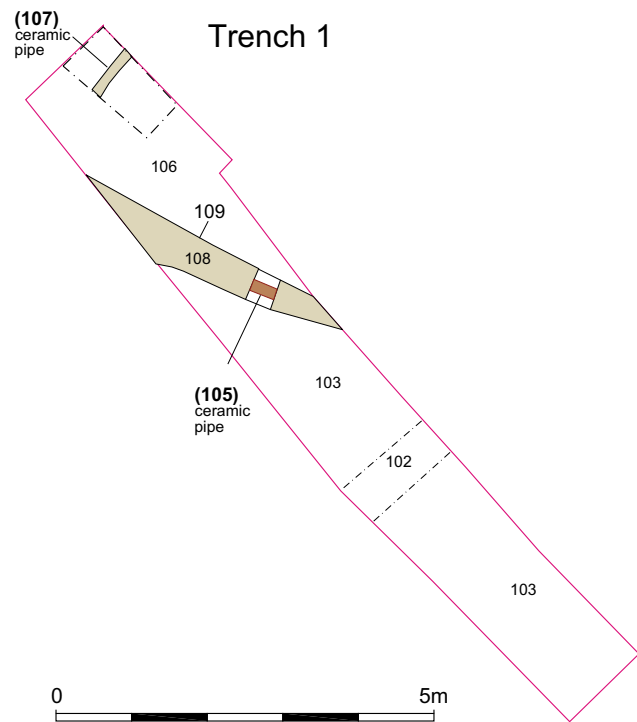
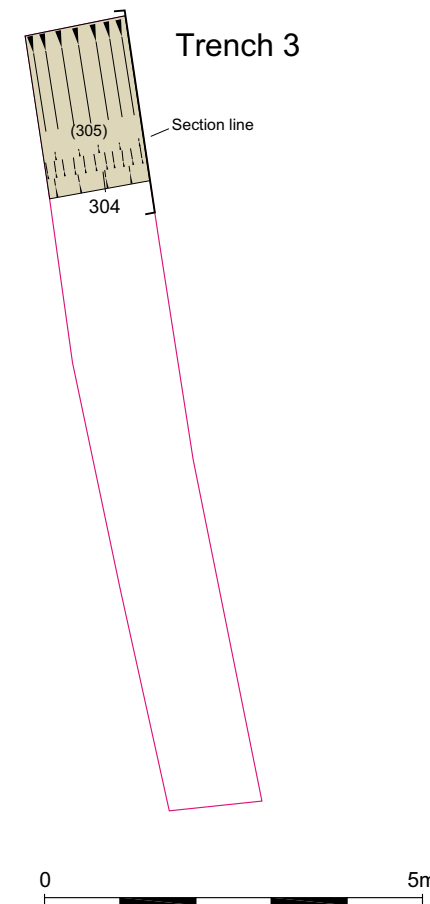
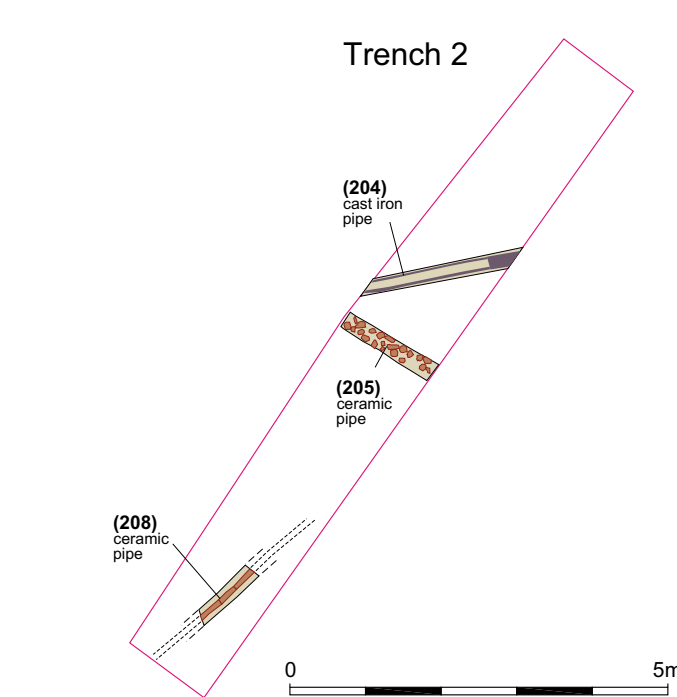
Cope Hall as of 1969 showing surveyed trenches & test pits



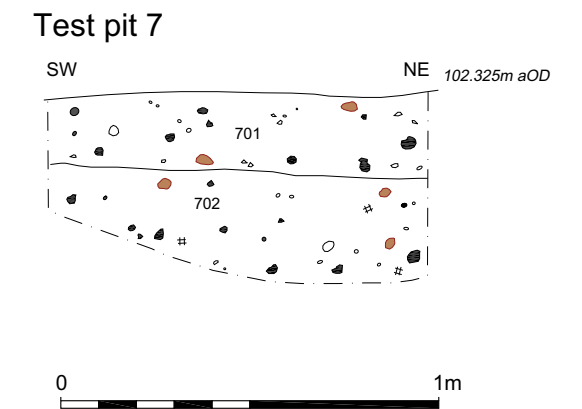
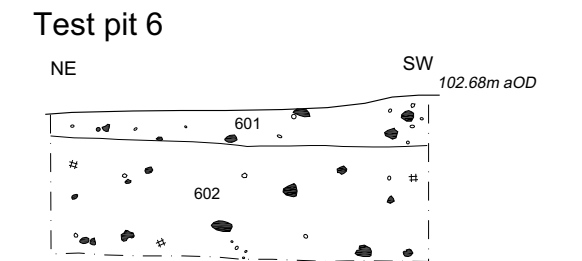
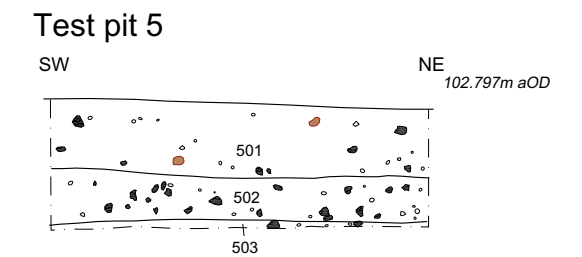
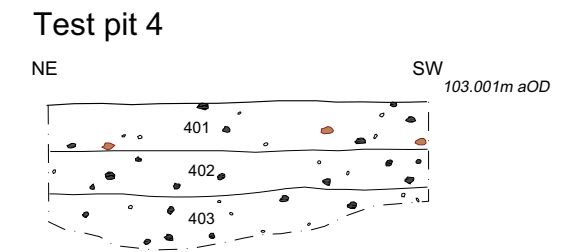
- Landscape recording area
- Registered battlefield
- Evaluation trench
- Test-pit
- ← 9 Number & direction of Plate
- Identified section of walling

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Representative sections:








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Trench plans (Trs. 1-3) and sections (Tr.3 & TPs 4-7)

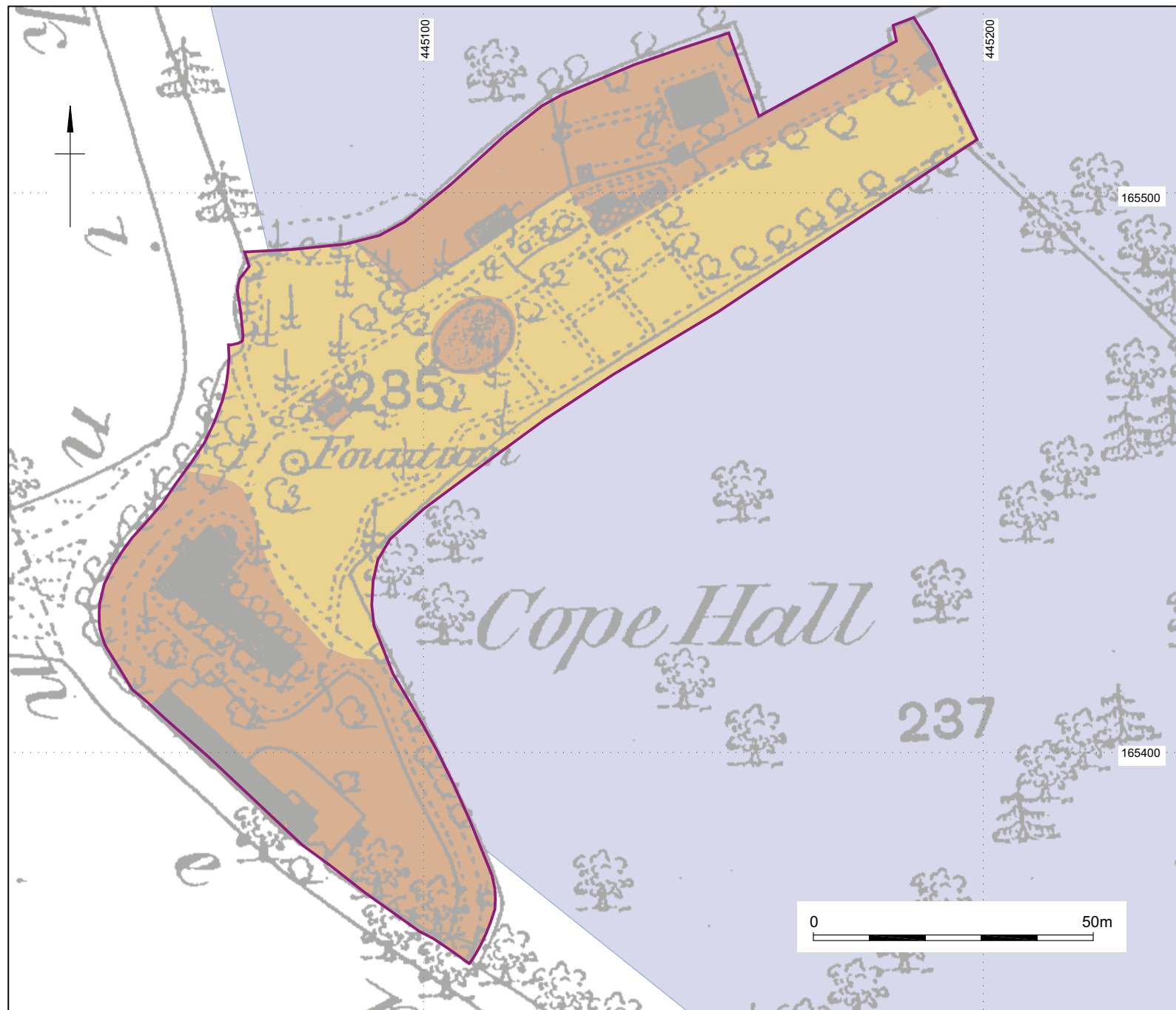
Figure 3

-  The Site
-  Landscape Recording Area
-  Registered battlefield
-  Area of possible archaeological watching brief
-  Area of archaeological excavation/mitigation

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Site plan showing possible future archaeological work at CopeHall

Figure 4



Plate 1: Remains of brick gate piers



Plate 2: Remains of brick wall associated with Building 8

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Plate 3: The site of Cope Hall viewed from the south-east



Plate 4: Section of boundary wall between house and stable (Building 8)

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Plate 5: Remains of Building 1



Plate 6: Remains of ornamental pond

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Plate 7: Spillway or pond overflow



Plate 8: West end of Building 2 glasshouse foundation

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Plate 9: Cast iron heating pipe section for glasshouse



Plate 10: Site of Cope Hall Cottage (Building 5)

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Plate 11: Building 4, probable fuel store



Plate 12: Site of Building 4a septic tank

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Plate 13: North-east boundary wall



Plate 14: Site of Building 6 arbor or gazebo

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Plate 15: Trench 1 compacted gravel driveway deposit 102



Plate 16: Trench 1 exposed section of ceramic field drain 105

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Plate 17: Trench 1 exposed section of ceramic field drain 106



Plate 18: Trench 2 exposed section of ceramic field drain 208

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Plate 19: Trench 2 cast iron water main 204



Plate 20: Trench 3 garden soil deposit 305

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Registered Head Office: Portway House, Old Sarum Park, Salisbury, Wiltshire SP4 6EB.

Tel: 01722 326867 Fax: 01722 337562 info@wessexarch.co.uk

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