



# The Royal Oak Public House The Square, Yattendon, Berkshire

Historic Building Record



Planning Ref: 17/01297/FUL and 17/01298/LBC2  
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## Contents

Summary.....	iii
Acknowledgements.....	iv
<b>1 INTRODUCTION .....</b>	<b>1</b>
1.1 Project background .....	1
1.2 Previous work.....	1
1.3 Site location and description .....	2
<b>2 METHODOLOGY .....</b>	<b>2</b>
2.1 Aims and objectives .....	2
2.2 Methodology .....	2
2.3 Record date.....	3
<b>3 HISTORICAL BACKGROUND .....</b>	<b>3</b>
3.1 Introduction.....	3
3.2 Cartographic evidence .....	4
3.3 Historic media.....	5
<b>4 RESULTS.....</b>	<b>5</b>
4.1 Introduction.....	5
4.2 Description .....	6
<b>5 DISCUSSION .....</b>	<b>9</b>
<b>6 STORAGE AND CURATION .....</b>	<b>10</b>
6.1 Archive .....	10
6.2 Copyright.....	10
6.3 Security copy.....	10
<b>REFERENCES .....</b>	<b>11</b>
Bibliography.....	11
Internet sources.....	11
Cartographic sources.....	11

## List of Figures

- Figure 1** Site location
- Figure 2** Historic map regression
- Figure 3** Annotated ground floor plan showing phasing and areas of recording

## Plates

- Front cover** The Royal Oak
- Plate 1** Kitchen building (intervention 1) north wall exterior viewed from west
- Plate 2** Kitchen building (intervention 1) north wall exterior viewed from east
- Plate 3** Kitchen interior (intervention 1) viewed from south
- Plate 4** Kitchen building (intervention 1) west wall exterior viewed from west



- Plate 5** Single-storey west dining room building contemporary with kitchen
- Plate 6** Outbuilding store (intervention 2) south front viewed from south-west
- Plate 7** Outbuilding store A interior (intervention 2)
- Plate 8** Outbuilding store B interior (intervention 2)
- Plate 9** Outbuilding store C interior (intervention 2)
- Plate 10** Outbuilding store east wall bonded to kitchen wall (intervention 2)
- Plate 11** Internal view of current toilets (Intervention 3)
- Plate 12** Current female toilet interior (intervention 3)
- Plate 13** Current male toilet interior (intervention 3)
- Plate 14** Exterior of ground floor toilets (intervention 3) viewed from north
- Plate 15** Public bar area (intervention 4)
- Plate 16** Public bar and window to be removed in north wall (intervention 4)
- Plate 17** Exterior ground floor wall and openings (intervention 4)
- Plate 18** Connecting passage building (intervention 4)
- Plate 19** Outbuilding viewed from north-east (intervention 5)
- Plate 20** Outbuilding door and rear window (intervention 5)



## Summary

Wessex Archaeology was commissioned by Gotelee Orchard-Lisle Chartered Architects on behalf of Yattendon Estates to create a historic building record of the Grade II listed Royal Oak Public House (PH) at Yattendon, Berkshire. Conditional planning permission (ref: 17/01297/FUL) and listed building consent (ref: 17/01298/LBC2) were granted for redevelopment proposals to the building which included the construction of a new dining room and WCs to the rear of the existing building, remodelling of the existing kitchen, the relocation of the existing oil tank and minor internal alterations.

A planning condition of the work imposed by West Berkshire Council required a Historic England Level 2 (descriptive) record of the building prior to the commencement of the redevelopment work. Levels of record are described in the document: *Understanding Historic Buildings: a guide to good recording practice* (Historic England 2016).

The Royal Oak Public House (PH) is located in The Square, Yattendon, Berkshire, RG18 0UG and centred on National Grid Reference (NGR) 455238 174519. The survey included documentary, cartographic and fabric analysis of the building focussing on areas that were scheduled for redevelopment. Measured survey and digital photography were used to illustrate these areas.

Yattendon has several extant timber framed properties dating to the 16th or 17th centuries and many of these buildings have been re-faced and extended during the 18th and 19th centuries. Historic mapping has indicated the presence of buildings along the north side of the village square since at least the 18th century.

The east end of The Royal Oak PH comprises a timber framed former dwelling that is typical of the type of building that can be found around the village square. The building has been re-faced in brick and extended to the west, east and the north during the 19th century. The west end of the building has been subjected to significant reconstruction, however at its core is a late 18th or early 19th century two-storey brick building which probably replaced an earlier timber framed building. At some point in the late 19th or early 20th century the gap between these two distinct elements was infilled in order to create a single enlarged property with continuous ground floor circulation. At the same time as the enlargement to the west, a cottage was added at the east end of the building. The north side of the property has been extended with late 19th century two-storey extensions built in a characteristic style with decorative gables. These features can be seen across Yattendon and are considered to be a Yattendon estate design.

As might be expected, numerous wells have historically been excavated around the village to supply water to the various properties. One such historic well caused a catastrophic collapse of part of The Royal Oak in 1956. Historic accounts of the incident revealed that a woman was killed whilst working in the kitchen of the pub when the floor collapsed over a disused well. The location of the collapse is the present dining garden room. It is likely that the collapsed historic well was originally outside of the building, although when the building was extended to the north during the 19th century, it was blocked up, covered over and forgotten. As a result of this accident much of the west end of the building has been rebuilt including the present kitchen and dining room and the rear two-storey extension where the accident happened. The two-storey brick building to the west was also remodelled on the ground floor forming an open plan. The windows in this building were also replaced with new sashes.

The programme of recording was focussed on areas of the building which were to be subject to the redevelopment works. All these areas featured 19th century and mid-20th century fabric.





## **Acknowledgements**

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The historic building survey was carried out for Wessex Archaeology by Bob Davis. This report was compiled by Bob Davis and the illustrations prepared by Bob Davis and Nancy Dixon. The project was managed on behalf of Wessex Archaeology by Matt Rous.



# The Royal Oak Public House Yattendon, Berkshire

## Historic Building Record

### 1 INTRODUCTION

#### 1.1 Project background

1.1.1 Wessex Archaeology (WA) was commissioned by Gotelee Orchard-Lisle Chartered Architects, on behalf of Yattendon Estates Ltd (hereafter 'the Client'), to create an historic building record (HBR) of the Grade II Listed Royal Oak Public House (PH) at The Square, Yattendon, Berkshire.

1.1.2 Conditional planning permission (ref: 17/01297/FUL) and listed building consent (ref: 17/01298/LBC2) have been granted by West Berkshire Council (WBC) for redevelopment works at the site, including the construction of a new dining room and WCs to the rear of the building, remodelling of the existing kitchen, the relocation of the existing oil tank and minor internal alterations.

1.1.3 A condition (no. 8) of planning permission and (no. 9) of listed building consent states:

*The development hereby approved shall be carried out in accordance with the details and timings set out in the submitted WSI:*

*WSI for Historic Building Recording and Archaeological Watching Brief (Wessex Archaeology 116571.01 August 2017) received by e-mail from the agent dated 23rd August 2017.*

*unless alternative details are agreed in writing by the Local Planning Authority.*

*Reason: To ensure that archaeological features and fabric of the building as accurately recorded during the development. In the interests of heritage assets. In accordance with Policy CS19 of the West Berkshire Core Strategy 2006-2026 and advice set out within the NPPF.*

1.1.4 The written scheme of investigation (WSI) (Wessex Archaeology 2017a) was submitted to and approved by WBC in advance of the works. This report focusses solely on the results of the historic building recording. The results of the subsequent archaeological watching brief at the rear of the property are discussed in a separate report (Wessex Archaeology 2018 forthcoming).

1.1.5 The historic building recording was carried out in accordance with the approved WSI to Historic England Level 2 (descriptive) standard of the areas and fabric affected by the alterations.

#### 1.2 Previous work

1.2.1 A previous Heritage Impact Assessment (HIA) was produced for the proposed development in 2017 (Wessex Archaeology 2017b). This report summarised the initial thoughts on the development of the property as follows:



*The public house is a Grade II listed building and revealed elements of timber framing, which may date from the 17th century, as remnants of cottages that were merged together and extended over time. A brick façade was applied in the 18th century to gentrify the building and the first landlord is recorded from 1785, indicating the public house was open by this time. During the late 20th century, Ilsley Cottage, which was listed as a separate Grade II listed building in 1983, was subsumed into ownership of the public house and a link created between the two.*

### **1.3 Site location and description**

- 1.3.1 The Royal Oak PH is situated on the north side of The Square, in the centre of Yattendon which lies approximately 7.5 km to the north-north-east of Thatcham and 15.5 km to the west of Reading in West Berkshire.
- 1.3.2 The property is bounded to the north by land belonging to Yattendon Manor House, to the east by Pargiters Cottage (a Grade II listed 19th century property), to the south by The Square, and to the west by The Annex. The site includes 'Ilsley Cottage' which was listed separately, at the same time as the Royal Oak, in 1983, which likely indicates their separate ownership at the time. The building is centred on National Grid Reference (NGR) 455238 174519.
- 1.3.3 The present public house is an amalgamation of different buildings of different dates with many alterations and extensions. To the east is Ilsey Cottage, now part of the Royal Oak, but at some point a separate small dwelling which has been extended to the rear with a small central staircase. This part of the building once formed the east half of a rectangular house with a central chimney stack. The west half has been adapted as part of the main pub.
- 1.3.4 The west half of the public house is formed from a mixture of single and two-storey buildings and infill. The rear of the building has also been extended to provide a larger kitchen and accommodation for guests.

## **2 METHODOLOGY**

### **2.1 Aims and objectives**

- 2.1.1 The aims of the historic building recording, as set out in the WSI, were to:
- provide a better understanding of the building (where possible within the confines of the works);
  - compile a lasting record; and
  - analyse the findings/record and disseminate the results.

### **2.2 Methodology**

- 2.2.1 The programme of building recording involved a combination of documentary research (taken from the previous Heritage Impact Assessment (HIA)) and metric and photographic surveys in order to produce the drawn, photographic and written record compiled in this report. The methodology was outlined in the approved Written Scheme of Investigation (WSI) (Wessex Archaeology 2017a).



#### *Documentary research*

- 2.2.2 The documentary research previously undertaken for the HIA (Wessex Archaeology 2017b) involved consultation of sources at the Berkshire Record Office, online and in Wessex Archaeology's own library. The material obtained is considered sufficient to inform a descriptive account of The Royal Oak PH.

#### *Photographic record*

- 2.2.3 The photographic record comprises:

- general views of the building in its wider setting or landscape;
- the building's external appearance; and
- the overall appearance of the principal areas affected by the redevelopment.

- 2.2.4 High quality digital images were taken with a Canon EOS 5D Mark III full frame digital camera (with 22.3 megapixel capability). A photographic scale of appropriate size was included in all general and specific detailed views, except where considered inappropriate or prevented by on-site conditions or health and safety concerns.

- 2.2.5 A selection of the photographs is included in this report.

#### *The drawn record*

- 2.2.6 Measured building survey plans dated August 2017 (Gotelee Orchard Lisle, Chartered Architects) have been utilised to form the drawn record of the building. Hard copies of these plans were taken to site and checked for accuracy and used to annotate with additional archaeological and architectural information. They have been reproduced within this report and enhanced to appropriate standards (in line with Historic England guidelines) and presented in the report at an appropriate scale.

### **2.3 Record date**

- 2.3.1 The historic building recording was carried out in June 2018 by buildings archaeologists from Wessex Archaeology.

## **3 HISTORICAL BACKGROUND**

### **3.1 Introduction**

- 3.1.1 The previous HIA (Wessex Archaeology 2017b) has provided a detailed historical account of the site and wider village. The built heritage development of the village is thought to be first established by the granting of a charter in 1258 to hold a market every Tuesday. It is from the 16th and 17th century that any enduring buildings were constructed and the historic background focusses from this period onwards.

- 3.1.2 During the 16th and 17th centuries, buildings were erected around The Square at the centre of Yattendon village. These buildings were probably of timber frame construction with wattle and daub panels. Later, the panels were often replaced and infilled with brick nogging or rubble stone panels. From internal inspection of The Royal Oak PH, it is possible that some elements of the building could date to the 17th century, as other examples can be found in the parish. The Yattendon parish history website states that 'Saddlers Cottage probably dates from the 15th century, as do the buildings hidden behind the false front of the Royal Oak'.

3.1.3 Successive rebuilds and changes that took place during the 18th and 19th centuries have resulted in what is seen today and provide the general character of the village. Buildings continued to be added to The Square including the 18th century cottage adjoining Yattendon Square Cottage and the late 18th century Yattendon Stores, which are both listed buildings. The Manor House was built on the site of the previous house from 1785, by the owner Sir John Gallieni, although possibly incorporating elements of the former building.

### 3.2 Cartographic evidence

3.2.1 The earliest map that shows the village is John Rocque's map of 1761 (**Figure 2a**). Although rather stylised, the map provides basic information of key buildings at this time. The basic road pattern is depicted, and Yattendon Manor is clearly visible on the west side of an open yard to the north side of The Square. The cruciform shape of the church is visible as are a series of free-standing buildings to the east and south of the church. Directly to the south of the Manor house is a building thought to be in the approximate position of The Royal Oak. This may be a simple representation of the buildings that were constructed along the north side of The Square.

3.2.2 An estate survey map of 1773, drawn for the Lordship of Yattendon and made for Hon. Peregrine Bertie Esq, by Robert Weston portrays a more accurate depiction of the village at this time (**Figure 2b**). Here, the buildings along the north side of The Square are clearly shown as a terrace of at least four properties with rear garden boundaries. The buildings in the location of The Royal Oak appear to be made up of a terrace in the south-east corner of the plot and fronting onto The Square. To the west there is a yard and two free-standing buildings possibly stabling and carriage house.

3.2.3 The arrangement of the site is clearer in the 1846 Yattendon Tithe map and the first indication of the scale and form of the buildings can be made (**Figure 2c**). The terrace of buildings along the north side of The Square is shown to be divided into four plots numbered 80-83 from east to west. On the accompanying Tithe apportionment plot 80 is described as 'two houses and gardens' and Plot 81 is another house and garden. Plots 82 and 83 are described as 'Royal Oak public house, buildings and yard', owned by Blackhall Simonds and occupied by Thomas Rose, presumably the landlord of the pub. To the west are two free-standing buildings, one is shown in red to the north-west, an indication of a dwelling and one to the south-west shown in black, an indication of an ancillary building such as barn, stable or carriage house. Access to the 'yard' was probably between the ancillary building and the west side of the terrace as seen today.

3.2.4 The 1878 edition of the Ordnance Survey (OS) 25" map shows the site in greater detail (**Figure 2d**) providing clear evidence of property divisions along the north side of The Square. The main building of the annotated Royal Oak PH is a long rectangle with a slight step. Ilsey Cottage is shown as a separate dwelling with outhouse to the rear (now the pub's cold cellar). At the west end, a small rectangular building is shown against the west end of the main building. The rear north face of the Inn is depicted as one continuous line with no extensions. The yard to the west is still visible, although by this time a large 'L' shaped building formed the west boundary to the site. Two outbuildings are shown on the north side of the pub, one is a small free-standing structure (visible today) and the other is 'C' shaped in plan. A large letter 'P' is considered to mark the location of a water pump. Its precise location is not clear, but may be highlighted by a small 'dot' against the mid rear wall of the pub.

3.2.5 The 1910 OS map would appear to indicate that the rear, north side of the building had been extended to the north (**Figure 2e**). The plan dimensions are wider than the earlier

OS map of 1878. Additions to the building complex on this map include a rectangular building between the east end of the main pub and the cold cellar outbuilding. The west yard now has three possible pig sties at the north end.

- 3.2.6 Unfortunately, there appears to be a significant gap in available mapping between 1910 and 1980. There must have been some changes and additions between this period including the construction of the present single-storey kitchen and the alteration or rebuilding of the kitchen outbuilding/store.

### 3.3 Historic media

- 3.3.1 A search of online sources relating to Yattendon has shown that a fatal accident at The Royal Oak PH in the 1950s has a direct bearing on the current appearance of the west end of the building. It is reported on the visitoruk.com website 'Welcome to Newbury page' that, *'in 1956, a tragedy led to the discovery of a number of deep and forgotten wells in old houses around Yattendon'. A Mrs Faithfull, working in the Royal Oak Inn kitchen, fell to her death down a well that suddenly opened in the floor. Many tons of flint were used to seal up the opening, and other wells were made safe'. A Reuters – Gaumont Newsreel dated 06/02/1956 and titled 'Tragedy of the Wells' <https://www.britishpathe.com/video/VLVAF3BO6I3SI80O2T9VI4VL0PVI3-NEWS/query/Wells>).*
- 3.3.2 This short newsreel black and white film was taken during the aftermath of the accident and appears to show attempts to recover the unfortunate Mrs Faithfull's body. It shows the rear of the Royal Oak and workmen being lowered into, what is effectively, a wide sink-hole. From the position of the camera it is possible to locate the site of the sink-hole. It opened-up underneath what is now referred to as the 'garden Dining Room' area (**Figure 3**). The rear of the building is shown set back further to the south so, after the site was made safe, and the sink-hole infilled, the rear of the building, including the present kitchen area was rebuilt to its existing proportions. It would appear that large parts of the west end of the building were rebuilt at this time, although in a traditional appearance to maintain the historic appearance of the building.
- 3.3.3 Historic photographic post cards of Yattendon and The Royal Oak viewed online clearly show that the west end of the Royal Oak has changed significantly. Two photographs dating possibly to the late 19th or early 20th century (not reproduced in this report due to copyright), show that the two-storey west building originally had a hipped roof at the west end and the south windows on the ground and first floors are different or have been re-set. It is therefore possible that the present sash windows have been inserted as part of the post 1956 accident rebuild.
- 3.3.4 The single-storey west building, now the dining room, has also been changed. The early photograph shows the south front with a large wide single window opening fitted with shutters and a narrow door to the east side, which is significantly different from the present arranged of three large windows and no door.

## 4 RESULTS

### 4.1 Introduction

- 4.1.1 The following building description focusses on the areas of The Royal Oak PH which were the subject of structural intervention. However, it is deemed appropriate to set these areas into a wider structural context within the development of the whole building. Fabric analysis has enabled a better understanding of the development phasing of the Royal Oak

and associated buildings. This latest fieldwork has clarified the suggested phasing set out in the HIA (Wessex Archaeology 2017). This is presented in **Figure 3**.

- 4.1.2 The fabric alterations are considered relatively minor and spread predominantly along the north side of the building, both externally and internally. Each alteration was assigned an intervention number. The location of each intervention, along with their respective intervention number, is shown on **Figure 3**.
- 4.1.3 Although the Level 2 record is considered to be a descriptive record, following the site visit it was considered to be appropriate to include a re-assessment of the general phasing of the building which had previously been discussed in the HIA report (Wessex Archaeology 2017b). This revised understanding has identified a lower potential for impact to significant historic fabric as a result of the redevelopment works. Therefore, the recording of intervention areas was considered sufficient to satisfy the requirement for historic building recording.

## 4.2 Description

### *Intervention 1*

- 4.2.1 This area is located in the existing kitchen at the western end of the building (**Figure 3**) which is set away from the main building possibly as a fire precaution. The kitchen building is constructed in mid-red coloured brick laid in stretcher bond set in a sandy cementitious mortar. It has a flat roof behind a brick parapet topped with a single course of 'brick-on edge' (**Plates 1-2**). Walls are of cavity construction with occasional air bricks at high level and at the base of the parapets to aid in venting the interior. At the base of the wall a slate damp course was noted.
- 4.2.2 Along the north wall of the kitchen there are a series of window openings fitted with a mixture of single and double metal framed casements. This arrangement is asymmetrical at present but may have originally been arranged symmetrically with a large double casement in the centre flanked by pairs of single casements to the east and west. The most easterly opening is now a door (**Figure 3**). Each of the window openings is topped with a three-quarter length soldier course of bricks with evidence of lead drip trays fitted across the internal cavity in the form of thin lead strips visible along the top of the course of bricks. The window sills are formed from a double layer of hard red roof tiles bedded in cementitious mortar.
- 4.2.3 At the west end of the room an original wooden door is fitted into an original opening giving access to the small yard on the north side of the kitchen and the storage building to the north. Internally the kitchen is fitted out with modern appliances and modern flooring (**Plate 3**).
- 4.2.4 The west end of the kitchen is constructed in the same manner with the same bricks and styling and the parapet is continued around from the north wall. (**Plate 4**). There are presently four windows arranged symmetrically with two narrow central openings flanked by a single wider opening to the north and south. The south opening was originally a door but has been blocked to window sill level with horizontal wooden boards.
- 4.2.5 The south end of the kitchen wall is bonded into the west wall of the dining room. A comparison of the dining room and kitchen shows that two buildings are almost certainly contemporary. This confirms the information seen on the historic photographs mentioned above. The bricks are the same, the mortar is the same, the bond is the same and, the slate damp proof at the base of the wall is continuous along the west walls of both buildings. The dining room has a hipped roof covered with red clay tiles which hides the

more functional flat roof of the kitchen from the front side of the building. The south elevation of the dining room is more decorative than would be expected. The brick bond changes to Flemish bond to match the rest of the pub building frontage. It also has three large window openings and no doors (**Plate 5**). Each window opening is topped with full length soldier course of bricks with similar evidence of lead cavity trays as the north wall of the kitchen.

- 4.2.6 It is therefore likely that large parts of the west end of the building were rebuilt or altered after the 1956 partial collapse of the disused well.

#### *Intervention 2*

- 4.2.7 This relates to the outbuilding/store to the north of the kitchen (**Figure 3**) that appears to have been constructed on the site of an earlier outbuilding depicted on late 19th century mapping.

- 4.2.8 The building comprises a free-standing single-storey structure with a mono-pitched roof that is constructed from textured red brick laid in solid stretcher bond set in cement and sand mortar (**Plate 6**). Rectangular in plan, the building is divided into three equal-sized storage rooms (A, B and C) each with a single solid door entrance on the south wall. Storage room A is presently used as freezer and spice store (**Plate 7**). The north wall has been built off a low brick plinth wall which may represent the remains of the earlier building. Storage room B is currently used as log and wood store (**Plate 8**). Storage room C is fitted out with wooden shelving and currently used as cleaning equipment store (**Plate 9**).

- 4.2.9 The east end wall of the building has been 'block-bonded' into the east end wall of the kitchen building (**Plate 10**). Noted at the base of the east wall was a bitumen damp course. Over time this has melted and run down the exterior brick face of the wall. The north wall has been slightly dug into the existing ground level and remains a plain wall with no distinguishing features. This building also post-dates the 1956 rebuild.

#### *Intervention 3*

- 4.2.10 This area is located in the centre of the main building and on the north side (**Figure 3**). At present this area is used internally as male and female toilets. The current internal space has been divided into a single female toilet on the west with separate hand basin and a male toilet to the east (**Plate 11**). The interiors are decorated in 21st century style (**Plates 12-13**).
- 4.2.11 The exterior of the north wall shows evidence of several alterations (**Plate 14**). The earliest surviving parts of this wall would appear to be 19th century date, although heavily altered. The first floor walling has been less altered and is similar in appearance to the corresponding south front comprising red bricks laid in Flemish bond with a single wooden casement window with curved arch above. To the west, the next 'bay' is of mid-20th century date and thought to be contemporary with the rebuild of the west end of the building and the construction of the kitchen block. A vertical construction joint marks the location of the rebuild after the 1956 well collapse. The location of the collapsed well is in the present garden dining room. The wall was pushed to the north and the well was infilled and capped off.
- 4.2.12 On the ground floor there is a central wooden framed sash window with two small square flanking windows. The central window may be 19th century date, but it appears to have been reset as the brickwork on the sides is rebuilt. The curved arch of soldier bricks above the window also appears to be later work. Above the window arch is a curious course of



bricks apparently laid on edge. It is not clear as to why this is; it may be covering a horizontal timber within the depth of the wall marking the level of the first floor.

- 4.2.13 The two small flanking windows are clearly inserted, each with soldier courses over the window openings and the bricks have been reset in cement mortar. This work was probably carried out as part of the internal creation of toilets for ventilation.

#### *Intervention 4*

- 4.2.14 This area is located to the east, rear of the building which appears to represent a specific extension to the pub with a public bar area and bar with store to the east (**Figure 3**). The intervention here involves the removal of the main pub bar to the north of the bar hatch and the demolition of the north wall and removing of an existing window and door. This part of the building would appear to have been constructed between 1878 and 1910 as a two-part build. The west side is the public area with tiled flooring and a blocked chimney in the north-west corner. The east half houses the pub bar behind a counter (**Plates 15-16**). The present pub bar is 'S' shaped in plan with a small storage area room behind to the east.

- 4.2.15 The north wall subject of demolition consists of a window and door at ground floor level (**Plate 17**). This part of the building has distinctive style that can be seen on other parts of the building and on other buildings within Yattendon village. It is thought to be as a direct result of Yattendon Estate influence on the upkeep of the buildings in the village. It consists of walls of mid-orange coloured bricks laid in Flemish bond in a pale cement and sand mortar. What makes the distinctive styling is the small gables to the roofs. These have dog tooth and stepped verges with corbelled brick brackets to their base.

- 4.2.16 The ground floor wooden framed single casement window is set in a brick opening with curved soldier arch over. Another distinctive feature about this phase of estate construction is a distinctive sill to each of the windows. A double course of chamfered blue bricks is used as a decorative feature. At the base of the wall a single course of blue bricks has been built into the wall as a damp course.

- 4.2.17 Included in this intervention is the connecting building between the north side of the main building and the outbuilding now used as the cold cellar. This building first appears on the 1910 OS map. It is single-storey with mono-pitched roof covered in felt (**Plate 18**). Of part brick and part timber framed construction it has a door to the west and a single window. The bricks are not the same as the pub bar construction. Here, the west wall is of cheap fletton construction laid in stretcher bond. At the north end there is timber panelling enclosing this end of the building. This building may have been constructed as a covered passage between the pub and the cellar and has later become enclosed.

#### *Intervention 5*

- 4.2.18 This area is located to the east, rear of the property and involves the demolition of the north-east corner of the attached outbuilding and the blocking of an existing window (**Figure 3**). This area is part of 'Ilsey Cottage' and originally formed part of this self-contained annex to a once larger building. It was constructed in a similar style to the area of intervention 4 with characteristic gables and windows sills. However, historic mapping suggests that it was built after 1910 as it does not appear on the 1910 OS map. This walling also lacks the single course of blue bricks at damp course level.

- 4.2.19 The attached outbuilding appears after 1910 and is constructed in red brick laid in stretcher bond set on a concrete foundation (**Plate 19**). It has a mono-pitched roof covered in slate and only two small window openings in the east and north walls. The

west wall has a single door opening (**Plate 20**). The window to be blocked is designed the same as others in the 'estate style' with curved arch, chamfered blue brick sill and wooden framed casement window.

## 5 DISCUSSION

- 5.1.1 The market square has been the focal point of the village ever since it was established with roads passing through the village square. Late medieval properties certainly would have existed in The Square although little fabric remains from this period and the present appearance of the buildings around the square is of 16th or 17th century timber frames hidden behind 18th and 19th century brick facades and extensions.
- 5.1.2 The Royal Oak PH is a good example of how buildings can be adapted and change over time. Without the benefit of knowledge which might explain why certain events happened, multi-phase development can appear initially complicated and somewhat disjointed or even haphazard. The Royal Oak bears all the hallmarks of multi-phase development with expansions and consolidations using different materials and styles of construction expressed over a lengthy period of time by numerous different owners and occupants.
- 5.1.3 At the core of the Royal Oak are the remains of a modest timber-framed structure with a central chimney stack which probably dates to the 17th century. This part of the building is one of a series of timber framed dwellings that likely existed along the north side of The Square. The timber frames of these buildings have largely been obscured by later 18th and 19th century brick facades as efforts were made to 'modernise' and improve the appearance of these earlier buildings.
- 5.1.4 Following its conversion from a timber framed dwelling to an inn, the Royal Oak appears to have been extended on several occasions. During the late 18th century some of the timber framed buildings were replaced with taller brick structures as the west end of the Royal Oak is occupied by a two-storey brick building of general late 18th century appearance. As part of the expansion of the Royal Oak during the 19th century the older timber framed eastern building has been physically linked to the taller, 18th century brick building by an infilled bay, previously an open space between the two properties.
- 5.1.5 During the late 19th or early 20th century, the rear of the Royal Oak was also extended to the north, presumably to create a public bar area. This is possibly the first time the characteristic 'Yattendon gables', which are a feature of the estate, appear on village buildings.
- 5.1.6 The west end of the Royal Oak has seen significant changes in the mid-20th century due to the collapse of parts of the west end of the building which in turn led to significant reconstruction and strengthening works. The identified location of the collapsed well places it under occupied parts of the building. The well was probably external when it was first in use and became insufficiently backfilled and capped when the building was extended to the north. This well appears to have been forgotten until the underlying sandy soils suddenly gave way in 1956 creating a large sink hole under the building. It is therefore likely that much of what we see today in the west side of the building has been affected by this episode. This includes the present Dining room and Garden dining room (rebuilt) the present kitchen (new built) the rear north wall (rebuilt) and windows to the south front refitted.



## 6 STORAGE AND CURATION

### 6.1 Archive

- 6.1.1 The complete project archive, which includes paper records and digital information will be prepared following common conditions and in general following nationally recommended guidelines (SMA 1995; ClfA 2014c; Brown 2011; ADS 2013). The archive will usually be deposited within one year of the completion of the project, with the agreement of the client.
- 6.1.2 An OASIS online record (<http://oasis.ac.uk/pages/wiki/Main>) has been initiated (OASIS ID: wessexar1-326511), with key fields and a .pdf version of the final report submitted. Subject to any contractual requirements on confidentiality, copies of the OASIS record will be integrated into the relevant local and national records and published through the Archaeology Data Service ArchSearch catalogue.

### 6.2 Copyright

- 6.2.1 The full copyright of the written/illustrative archive relating to the site will be retained by Wessex Archaeology under the *Copyright, Designs and Patents Act 1988* with all rights reserved. The Client will be licenced to use each report for the purposes that it was produced in relation to the project as described in the specification. The museum/ RO, however, will be granted an exclusive licence for the use of the archive for educational purposes, including academic research, providing that such use shall be non-profitmaking, and conforms to the *Copyright and Related Rights Regulations 2003*.
- 6.2.2 Information relating to the project will be deposited with the Historic Environment Record (HER) where it can be freely copied without reference to WA for the purposes of archaeological research or Development Control within the planning process.
- 6.2.3 This document, the report and the project archive may contain material that is non-Wessex Archaeology copyright (e.g. Ordnance Survey, British Geological Survey, Crown Copyright), or the intellectual property of third parties, which Wessex Archaeology are able to provide for limited reproduction under the terms of our own copyright licences, but for which copyright itself is non-transferable by Wessex Archaeology. Users remain bound by the conditions of the *Copyright, Designs and Patents Act 1988* with regard to multiple copying and electronic dissemination of such material.

### 6.3 Security copy

- 6.3.1 In line with current best practice (e.g. Brown 2011), on completion of the project a security copy of the written records will be prepared, in the form of a digital PDF/A file. PDF/A is an ISO-standardised version of the Portable Document Format (PDF) designed for the digital preservation of electronic documents through omission of features ill-suited to long-term archiving.



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### Cartographic sources

Obtained from Berkshire Record Office (BRO)

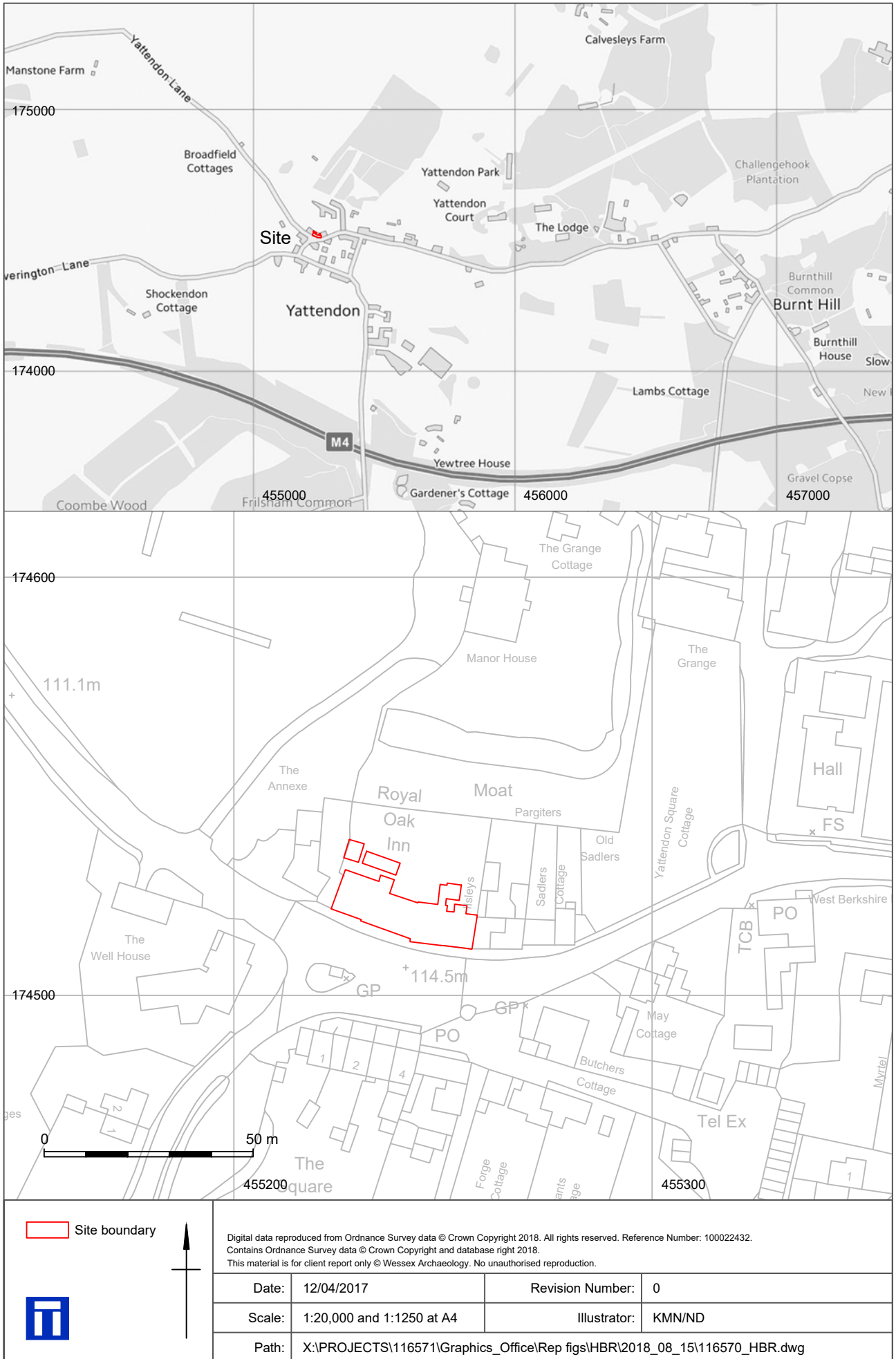
1761 map of Berkshire by John Rocque (BRO:WI/D63/1/1-4)

1773 Plan and survey of the Lordship of Yattendon made for Hon. Peregrine Bertie Esq. by Robert Weston (BRO:D/ENMS P6)

Yattendon Tithe map and award (BRO D/D1/159/1)

1878 Edition Ordnance Survey 25" map (BRO: sheet 27.16)

1912 Edition Ordnance Survey 25" map (BRO: sheet 27.16)



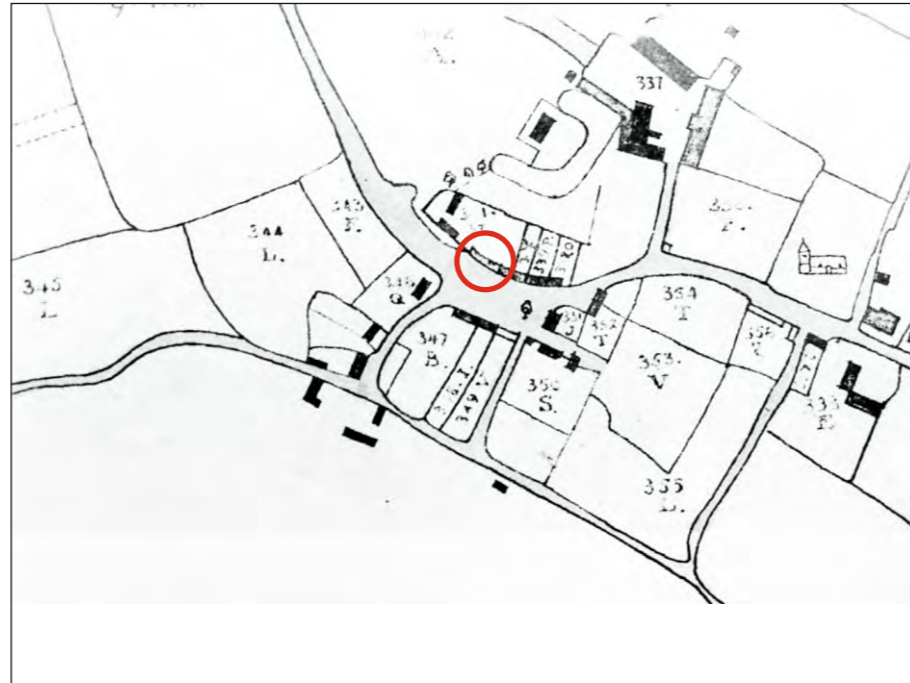
Site location

Figure 1





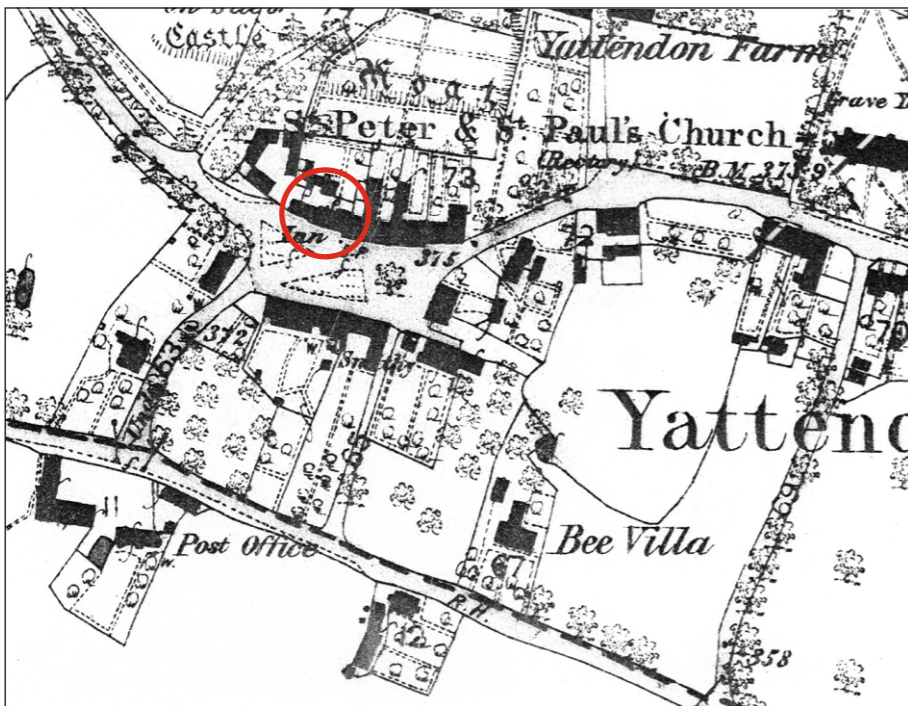
A: 1761 map of Berkshire by John Rocque (BRO: WI/D63/1/1-4)



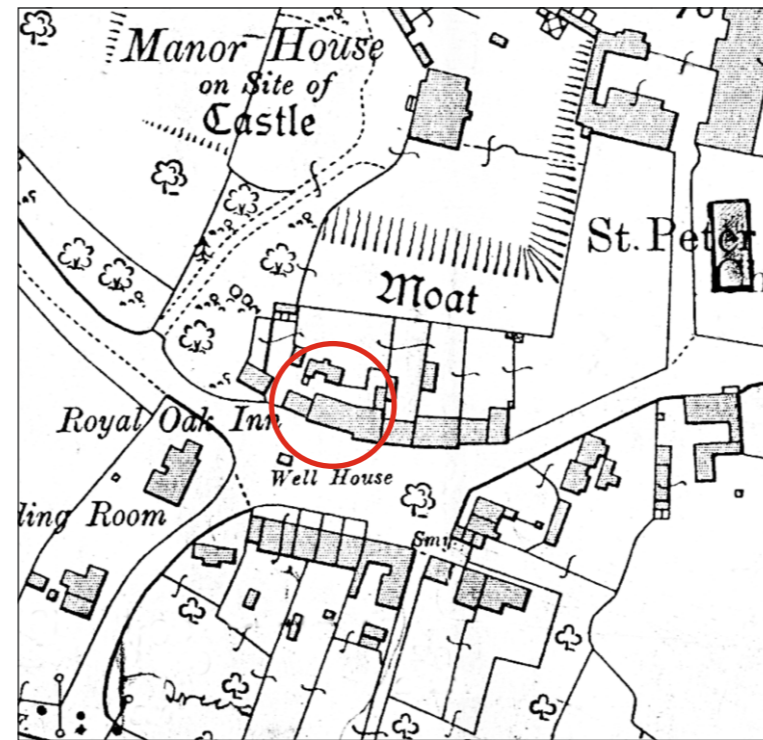
B: 1773 Plan and survey of the Lordship of Yattendon made for Hon. Peregrine Bertie Esq. by Robert Weston (BRO: D/ENMS P6)



C: 1846 Yattendon Tithe map and award (BRO D/D/1/159/1)



D: 1878 edition Ordnance Survey 25" map (BRO: sheet 27.16)



E: 1912 edition Ordnance Survey 25" map (BRO: sheet 27.16)

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Annotated ground floor plan showing phasing and areas of recording

Figure 3



Plate 1: Kitchen building (intervention 1) north wall exterior viewed from west



Plate 2: Kitchen building (intervention 1) north wall exterior viewed from east


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Plate 3: Kitchen interior (intervention 1) viewed from south



Plate 4: Kitchen building (intervention 1) west wall exterior viewed from west


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Plate 5: Single-storey west dining room building contemporary with kitchen



Plate 6: Outbuilding store (intervention 2) south front viewed from south-west


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Plate 7: Outbuilding store A interior (intervention 2)



Plate 8: Outbuilding store B interior (intervention 2)


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Plate 9: Outbuilding store C interior (intervention 2)



Plate 10: Outbuilding store east wall bonded to kitchen wall (intervention 2)


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Plate 11: Internal view of current toilets (Intervention 3)



Plate 12: Current female toilet interior (intervention 3)


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Plate 13: Current male toilet interior (intervention 3)



Plate 14: Exterior of ground floor toilets (intervention 3) viewed from north


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Plate 15: Public bar area (intervention 4)



Plate 16: Public bar and window to be removed in north wall (intervention 4)


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Plate 17: Exterior ground floor wall and openings (intervention 4)



Plate 18: Connecting passage building (intervention 4)


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Plate 19: Outbuilding viewed from north-east (intervention 5)



Plate 20: Outbuilding door and rear window (intervention 5)

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