

EXTENSIVE URBAN SURVEY
of
SURREY

OLD WOKING



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EXTENSIVE URBAN SURVEY OLD WOKING

INTRODUCTION

Extensive Urban Surveys have been undertaken or are presently being undertaken in a number of English counties as part of a wide ranging English Heritage initiative (English Heritage 1992). Surrey, in common with many other counties, had a survey of its historic towns carried out almost thirty years ago (O'Connell 1977), as a result of an initiative by the Inspectorate of Ancient Monuments (then part of the Department of the Environment). This survey has formed a basis and background for archaeological work in towns throughout the ensuing period, but is now in urgent need of replacement to reflect current knowledge and planning concerns (Poulton & Bird 1998).

The present survey is intended to provide an up-to-date view of the archaeological resource in each of the towns studied and consists of three phases: data collection, data assessment and strategy. The first stage, data collection, incorporates the acquisition of new data and its amalgamation with existing knowledge of the history and archaeology of the town. The data is acquired in a form suitable for its incorporation into the Surrey Sites and Monuments Record. The data assessment phase of the survey lead to the production of this report which presents a history of the town, an analysis of the plan of the town, an assessment of the archaeological and buildings data and the state of modern development resulting in the identification of areas of archaeological importance. Information about the development of the town through the ages, including analysis of its plan and the identified areas of archaeological importance, is also presented in a series of maps at the end of the report. The Strategy phase of the survey uses the information presented in the Data Assessment combined with current statutory and non-statutory constraints, and present and future planning policy to make recommendations for policies regarding the historic environment. The policies may be incorporated into Local and Unitary Development Plans, non-statutory policies, supplementary guidance and for use within development control (Hampshire County Council 1997, 1).

The project faced a clear difficulty in knowing which towns to include, as there seems to be no agreed definition. Historically, towns in Surrey have always been small because of the proximity of London and the generally poor quality of the County's land for agriculture. This fact is masked now by the considerable expansion of many towns and villages following the coming of the railway in the later 19th century. The main problem, in the absence of an absolute measure, is in deciding where to draw the line. This ought, in principle, to be established by comparing the evidence from towns, as defined by O'Connell (1977), and that from other large settlements or villages.

Unfortunately archaeological investigation of Surrey's towns has been relatively limited in scope, and villages have been even less well served. In these circumstances comparisons are rather hard to draw. The evidence from the villages is consistent with that of the towns in suggesting that their development belongs to the period from the 12/13th century onwards. Surrey's towns are not, generally, greatly different from the villages in the quantity of evidence they produce and this is undoubtedly because they differ little in size. The town, with its market, had an economic status denied to the village, but in Surrey all the inhabitants of both lived in immediate proximity to their fields. There was probably the same lack of distinction between town and village in the medieval period as there is in their excavated evidence or plans revealed today.

In these circumstances it seemed best to adopt an inclusive approach and deal with all the more substantial medieval settlements which have indications of nucleation ('nucleated' settlements have houses run together and signs of developed backlands). Old Woking, a royal manor with a medieval palace, granted a Whit Tuesday Toy Fair in 1442 and a market in 1662, clearly qualified for inclusion.

The study area is that of the medieval town as defined by fig 4. The area so defined corresponds fairly closely with the extent of the built-up area as indicated by the earliest large

scale maps, such as that of Rocque (c1768), the Tithe map of c1840 (fig 2) and the 1st edition 25 Inch Ordnance Survey map of c1871. Old Woking Palace is located to the east of the village and relates closely to the settlement. This is discussed fully as a separate issue and study area, as indicated on fig 4.

General note on maps and mapping

A standard set of historic maps was consulted in compiling all reports for the Surrey EUS. The Senex and Rocque maps were consulted in Ravenhill 1974, while all enclosure, tithe, and historic Ordnance Survey maps were examined in the map collections of the Surrey History Centre, Woking. Further references are not given for these maps where they are mentioned below. Where other maps are referred to a reference is given.

All map bases for the maps used in the figures are those of the modern Ordnance Survey, unless otherwise stated, and the data forms a GIS overlay to the Ordnance Survey maps.

Abbreviations used

EUS	Extensive Urban Survey
GIS	Geographic Information Systems
OS	Ordnance Survey
SCAU	Surrey County Archaeological Unit
SMR	Sites and Monuments Record
SHS	Surrey History Service
SyAC	<i>Surrey Archaeological Collections</i>
SyAS Bull	<i>Surrey Archaeological Society's Bulletin</i>
VCH	<i>Victoria County History of Surrey</i>

LOCATION AND TOPOGRAPHY (fig 1)

The village of Old Woking (NGR 018 569) lies in the north-western area of the county of Surrey, on the south-eastern edge of the heathlands. It is situated on a gravel peninsula of the lower river terrace, overlying the Bagshot Beds which continue to the north. It is bordered to the north by the narrow band of alluvium of the Hoe stream and by the wider expanse of alluvium of the Wey valley to the south. The river Wey flows along the southern edge of the village, and the Wey Navigation lies to the south and east, by-passing the village and the remains of Woking Palace which lie to the east at Wokingpark Farm. Old Woking does not lie on any major roadway, and is in fact by-passed by the main routes from London to the West Country which lie a few kilometres away to the north and south (M3 and A3 respectively). Old Woking lies 2.5km south-east of its successor, the town of Woking, c10km north-east of Guildford, and 40km south-west of London. The village was formerly known as Woking, but received its 'Old' prefix when the new town of Woking became established in the 19th century.

PAST WORK AND THE NATURE OF THE EVIDENCE

Old Woking is now a village, with some of the attributes of a small town, for which there is a small body of archaeological and historical information. The purpose of the present section of the report is to provide a summary of the scope and character of that evidence, and to indicate something of its strengths and weaknesses, prior to the attempt in the ensuing section to use this data to create an account of the development of Old Woking. The detailed information is confined to that directly relevant to the study area of the settlement (fig 3), but material from the general vicinity is referred to as necessary.

Archaeology

Archaeological work in and around Old Woking has produced a variety of archaeological finds, the majority of which are from excavations undertaken since the 1960s, including work

in advance of redevelopment in the village, and research work to the east of the village at Woking Palace (SMR No 463) and Monument Hill (SMR No 465).

The most important discoveries have been of prehistoric and Romano-British date, the results of which have been published (for example Hampton and Hawkins 1983, Hawkins 1984). All but one of the prehistoric and Roman finds have been recovered from outside of the study area, derived mainly from outside the area of urban development. Very little material of Saxon and medieval date has been recovered to date, but a few archaeological interventions in the historic core of the village have produced material of early and later post-medieval date.

Documents

There is not a great deal of documentary evidence relating to the village of Old Woking, the earliest being a letter from Pope Constantine written in 708-715 which makes reference to a monastic house then existing at Woking (Blair 1991, 95). Although the letter is a 12th century copy, there seems little reason to doubt its authenticity (Crosby 1982, 3-4). Old Woking is mentioned in Domesday Book (1086) which records the presence of a church and a mill. The Victoria County History account of Old Woking (*VCH 3*, 381-390) provides a useful summary of the village and its development since Domesday. Crosby (1982) has also undertaken a summary of Woking, charting its development and succession by the modern town of Woking. There is little else of substance published.

Cartography

The cartographic evidence, which steadily becomes more detailed through the post-medieval period, suggests that there was little expansion outside of the medieval extent of the town until the late 19th century. One of the earliest plans for the area of Old Woking is John Norden's 1607 survey of Woking Park clearly showing Woking Palace. The Senex map of 1729 is one of the earliest maps of Surrey and, although of small scale and not very detailed, is useful in that it provides an idea of the extent of the settlement at Old Woking in the early 18th century. The earliest useful cartographic source for Old Woking is the Rocque map of c1768 which reveals the basic plan of the town. The Tithe Map of c1840 shows the town clearly (fig 2) and the Apportionment provides useful additional detail, but there had been no real development by the time of the large scale OS maps of 1869-70. Subsequent maps reveal the core of the town, protected from expansion to the south by the river Wey and little altered in its basic topography until the 1930s by which time infilling of land by residential development had started.

Buildings

Old Woking possesses several buildings of interest, a number of which are listed, dating from the 16th to 19th centuries (excluding the parish church). They lie within the nucleus of the old village along the High Street and Church Street. Church Street contains cottages which may possess some 15th century work and which are the oldest domestic properties in the village.

THE HISTORICAL AND ARCHAEOLOGICAL DEVELOPMENT OF OLD WOKING

The scope of the resources available for an account of the history of Old Woking has been indicated by the preceding section. The following narrative should be read with the limitations of those resources in mind. It is concerned essentially with the area of the medieval town and its immediate surrounds. The more detailed analysis of the town plan and its development is reserved for the next section.

Prehistoric and Roman

Although no evidence has been recovered for prehistoric activity within the study area itself (fig 3), a number of sites nearby have produced prehistoric features and finds. Fragments of a

Late Bronze Age urn (SMR No 458) were found during gravel digging west of the village in the area of Westfield, and excavations to the east and north-east of the village have produced material dating from the Mesolithic to the Romano-British period. The excavations at Monument Hill to the north-east of the village (SMR No 465) revealed an Iron Age/Romano-British occupation site which continued through to the 4th century. Excavations at Wokingpark Farm to the east of the village revealed Mesolithic flintwork (SMR No 2638), and evidence for Romano-British occupation (SMR No 480), including post holes for a timber building, an enclosure ditch and a possible trackway to a ford across the river Wey to the south. The trackway is in line with a northwards projection of the Rowhook/Farley Heath Roman road (Hawkins 1984, 167). Pottery sherds of possible 5th century date were also recovered during the excavations and Hawkins speculates that there may be features of this period in the unexcavated parts of the site (Hawkins 1984, 167). The gravel terrace and the water resources were obvious reasons for early settlement in the area in the Romano-British period, but permanent settlement does not appear to have occurred until later.

The only possible Roman material identified within the study area (if correctly identified as Roman) are the Roman tiles noted by Crosby (1982, 3), re-used within the construction of St Peter's Church in Old Woking, which may have been recovered from the above mentioned sites.

Saxon and Norman

There is very little archaeological evidence for early Saxon activity in the area. Janaway has suggested that the site at Wokingpark Farm (SMR No 480) is the site of the original Saxon settlement of Woking on the banks of the river Wey, to the south-east of the present village location (Janaway 1994, 184).

The earliest reference to Woking is found in the Peterborough charters which include a papal privilege of 708-715 addressed to Haedda, abbot of the monastery which was founded in the name of St Peter at *Wocchingas* (Blair 1991, 95). The Saxon place name *Wocchingas* means 'The people of Wocc' (Gover *et al* 1934, 156), the name of a tribe identified with the district before it became the Hundred of Woking in the 8th century. Blair notes that there was a tradition in the 12th century that dependencies of *Medeshamstede* monastery (now Peterborough) included Woking minster in c690. In c775 King Offa confirmed twenty hides to Woking church at the request of Pusa, Abbot of Peterborough and the ealdorman Brorda (Blair 1991, 95). There is a reasonable case for this monastery to have survived as a secular minster (Woking being one of four Surrey minsters recorded at a very early date), and it is identified with the church on the Domesday royal manor. The present parish church in Old Woking retains the dedication to St Peter (Blair 1991, 95). The original west door to St Peter's Church (now in the tower) is believed to date from the early 12th century. However, Wakeford (1995, 29) has suggested that its ironwork came from an earlier door of Saxon origin which may have graced the entrance to the minster.

The church, or minster, was the mother-church of the chapelries (later full parishes) of Pyrford, Horsell and Pirbright, and had some authority over Send and Bisley (Crosby 1982, 4). At the end of the 12th century, the Augustinian priory of Newark was founded in the adjacent parish of Send. The Priory site was granted to an existing body of canons, the name 'Newark' ('de Novo Loco') suggesting a migration from elsewhere (Blair 1991, 95), quite possibly from St Peter's monastery at Woking. Other attributes which passed to the canons of Newark reinforce this idea, including the fact that Woking church was in their hands by 1230 (Blair 1991, 97).

Old Woking was situated at the focal point of a territorial unit which extended across the middle Wey valley from the North Downs to the Chobham Ridges above the Blackwater valley. This territorial unit became formalised as the Hundred of Woking in the 8th century (Crosby 1982, 4); Woking Hundred was a residue of a larger, earlier district identified from an early date with the tribe of the *Woccingas* (Blair 1991, 14). The establishment of Old Woking as a permanent settlement in this location is due to a number of factors, including its status as a royal hundredal manor from the pre-Conquest period, its location within the centre

of the ancient Hundred, and the siting of a 7th century monastery here which probably survived as the minster church, which itself probably continued as the parish church of St Peter at Old Woking

Domesday Book (1086) records Woking Manor as originally being held by Edward the Confessor, passing automatically to King William I in 1066. It also records a church and mill at Woking; the mill later became one of the largest on the river Wey (Crosby 1982, 28), located on Broadmead to the south of the village. It seems probable that a settlement existed from an early date around the ancient church of St Peter, on the narrow terrace between the river Wey and the Hoe stream, at a point at which both would have been fordable.

Medieval

From 1200 to 1485 the manor of Woking passed in and out of Royal hands. The royal residence at Woking Palace (SMR No 463) lay c900m east of the village on a low mound beside the Wey, and comprised a great hall and extensive ancillary buildings within a double moat (see below). It was mentioned in 1272 and was occupied by Edward IV (1461-83). Woking Park, created for hunting, was first mentioned in 1236 (Gover *et al* 1934, 161); it extended from the west side of Woking village, south to the River Wey, almost to Pyrford Village, including some lands of Pyrford parish, and to the north on the high ground, enclosing an area of heathland. The presence of Woking Park from the 13th century to the east of the settlement would have restricted the growth of Old Woking in that direction. The development of the settlement was also guided by the long narrow east-west strip of gravel between the rivers and acquired a strongly linear plan with the nucleus beside the ancient church (Crosby 1982, 4). The precise location and extent of settlement in the area is not, however, clear until the post-medieval period.

In 1485 Woking manor was given to Lady Margaret Beaufort, mother of Henry VII, who resided at Woking Palace (Crosby 1982, 7). She appears to have spent most of her time at the Palace where the existing remains seem to be mainly of late 15th century date, though they are on the lines of the moated house described in the 14th century,. In 1497 King Henry VII, who frequently visited the house, signed the Treaty of Woking, a friendship and non-aggression pact with Maximilian of Austria (Crosby 1982, 7). On Margaret's death in 1509 the manor became Crown property once more (*VCH* 3, 383).

Woking is said to have been granted a Whit Tuesday Toy Fair by Henry VI in 1442 (Crosby 1982, 30), but was not granted a market until much later in the 17th century. The Domesday mill continued in use and by the late 14th century the manor possessed both a water mill and a fulling mill (*VCH* 3, 382).

Post-medieval

The manor of Woking was granted to Henry VIII on the death of his grandmother Lady Margaret Beaufort in 1509. Henry regarded Woking Palace as a favourite residence, and stayed there for some weeks almost every summer hunting in Woking Park. The Palace was said to be the birth place of Mary Tudor in 1514. Henry made major alterations and improvements to the Palace which were completed in 1516 (Crosby 1982, 7), and it is likely that Old Woking reached a peak in prosperity in the 16th century. When the parish was the seat of royalty, and when the great house at Woking was in its heyday, there would have been a substantial demand for local goods, produce and services. Even though the court and the lords of the manor were only in residence for part of the year, there were considerable daily needs of the members of the households who stayed. In the late 15th and early 16th centuries the extensive building programmes and frequent visits by the royal family could not have failed to increase the wealth of the surrounding community (Crosby 1982,14).

Mary I and Elizabeth I rarely stayed at Woking Palace and by the end of the 16th century it was falling into decay as a result of long years of neglect. The manor remained in royal hands until 1620 when James I sold the manor and lordship to Sir Edward Zouch. When Zouch took over the manor, he received a licence from James I to demolish the old palace and used the materials to construct the original Hoe Place, Woking Park Farm and

most probably other buildings in the area. The deer park which had surrounded the palace, and which had at one time been over 5 miles in circumference, was soon disparked and returned to farmland (Crosby 1982, 7).

In 1662 James Zouch received the grant of a fair on 12th September and a weekly Friday market. In 1665 he built a market-house in the High Street at its junction with Church Street (VCH 3, 383); although the roads widen to a small triangle at this point, the small area reflects the lack of trade. The 1660s were unusually late for the granting of a market charter to such a small place, and the strong competition from nearby Guildford, a theme familiar in the history of Woking, probably prevented its growth (Crosby 1982, 30). The manor reverted back to the Crown in 1671 and after passing through a number of other hands, the Earl of Onslow finally took possession of the manor and lordship in 1752 (Crosby 1982, 7).

A number of factors lead to Old Woking's increasing isolation and long relative decline. Crosby (1982, 30) has suggested that the market was only founded to increase the value and prestige of the Zouch estates, and that Old Woking was already in decline by the time the market was founded in 1662. This suggestion is largely based on the assumed effects of reduced royal patronage in the early 17th century, and there is no clear evidence to support this view. It is true to say, however, that the new market does not seem to have flourished. A number of factors might help to explain this, including the construction of the Wey Navigation in 1652. It was constructed as a result of the river Wey being unsuitable for commercial traffic, and being seen as an obstacle to the potential growth and prosperity of neighbouring Guildford where the wool and cloth trade was in decline. The new channel provided a better access to London by way of improving the river. In the Woking area the New Cut bypassed the twisting natural channel past Old Woking village going directly from Send to Newark (Crosby 1982, 13). The new navigation did not help Old Woking, but Woking Mill did benefit from being close to the navigation and prospered by supplying flour to the Capital using corn brought by water from Guildford Market (Crosby 1982, 14). The construction of the Basingstoke Canal in the early 1790s c2.5km to the north, and the development of the great roads from London through Staines and Guildford to Portsmouth and the West Country, also bypassing Old Woking, increased its isolation from main arteries. The final blow for Old Woking was the construction of the railway from London in 1838, and its extension to Southampton in 1840, with the station being located at Woking Heath c2.2km north-west of the village. The new town of Woking became established around the new station in the mid-1850s when the London Necropolis Company sold off large amounts of surplus land for redevelopment, while Old Woking declined in a backwater.

THE ORIGINS AND DEVELOPMENT OF THE TOWN PLAN

Topographic divisions

The detailed analysis of the topographic development of Old Woking is presented in the sections of the report following this one. The analysis has enabled the definition of a number of distinct elements within the plan, which are shown on fig 4, and summarised below. Cross-reference to them is given as TD1 etc in the text that follows. It should be stressed that the precise extent of a number of these elements is not known.

- 1a The church and graveyard must have occupied their present sites by the time of Domesday Book (1086). There is no evidence to confirm whether or not they are located on the site of the 8th century monastery and later minster church.
- 1b The vicarage is likely to have occupied the same plot from the early medieval period.
- 2 The early settlement of Old Woking was established along the eastern end of High Street and Church Lane. Key features include the former tiny market place at the junction of Church Street and High Street where the roads widen to a small triangle (a).

- 3 Shackleford, a hamlet first mentioned in the 16th century, became amalgamated with Old Woking in the late 19th century by an extension of Old Woking High Street westwards.
- 4 Location of Old Woking Palace from the 13th to the 16th century.

Medieval and post-medieval topography

The modern and medieval settlement of Old Woking can be shown, by archaeological and documentary evidence, to have its origins as a town in the early medieval period. The evidence suggests that settlement was fairly tightly centred around High Street and Church Street and it is this core area that is considered here, with the addition of the site of Woking Palace which lies to the east of the village.

PARISH CHURCH (TD1a)

The parish church of St Peter (SMR No 453) lies at the eastern end of the village in Church Street, set back from the High Street. The church dates from c1080 (the nave), with later additions and alterations including the chancel (c1230), the tower (c1240 and c1340), the south aisle arcade (15th century), the west gallery and the south porch (1622). There is a 12th century tradition that Woking was a dependency of *Medeshamstede* monastery (now Peterborough) in c690. Blair (1991, 95) suggests that the dedication of Old Woking's Domesday church to St Peter indicates a possible association with a pre-Conquest monastic house (SMR No 479) founded in Woking between 708-715. There is a reasonable case for this monastery to have survived as a secular minster (Woking being one of four Surrey minsters recorded at a very early date), and it is identified with the church on the Domesday royal manor (Blair 1991, 95). The location of the pre-Conquest monastic house is unknown, however there is a possibility that it lies beneath or in the near vicinity of the present church.

VICARAGE (TD1b)

The Old Vicarage in Church Street is of 17th and 18th century date. The vicarage is likely to have occupied the same plot from the early medieval period, although no archaeological evidence has so far been recovered to verify this.

LIMITS OF THE EARLY TOWN (TD2)

It is difficult to discern any specifically pre-medieval influence which helped influence the development of Old Woking's town plan, beyond the broad constraints of its general location near to the river and the presence of the gravel peninsula upon which the town is situated. The precise antiquity of routeways is also often very difficult to establish. The evidence suggests that the medieval settlement at Old Woking was fairly tightly centred around High Street and Church Street, focussed on the 11th century parish church of St Peter. The town plan with its irregular plots suggests an organic type of development as opposed to one which was planned. The precise plan of the medieval town is uncertain and needs to be more closely defined. The oldest surviving domestic properties in the town are located in Church Street and are thought to possess some 15th century work (see Other Buildings, below). The limited archaeological investigations undertaken in the village itself have so far only provided occupation evidence from the 16th century onwards (SMR Nos B, C and D), although the presence of the Domesday church of St Peter, the Domesday mill, and Woking Palace to the east (established in the 13th century) all provide indicators for the early establishment of settlement at Old Woking.

BURGAGE PLOTS

Irregular plots within Old Woking can be discerned on either side of the eastern end of the High Street and along Church Street on the Tithe Map (c1840) and the 1st edition 25 inch OS map (c1870). The earlier maps of Senex (1729) and Rocque (1768) show a similar layout of buildings along the roads of the village, despite not being as detailed as the later maps. The

river Wey to the south forms a southern boundary to the High Street plots. The plots along the northern side of the High Street were bounded by the common fields to the north which may have restricted their length; a track is seen on the 1st edition 25 inch OS map running along their rear.

The irregularity of the burgage plots at Old Woking is an indication that it evolved naturally along the High Street and Church Street, rather than being a planned settlement, and was centred on its original focus of the parish church.

STREETS

The precise antiquity of routeways is often very difficult to establish, but the main roads through the early settlement of Woking were presumably on a similar or identical alignment to the present High Street and Church Street. The tithe map of Old Woking of c1840 and the 1st edition 25 inch OS map of the town (c1870) appear to preserve the medieval street pattern. High Street and Church Street formed the nucleus of the village, with the houses and plots lying along both sides of the eastern end of the High Street and along the eastern side of Church Street. High Street was known as Town Street until the later years of the 19th century (Crosby 1982, 32). It runs east-west with two lanes leading off it to the south: the eastern one being Church Street leading to the church and the river, the western one being Broadmead Road leading to the bridge over the river Wey. Church Street is shown on the Tithe map and 25 inch OS map of 1870 as continuing southwards to the river bank. In the present day, the road stops short of the river at the entrance to a property named 'Whisperings'. There is a possibility that the original ford across the river lay at the southern end of Church Road. This also leads to a suggestion that Church Street may have been continued on the south side of the river by a road which connected with the present Broadmead Road on a slightly different alignment to the present one. The north-south line of Church Street is continued on the south side of the river by a field boundary which encloses the present Riverdale Farm. The boundary, which is also marked on the 25 inch map of 1870, turns to the west and connects with Broadmead Road.

The line of the High Street extends westwards to Shackleford, a previously separate hamlet, which coalesced with Old Woking in the late 19th century and which now makes up the western part of the High Street. At the eastern end of High Street the road turns sharply northwards towards Byfleet becoming Old Woking Road. This abrupt change of direction and the absence of a direct route from Old Woking to Ripley, Pyrford and Newark point to the possibility that at some time in the 16th century, or even the 15th, the road was diverted northwards, around the edge of the royal park (Crosby 1982, 30). The narrow lane running eastwards from the bend, alongside The Grange, possibly represents the remnant of the original road, pointing towards Newark and Ripley and Woking Palace. Both the Rocque map (c1768) and the Tithe map (c1840) show the remnant of this road.

THE MARKET AND MARKET PLACE (TD2a)

Old Woking was not granted a market until 1662 when James Zouch received the grant of a weekly Friday market, and a fair to be held on 12th September. Old Woking also held a Whit Tuesday Toy Fair which was granted by Henry VI in 1442 (*VCH* 3, 383). The market house was built by Zouch in 1665 in the High Street at its junction with Church Street (*VCH* 3, 383), where the roads widen slightly to a small triangle (TD2A). By 1800 the Toy Fair was still in existence but the weekly market had disappeared, although the market house itself is recorded as still standing in the High Street in 1911 (*VCH* 3, 383).

The Market House is thought to have been built on the north side of the High Street. In 1908 Woking Urban District Council gave permission for the conversion of what was said to be the Market House into a row of eight cottages. Recent investigations of these old cottages at Nos 193-197 during restoration work failed to show evidence of 17th century construction. It is certain that a Market House was built, as in 1813 the building was

described as 'out of repair...ruinous and dangerous to passengers (passers by)' and orders were given for its repair. It may be that the actual site was slightly to the east, where Nos 199-203 stood, or simply that the conversion amounted to a total rebuilding (Crosby 1982, 30).

Another possibility for the location of the market place is slightly further west along the High Street, in the area outside the White Hart Public House at the High Street end of what is now St Peter's Road. On the Tithe Map and the 1st edition 25 inch OS map the road appears to bulge outwards slightly at this location.

BRIDGES

The present bridge over the river Wey, on the south side of Old Woking, is Broadmead Bridge and carries Broadmead Road towards Send. It was built in 1915 (Wakeford 1995, 4), probably on the same site as a bridge mentioned at Old Woking in 1354: the 'pons de Wokinge' (Gover *et al* 1934, 161). The original wooden bridge was the responsibility of the Lord of the Manor and as such was repaired in 1565 by Elizabeth I (Wakeford 1995, 4). As mentioned above, the original ford across the Wey may have been located at the southern end of Church Street, which raises the possibility that the first bridge across the Wey at Old Woking was also located here. The floodplain to the south of the village is c700m wide, the line of Broadmead Road may therefore have required causeways in order to maintain its use (Jones 1994, T16).

In the 1840s the road from Woking to Chertsey (the B682 Old Woking Road) ran between the common fields to the west and Woking Park to the east. It crossed the Hoe Stream to the north of Old Woking by a bridge first mentioned as Howbridge in 1548 (Gover *et al* 1934, 161). The present road bridge is of modern construction which replaced a 19th century brick arch.

SHACKLEFORD (TD3)

Shackleford, now part of Old Woking, was formerly a separate hamlet and tithing mentioned in the 16th century (during the reign of Edward VI) as *Shakkelford* (Gover *et al* 1934, 161). It is not certain which ford is alluded to by the placename, but it may have been a ford across the river Wey when it flooded the road linking Shackleford to Woking village. The Tithe map of c1840 shows Shackleford as separate and distinct from Old Woking village, with about forty buildings on both sides of the High Street at its western end. The 600m ribbon settlement of houses and their plots were bounded by the low ground of an ox-bow meander of the river Wey to the south, and by the common fields of Old Woking to the north. In the late 19th century Shackleford coalesced with the settlement of Old Woking to form a ribbon settlement (TD3) along the length of Old Woking High Street.

WOKING PALACE AND PARK (TD4)

Woking Palace was a royal residence (SMR No 463 and SAM 12752) mentioned in 1272 and later, and has been recorded throughout the history of its royal ownership. The remains of the palace, dating from the 14th to 17th centuries, are located c1km to the east of the village beside the river Wey at Wokingpark Farm (TD4).

Woking Park, 'parcum de Wocking', was mentioned in 1236 (Gover *et al* 1934, 161), and was a deer park surrounding Woking Palace. It had at one time been over five miles in circumference, extending as far west as Old Woking village, southwards to the river Wey, almost to Pyrford Village to the east and enclosed heathland on the northern high ground. Remnants of the park pale still survive on its northern side and indicate periodic extensions to the park.

SCHOOLS

The oldest provided school in the village of Old Woking was opened in 1848 as a Church School, and was located on the west side of the parish church in Church Lane. It was enlarged in 1901 (VCH 3, 382) and was named on the 1914 edition of the 25 inch OS map. The site now serves as the church centre (WOKING BOROUGH COUNCIL 1999) having

been redeveloped with the construction of The Cloisters, a new residential development constructed to the west of Church Street and south of High Street on previously undeveloped land.

The 1st edition 25 inch OS map shows Woking College located in what is now known as The Grange, a listed building of late 18th-early 19th century date. Hoe Bridge School now occupies Hoe Place built in 1708 by the Zouch family to the north of the village.

ALMSHOUSES

The parish almshouses dating to the mid-17th century were located in Church Street near to the parish church (Crosby 1982, 30). Crosby locates them in the early 19th century on the west side of the road where the church school was subsequently built in 1848.

OTHER BUILDINGS

The centre of Old Woking still possesses a number of old buildings, some of which are listed, in the nucleus of the old village along High Street (between The Grange to the east and the Manor House to the west) and Church Street. In Church Street, 'Wey' and 'Lea' cottages are thought to contain some 15th century work, making them the oldest domestic properties in the village. The Old Manor House at No 159 High Street is of 16th and 17th century date; it has been suggested that it was built from the materials of Old Woking Palace, but it predates the demolition of the palace (Crosby 1982, 31). No 165 High Street was originally part of the 17th century White Horse Inn, the main part of which was demolished in 1939 for road widening (Crosby 1982, 35-6). Nos 195-201 High Street are also thought to be of 17th century date and may contain parts of the original Market House built in 1665 (although recent work on the buildings failed to show evidence of 17th century construction). The Old Vicarage in Church Street is of 17th and 18th century date, and Magnolias and Ye Olde Brew House at Nos 130-132 High Street date to 1715. The Grange at the eastern end of the High Street is of late 18th/early 19th century date and once housed Woking College.

INDUSTRIAL ARCHAEOLOGY

The economy of Old Woking has been dominated by agriculture and the common fields were located on the north side of the village. In 1800 it was the only significant employer, the major source of income and the largest land user (Crosby 1982, 26).

Crosby (1982, 27) notes that there were few industries in Old Woking of any significance at the end of the 18th century due to the lack of raw materials, good transport facilities and population. With one exception, those industries that were present served a purely local market and used local products. They were processing industries typical of those in rural communities in pre-industrial England, and had existed for centuries. Brewing is an example of such an industry, and there was a brewery in Old Woking at The Old Brew House (132 High Street) using locally grown hops. The brewery was founded in 1715, rebuilt in the late 19th century and closed finally in 1890 (Crosby 1982, 141). Milling was another local industry and Domesday Book records a mill at Woking. Woking Mill, on its ancient and extensive site south of the High Street, was one of the largest on the river Wey. In the early 19th century it was a water corn-mill, the flour manufactured there being chiefly sent to London by road and by water, via the Wey Navigation. The mill ground local corn supplemented by supplies purchased at Guildford. However, in 1835 after a continuous history stretching back to the Conquest it ceased to grind corn, and was converted to paper production in 1838 (Crosby 1982, 28). The mill was purchased and rebuilt by Unwin Bros in 1895 when their Chilworth printing works were destroyed. The printing works opened in 1896 and are still in use today, continuing as a major local employer (Crosby 1982, 140). A small printing works was also established in the centre of Old Woking in 1837 in Church Street. It was located opposite St Peter's Church and expanded over the years necessitating a move to Guildford in 1856 which resulted in the closure of the Old Woking works shortly after (Crosby 1982, 140).

POST-MEDIEVAL TOPOGRAPHY AND RECENT DEVELOPMENTS

Up until the late 19th century Old Woking was a fairly small, compact settlement centred around the eastern end of the High Street and the parish church. It existed as a separate unit, being one of nine separate tithings of Woking parish known as Town Street. Although a few properties date from the 17th-19th centuries, until the end of the 19th century Old Woking does not appear to have undergone any major expansion following its decline as a market town in the early 17th century. Towards the end of the 19th century Old Woking developed once again by coalescing with the separate hamlet of Shackleford which lay to the west of Old Woking village. By the 1930s residential development had begun to infill the fields to the north of the High Street at its eastern and western ends. Development to the south has been restricted by the river Wey and its floodplain; even today this area, which is prone to flooding, remains undeveloped apart from the paper mill on its ancient site. Industrial units have become established on the northern side of the High Street along Manor Way and Hipley Street between the residential areas, in the previously undeveloped area between the earlier settlements of Old Woking and Shackleford. The continual spread of residential development has now connected Old Woking to the outward expansion of the new town of Woking.

A number of old buildings in the High Street have been demolished this century, some in preparation for a road widening scheme which has yet to be implemented. This includes the demolition in the 1920s of the White Horse Inn, a timber-framed building of probable 16th century date, along with a number of small cottages all of which stood at the junction of Broadmead Road with the High Street (Crosby 1982, 31).

SUMMARY AND ASSESSMENT

Prehistoric and Roman finds are recorded from the vicinity Old Woking; only one Roman find has been recovered from the study area itself, but this was one reused in the construction of the 11th century parish church. The prehistoric and Roman periods do not appear to have had any effect on the origins or character of the village.

It is likely that there was settlement of some sort around the monastery at Old Woking in the late Saxon period, and around the later minster church. However, no archaeological evidence has so far been recovered for the location of either the monastery or the minster church. The parish church of St Peter (TD1) was established by the late 11th/12th century, possibly on or near the site of these two former establishments.

As a royal manor with a royal residence at Woking Palace (TD4) the village would have benefited from royal patronage until the early 17th century. Woking Palace, otherwise known as 'Old Hall', was mentioned in 1272 and its site is now a Scheduled Ancient Monument. The extent of the medieval settlement at Old Woking is not known, but would have been concentrated around the parish church and Town Street (High Street, TD2). The small amount of archaeological work that has been undertaken within the study area has not, however, produced any occupation evidence earlier than post-medieval date.

Woking was granted a market in 1662 but it does not appear to have flourished. This may have been due, in part, to the later construction of major roads to the north and south, bypassing Old Woking, and the arrival of the railway in the mid-19th century when the new town of Woking became established on Woking Heath. There appears to have been little expansion, if any, of Old Woking from the early 17th to the late 19th century when the village merged with the hamlet of Shackleford to the west. The village now survives on the edge of the residential area of Woking town.

EXISTING PROTECTION (fig 5)

1 There is one Scheduled Ancient Monument in the area, Woking Palace (TD4), which lies c1km to the east of the Old Woking. Within Old Woking itself, most of the area covered by the High Street and Church Street is defined as an Area of High Archaeological Potential (AHAP)

2 The Old Woking Conservation Area covers the area of the original medieval settlement around the parish church along Church Street and the eastern part of the High

Street. A proportion of the area designated as of High Archaeological Potential also falls within the Conservation Area.

3 There are a number of listed buildings within the study area.

4 Much of the Old Woking area is designated as Green Belt.

ARCHAEOLOGICAL AND HISTORICAL POTENTIAL

General comment

A large part of the area of greatest archaeological interest has undergone piecemeal redevelopment in the last century, and the little archaeological evidence that we have results from occasional and limited excavation and observation during that process. It would, however, be unwise to assume that all archaeological evidence has been destroyed in such areas, except where deep excavation from basements, foundations or such like has taken place. Redevelopment has infilled areas to the rear of High Street properties, in areas which were undeveloped on the 25 inch OS map of c1870. These include new residential roads such as The Cloisters which lies off Church Street and is adjacent to the Vicarage, and Riverside Gardens to the south of High Street adjacent to No 126. Some High Street frontages have been redeveloped including the area between Nos 106 and 126 on the west side of the former brewery, and Nos 164-172 High Street which were demolished and redeveloped.

A substantial proportion of the area of greatest archaeological interest falls within the Old Woking Conservation Area, within which large-scale redevelopment is relatively unlikely. Opportunities for small-scale work should, however, be grasped wherever possible, since this may still clarify issues and provide further detail of the limits of earlier occupation. It will be of some importance that adequate arrangements are made for the publication of any such work.

It is possible to formulate some precise research questions which future investigations in Old Woking might hope to answer, as well as addressing broad themes of urban development. These may be set out as follows.

Specific issues

- Where was the Saxon monastery located?
- Where was the minster church located?
- What was the extent and character of Saxon and Saxo-Norman settlement around the parish church?
- Is there any evidence for an early ford across the river Wey at the end of Church Street?
- When did the medieval nucleated settlement develop? Was it around the eastern end of High Street, or along Church Street?
- What was the balance of planned and organic medieval development?
- Did the house plots in such a village have backlands, like those in towns?
- If so, what was the intensity and character (industrial or otherwise) of such use?
- More generally, in what ways does the archaeological evidence for a village such as this differ from that for the towns?
- Can the suggestion of medieval expansion and decline from the 17th century on be substantiated?
- Can the site of the market place and market hall be confirmed?

APPENDIX: SMR AND SITES LISTING

A number of sites recorded on the SMR lie within the study area at Old Woking (fig 3). However, a number of records which lie outside the study area are also referred to in the report and are included below. The records are summarised below in chronological order. They have been assigned a code to denote which section they are located in:

P	Prehistoric
R	Roman
SM	Saxon and medieval
PM	Post-medieval
NF	No features or finds
UD	Features of unknown date.

453	SM	470	PM	2638	P	A	SM
458	P	471	SM	2802	SM	B	PM
463	SM	479	SM	4100	SM	C	PM
465	P	480	R	4227	PM	D	PM
468	P	482	PM				

Prehistoric:				
458	TQ 0050 5630	Fragments of a Late Bronze Age urn, possibly associated with a stone slab (?cist), are reported to have been found in 1928 in a gravel pit which is now a garden in Downs View Road (?Downview Avenue), Westfield, Old Woking. There are no apparent traces of former gravel digging in the Downview Avenue area, but on either side of the west end of Westfield Way there are disused and overgrown workings. They probably extended further east, but the ground is built over with pre-1939 houses, and it is not now possible to identify the particular garden referred to above.	Out of EUS study area - info only	
465	TQ 0218 5775	An Iron Age/Romano British occupation site was excavated at Monument Hill in 1960 and 1961. A small ash-layered hollow was uncovered and the finds included pottery, loomweights, pot-boilers and a glass bead. The occupation was dated from the Iron Age through to the 4th century. In 1979-80 a trial excavation was undertaken at Monument Hill in advance of golf course construction to examine features located on aerial photographs. Two side ditches of a possible trackway were located but could not be dated (Bird <i>et al</i> 1982, 151; Hampton & Hawkins 1983, 151).	Out of EUS study area - info only	
468	TQ 0200 5600 - marginal	Canoe paddle of prehistoric date was found in a meadow in the Wey Valley at Send.	Out of EUS study area - info only	
2638	TQ 0250 5650	Two Mesolithic flint cores and numerous flakes were found during trial trenching at Wokingpark Farm in 1969 on 'Furze' (local name for the area of scrub and heathland by the river Wey) (see SMR No 480).	Out of EUS study area - info only	
Roman:				
480	TQ 0250 5650	A Romano-British timber building was identified during an excavation near Wokingpark Farm, Old Woking. The post holes of the timber building measuring 15m x 5m, which appeared to have been destroyed by fire, an adjacent ditch, an enclosure ditch, and a possible trackway to a ford across the river Wey on the southern boundary of the site were revealed. The site produced pottery ranging from the 1st to the 4th century, a higher proportion of early pottery being found in the area of the timber building and in the lower levels of the nearby ditch. Previous excavations on the site between 1969 and 1974 revealed sherds of various types of Romano-British pottery and	Out of EUS study area - info only	

evidence for Romano-British occupation including two ditches, a possible lime pit and other pits (see SMR No 2638).

	Saxon and Medieval:	
453	TQ 0208 5684	St Peter's Church at Old Woking dates from c1080 (the nave). The tower was added in the 13th century and the chancel dates to c1230. The south aisle arcade is of 15th century date and the south porch dates from 1622. The roof has also been modified. The church is in normal use.
463	TQ 0296 5704	<p>"Old Hall", otherwise known as Woking Palace, is a former royal residence and Scheduled Ancient Monument (No 12752). The remains of Old Hall (possibly the bakehouse) comprise a flint and stone building, c9m x 5.5m, with a barrel-vaulted roof and a probable 14th century stone pointed arch doorway, now used as a store shed and in poor condition; and an adjoining brick barn of probable 16th century date. To the east are the brick and stone foundations of further buildings, the walls being up to 1.3m in width. The moat is generally broad and shallow and dry at present. Along the western arm, which crosses a low ridge, is a strong inner bank. It continues, though much weaker, along the northern arm. To the south the moat linked up with the river Wey. The fishponds in Oldhall Copse are waterfilled.</p> <p>The royal residence at Woking Park consisted of a great hall and extensive ancillary buildings within a double moat. It was mentioned in 1272, occupied by Edward IV and Henry VIII, became the birth place of Mary Tudor in 1514 and was leased as a manor house in 1621, when it had probably become ruinous.</p> <p>Around 1912 an excavation of Woking Palace was carried out but not published by the then owner, the 2nd Earl of Iveagh. A plan of the excavations has been located among the Iveagh papers and shows foundations extending over a considerable area. Most are impossible to interpret but apparently include a gatehouse and bridge on the east side.</p> <p>An archaeological investigation was undertaken of the foundations of the standing remains of the palace by SCAU in 1992/3 as part of a programme of repair and conservation of the remains. The work indicated there is a complex stratigraphy indicating various building stages preserved on the site. The foundations of the present walls were built to a substantial depth and appeared in good condition. The foundations were made of a variety of materials including brick, chalk blocks and flint (Bird <i>et al</i> 1996, 205).</p> <p>A new detailed topographic survey of Woking Palace has recently been undertaken by S.Dyer and a number of building platforms were revealed. Resistivity survey produced a number of anomalies, the most prominent and numerous of which represent buried wall footings and robber trenches in the eastern half of the site. Auger testing of the former moat suggest that it was regularly cleaned out when the palace was occupied, although not to the full depth of the feature. Limited excavation was carried out within the King's Hall as part of a programme of repairs; later deposits associated with the building's use as a barn were found to seal building and demolition layers dating from the occupation of the palace; a paved courtyard surface of brick and tile was revealed outside the building. Divers in the river Wey have identified a series of upright timbers running parallel to the river bank close to the palace site and are thought likely to have formed part of a jetty or wharf structure (Howe <i>et al</i> 2000, 201).</p>

471	TQ 0290 5710	An Anglo-Saxon spearhead (5th century) was dug out of the moat round the wood at Woking Park Farm in 1904.	
479	TQ 0208 5684	A pre-Conquest monastic house (founded post 708) existed at Woking. The founding of this house cannot be definitely placed earlier than the pontificate of Pope Constantius I (708-715). Blair (1991, 95) points out a tradition of c690 that Woking was a dependency of Peterborough. He also notes its dedication to St Peter and suggests it may be identical with the Domesday Church, and suggests that its minster functions were taken over by the Austin priory at Newark.	
2802	TQ 0120 5620	A probable ?medieval moated site is located at Westfield, Woking. The location has been derived from field name and map evidence.	Out of EUS study area - info only
4100	TQ 0154 5647	Site of Woking Mill. The Domesday Survey records one mill at Woking, but later, in the 14th century, the manor possessed a corn mill and a fulling mill. During the reign of Henry IV, a watermill was classified as 'weak and ruinous' of an annual value of 6s 8d, while the fulling mill was let at an annual rent of 8s. In 1671 James Zouch, lord of the manor, leased both buildings as corn mills to James Collyer. A sale notice in 1749, states that a farmhouse and land with two corn mills and a water powered snuff mill with dwelling house, were to be sold. A sale notice in 1796 stated that a flour mill occupied by Mr Ryde and the leather mills, used by Mr Richard Baker were to be sold by auction in Guildford. The flour mills were on opposite sides of the river and were supplemented by an ancillary building that was a snuff mill in 1749, a leather mill in 1796 and a paper mill occupied by Venables & Co. in 1832. A sale notice in May 1850 stated that the recently erected paper mills were for sale, powered by two large waterwheels installed to drive the paper mill machinery. In 1851 Henry Brayley was the paper-maker and Mr J Fladgate was the corn miller. No mention of the corn mill can be found after this date and in 1894 the site was known as 'Woking Paper Works Ltd.'. Unwin Bros printing were the occupiers of the site in 1896. The active printing works of Unwin Brothers' Gresham Press is now part of the Staples Printing group.	Out of EUS study area - info only
A	TQ025 568	A medieval Penn tile was found in ditch clearance at Old Woking (Bird <i>et al</i> 1985, 127).	

Post-medieval:

470	TQ 0208 5756	Hoe Place was built in 1708 and is now in use as a boys preparatory school. The north-east facade is early 18th century, there are Regency additions on the south-west side, and the west wing was built in 1920 in Regency style. A ha-ha runs along the north-west and north-east sides of the field to the south-west of the house and has been mistaken for a dry moat. The stretch of water at TQ 0189 5762 is ornamental and could never have formed part of a moat.	Out of EUS study area - info only
482	TQ 0190 5690	Prior to redevelopment, an excavation was undertaken in 1975 on the site of Village Stores and Bedford's Garage on the northern side of Old Woking High Street, where a 19th century property was demolished. The site, which fronted onto the street, was c275m from St Peter's Church, adjoining old cottages on the supposed site of the Market House built in 1665. Two trenches revealed 19th century pottery and associated features.	
4227	TQ 020 568 - area	P.Jones noted Tudor pottery from a site adjacent to the church in 1987.	
B	TQ 0185 5692	An archaeological evaluation was undertaken at 161-165 High Street, Old Woking in advance of redevelopment. There were no signs of occupation earlier than the 18th century.	
C	TQ 018 568	A well of possible 17th century date, with brick domed cover, was	

recorded at Brew House, Old Woking in 1982 (Bird *et al* 1984, 269)

D TQ 020 569 Pottery and glass (of unspecified date) were recovered from beneath 16th/17th century outbuildings (now cottages) at Church Cottages, Church Street, Old Woking in 1982 by Mayford History Society (Bird *et al* 1984, 270).

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FIGURES

- 1 Extensive Urban Survey of Surrey. **Top:** Old Woking, showing the area of the parish and manor. The principal routeways, as shown on 18th century maps, are also shown. **Bottom:** parishes (about 1823) and drift geology.
 - 2 A transcript of the Tithe Map of Old Woking of c1840 at scale 1:5000
- Fig 3 Old Woking Sites and Monuments Records and other archaeological information
- Fig 4 Old Woking: Topographic Development map of the town
- Fig 5 Old Woking: Constraints Map showing the AHAPs, SAM, Conservation Area, and listed buildings