

JOHN MOORE HERITAGE SERVICES

AN

ARCHAEOLOGICAL DESK-BASED ASSESSMENT

OF

HOUNSELLS LAND, DEADMANS LANE

NEWBURY,

WEST BERKSHIRE

SU 477 649

On behalf of

Davies Light Associates

March 2004

REPORT FOR

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1 INTRODUCTION

1.1 Origins of the Report

This archaeological desk-based assessment was commissioned by Davis Light Associates on behalf of David Wilson Homes. It has been prepared in support of a planning application for the construction of 122 residential dwellings on Hounsells Land to the south of Deadmans Lane, Newbury, West Berkshire.

1.2 Planning Guidelines and Policies

This report has been prepared in accordance with *Planning Policy Guidance Note 16: Archaeology and Planning* (PPG 16) issued by the Department of the Environment (1990); with the policies relevant to archaeological remains and evidence, historic parks and gardens and the historic environment in the *Berkshire Structure Plan* (1991 to 2006; and 2001 to 2016); and with the *Newbury District Local Plan* policies applicable to historic parks and gardens and sites of archaeological significance (1996).

The report additionally follows the more specific guidelines for housing developments in the vicinity of Pinchington Lane and Deadmans Lane in the *West Berkshire District Local Plan* (1991-2006); together with the recommendations relevant to the archaeology and historic environment of the site in the *Sandleford Priory Park Conservation Plan* (Babtie Group n.d.). In format and contents it conforms to the standards outlined in the Institute of Field Archaeologists' guidance paper for desk-based assessments (IFA 1994).

1.2.1 Government Planning Policy Guidance

PPG 16 (1990) provides Government guidance for the investigation, protection and preservation of archaeological remains affected by development. The document emphasises the importance of archaeology (Section A, Paragraph 6) and states that:

“Archaeological remains should be seen as a finite, and non-renewable resource, in many cases highly fragile and vulnerable to damage and destruction. Appropriate management is therefore essential to ensure that they survive in good condition. In particular, care must be taken to ensure that archaeological remains are not needlessly or thoughtlessly destroyed. They can contain irreplaceable information about our past and the potential for an increase in future knowledge. They are part of our sense of national identity and are valuable both for their own sake and for their role in education, leisure and tourism.”

PPG 16 additionally stresses the importance of addressing archaeological issues at an early stage in the planning process (Paragraph 12):

“The key to informed and reasonable planning decisions, as emphasized in paragraphs 19 and 20, is for consideration to be given early, before formal planning applications are made, to the question of whether

archaeological remains exist on a site where development is planned and the implications for the development proposal.”

The advice given recommends early consultation between developers and the planning authority to determine “whether the site is known or likely to contain archaeological remains” (Paragraph 19). As an initial stage, such consultations may lead to the developer commissioning an archaeological assessment, defined in the following manner in PPG 16 (Paragraph 20):

“Assessment normally involves desk-based evaluation of existing information: it can make effective use of records of previous discoveries, including any historic maps held by the County archive and local museums and record offices, or of geophysical survey techniques.”

If the desk-based assessment should indicate a high probability of the existence of important archaeological remains within the development area, then further stages of archaeological work are likely to be required. PPG 16 states that in such cases (Paragraph 21):

“it is reasonable for the planning authority to request the prospective developer to arrange for an archaeological field evaluation to be carried out before any decision on the planning application is taken. This sort of evaluation is quite distinct from full archaeological excavation. It is normally a rapid and inexpensive operation, involving ground survey and small-scale trial trenching, but it should be carried out by a professionally qualified archaeological organisation or archaeologist.”

Additional guidance is provided if the results of an evaluation indicate that significant archaeological deposits survive within a development area. PPG 16 stresses the importance of preservation (Paragraphs 8 and 18):

“Where nationally important archaeological remains, whether scheduled or not, and their settings, are affected by proposed development there should be a presumption in favour of their physical preservation.”

“The desirability of preserving an ancient monument and its setting is a material consideration in determining planning applications whether that monument is scheduled or unscheduled.”

But acknowledges that (Paragraphs 24 and 25):

“the extent to which remains can or should be preserved will depend upon a number of factors, including the intrinsic importance of the remains. Where it is not feasible to preserve remains, an acceptable alternative may be to arrange prior excavation, during which the archaeological evidence is recorded.”

“Where planning authorities decide that the physical preservation *in situ* of archaeological remains is not justified in the circumstances of the case and that development resulting in the destruction of the archaeological remains should proceed, it would be entirely reasonable for the planning authority to satisfy itself before granting planning permission, that the developer has made appropriate and satisfactory provision for the

excavation and recording of the remains. Such agreements should also provide for the subsequent publication of the results of the excavation.”

This level of work would involve the total excavation and recording of archaeological remains within the development area by a competent archaeological contractor prior to their destruction or damage.

1.2.2 Berkshire Structure Plan

The Government guidance set out in PPG 16 has been integrated into County Structure Plans and Local Plans. The Berkshire Structure Plan includes the following policies relevant to the conservation of the archaeological heritage (Policy EN6) and the protection of historic parks and gardens (Policy EN7):

“Scheduled Ancient Monuments and the most important non-scheduled remains, together with their settings, will be protected and managed to ensure that they are not damaged or destroyed. Where a lack of information precludes the proper assessment of a site or sites with archaeological potential, this information will have to be provided in advance of any decision to affect that site or area. Where preservation is not possible local planning authorities should be satisfied before granting planning permission that appropriate arrangements have been made for excavation and recording to take place prior to development .”

“Historic parks and gardens of special interest, (particularly those on the National Register), and their settings, as well as significant features from such sites which survive in isolation, will be protected from development which would erode or otherwise damage their character. Proposals for such sites should conserve and maintain significant features from the main stages in the history of each site.”

The Deposit Draft of the Berkshire Structure Plan (2001 to 2016) incorporates a more general policy applicable to the historic environment (Policy EN4):

“Historic features and areas of historic importance and their settings will be conserved and where appropriate enhanced. The Councils will only allow development if it has no adverse impact on features or areas of historic importance.

Proposals will be expected to have regard to the wider historic environment and will only be permitted when they would conserve or enhance the character of setting of Berkshire’s historic landscape and built environment.”

1.2.3 Newbury District Local Plan

The Newbury District Local Plan includes a series of more detailed policies relevant to historic parks and gardens and sites of archaeological significance. Three of these are potentially relevant to the site under consideration (Policy ENV.35):

“The District Council will refuse development which would have an adverse effect on the site, setting or character of any part of the grounds of historic parks and gardens. The locations to which this policy will apply include:Sandleford Priory....”

Policy ENV.39:

“The District Council in considering proposals for development affecting or likely to affect sites, areas or monuments of archaeological potential, will require appropriate evaluation prior to the determination of planning applications. In the absence of an appropriate level of information on the nature, extent and importance of archaeological deposits applications will be deferred or refused until such information, enabling the full implications of the development to be considered, is available.”

Policy ENV.40:

“Developments affecting sites of archaeological significance should be designed to achieve the physical preservation in situ of archaeological deposits. Where this is not practicable or desirable, the District Council will require provision to be made for an appropriate level of archaeological investigation prior to damage or destruction. This will be ensured, where necessary, by planning conditions and may be subject to a ‘planning obligation’ to ensure that access, time and resources are made available for the archaeological investigation to be carried out before the development is commenced.”

1.2.4 West Berkshire District Local Plan

The West Berkshire District Local Plan identifies Hounsells Land as Housing Site HSG.5 (1991 to 2006), which is part of the Registered Grade II Historic Park for Sandleford Priory. The site has been designated as belonging to Landscape Character Area 18a which is defined as ‘Degraded Parkland’. The landscape strategy for this area is based on enhancement. This is to be achieved by following a series of guidelines based on a series of landscape principles. Those affecting the site under consideration have been designed:

“To protect the adjacent Historic Parkland landscape from the residual effects of the new development.”

“To ensure that new landscape proposals positively enhance the historic integrity of the Park and as far as possible adhere to the restoration of the Park as shown on the 1st Ed OS map of the area.”

“To secure the protection and enhancement of key landscape features and to restore lost features of value.”

“To ensure that new areas of planting contain plant species as originally used by ‘Capability’ Brown. A high percentage of native plant species should also be used to enhance the biodiversity of the site.”

“To ensure the Public Open Space and other open spaces in the development offer a positive contribution to the environment and the community.”

“To develop opportunities for access and recreation which do not compromise the historic integrity of the Park.”

1.2.5 Sandleford Priory Park Conservation Plan

The Sandleford Priory Park Conservation Plan (Babtie Group n.d.) includes a number of policies which are intended to secure and preserve the historic integrity of the Registered Park. These include a recommendation to restore the Park as far as possible to the landscape shown on the First Edition Ordnance Survey map, surveyed between 1877 and 1878.

It additionally incorporates the following policy relevant to archaeology:

“Before any work (building, landscaping, planting) is undertaken within the Registered Park, a full archaeological survey will be undertaken which will make recommendations on the appropriate method, mitigation measures and timetable for the proposed work.”

Appendix 2 of the Conservation Plan provides an archaeological overview of Sandleford Priory Park. This identifies a series of individual features and archaeologically sensitive areas within the Park. None of these are located in the proposed development area, nor is the Hounsells Land site included in the recommendations for further archaeological investigations.

The Conservation Plan also includes a series of conservation proposals. Only two of these are directly relevant to Hounsells Land:

“Northern wooded boundary. 1781: Shown as estate northern boundary. Brown designed the northern tree belt as a backdrop to the northern area of parkland. Restore northern tree belt as far as existing development allows. Mitigate the impact of existing and any further development without disturbing the historic integrity of adjacent areas of the Park.”

“Pinchington Lodge and driveway. A driveway is shown taking a sinuous route through the elevated section of the northern area of parkland. [This] passes.....across the open restored gravel pits. Even though this driveway has been severed by residential development, the setting of the rest of the driveway should be restored which then can be incorporated into other routes around the Park.”

1.3 Aims and Objectives

The primary aim of this report is to provide a professional assessment of the archaeological potential of the proposed development site. This follows the Government guidance in PPG 16 by presenting a synthetic account of the available archaeological and historic data and its significance. The report will provide the evidence necessary for informed and reasonable planning decisions concerning the

need for further archaeological work. The information will allow for the formulation of an appropriate strategy to mitigate the effects of the development on the archaeology, if this is warranted.

In accordance with PPG 16, the report presents a desk-based evaluation of existing information. It additionally follows the Institute for Field Archaeologists (IFA) *Standard* definition of a desk-based assessment (IFA, 1994). In brief, it seeks to identify and assess the known and potential archaeological resource within a specified area ('the site'), collating existing written and graphic information and taking full account of the likely character, extent, quantity and worth of that resource in a regional and national context. It also aims to define and comment on the likely impact of the proposed development scheme on the surviving archaeological resource.

The IFA *Standard* states that the purpose of a desk-based assessment is to inform appropriate responses, which may consist of one or more of the following:

- The formulation of a strategy for further investigation, whether or not intrusive, where the character and value of the resource is not sufficiently defined to permit a mitigation strategy or other response to be devised.
- The formulation of a strategy to ensure the recording, preservation or management of the resource
- The formulation of a project design for further archaeological investigation within a programme of research

In accordance with PPG 16, this desk-based assessment forms the first stage in the planning process as regards archaeology as a material consideration and, if warranted by the archaeological potential, may lead to evaluation by fieldwork within the defined development area.

1.4 Methodology

The format and contents of this report are an adaptation of the standards outlined in the Institute of Field Archaeologists' guidance paper for desk-based assessments (IFA 1994). The work has involved the consultation of the available documentary evidence, including records of previous discoveries and historic maps, and has been supplemented with a site visit. The format of the report is adapted from an Institute of Field Archaeologists *Standard Guidance* paper (IFA, 1994).

In summary, the work has involved:

- Identifying the client's objectives
- Identifying the cartographic and documentary sources available for consultation
- Assembling, consulting and examining those sources
- Visiting the site

The principal sources consulted in assessing this site were:

- The West Berkshire Sites and Monuments Record
- The West Berkshire Local Studies Library
- The Berkshire Record Office

■ The National Monuments Record

The West Berkshire Sites and Monuments Record holds details of all known archaeological and historic sites within the District. The West Berkshire Local Studies Library contains copies of some historic maps and various documentary sources, while the Berkshire Record Office holds copies of the historic maps and documents. Research at the National Monuments Record was confined to a consultation of the aerial photographic collection held by English Heritage.

There has been no archaeological fieldwork carried out within the proposed development area. The assessment of its potential has, therefore, relied on predictive modelling based on the known distribution of remains within a one kilometre radius of the site (from a central grid reference of SU 477 649). This information is derived from surface finds and historical records. The significance of the archaeological finds in the context of past land-use and settlement in the Newbury area has also been taken into account. It should be stressed that the distribution represents the extent of current knowledge and is the product of chance rather than of systematic archaeological fieldwork. For this reason, apparently blank areas should not be automatically regarded as being devoid of remains.

The assessment of the likely condition and survival of any potential archaeological remains has relied upon a study of the available historic maps and aerial photographs, which provide evidence for the impact of previous land-use and development on the site.

One of the aims of the report is to identify appropriate archaeological response/s. Therefore, consideration has been given to the need for further archaeological work which will ensure the adequate recording and/or protection of any archaeology encountered within the proposed development area. Such strategies might involve further assessment and evaluation by fieldwork. If appropriate, this would allow for the identification and location of potential archaeological deposits on the site and provide the evidence necessary to determine their significance and condition.

There have been no restrictions on reporting or access to the relevant records. Some of the historic maps held by the Berkshire Record Office are currently unavailable for study, but copies of all were obtained from other sources. The copyright to the Sites and Monuments Record is held by West Berkshire District Council, while the copyright to the historic maps belongs to Reading Borough Council.

2 THE SITE (Figure 1)

2.1 Location (Figure 1)

The site is located in West Berkshire, approximately one mile to the south of Newbury town centre in the Parish of Greenham (formerly the Parish of Sandleford). The proposed development area is situated to the south of Deadmans Lane and is centred on National Grid Reference SU 477 649. This lies within the northern part of Sandleford Priory Park which has been listed as Grade II on the English Heritage Register of Historic Parks and Gardens. This has been designated by West Berkshire

Council (Local Plan 1991-2006) as Landscape Character Area 18a, which is defined as 'Degraded Parkland'. The southern part of the Priory Park, to the south of the proposed development, has been designated by the District Council as an Area of Special Landscape Importance

2.2 Description (Figure 1)

The site extends over an area of 4.7 hectares and is currently an open space with trees and scrub along the northern edge and uncultivated grassland to the south. The northern boundary of the proposed development is formed by a hedgerow with mature trees on the southern side of Deadmans Lane, which are growing on the top of a damaged bank. The western edge of the site follows the line of an access road in a valley alongside existing houses (built in 1998), which leads from Deadmans Lane to a caravan park (built in 1987). The south-western edge of the development area departs from the side of this road, following the alignment of the caravan park wall and forming a sweeping curve along a barbed wire fence across rough grassland. This boundary then swings northwards and picks up the line of the corrugated iron fence of the Pinchington Lane recycling depot, which forms part of the eastern edge of the proposed development.

A strip of land approximately 50 metres wide and 200 metres long extends from the south-western corner of the site running alongside and parallel to Deadmans Lane. This was formerly occupied by a fenced caravan site with a tarmac access road. The access road is now largely grassed over or partly obscured by moss and the rest of the area is overgrown with scrub, brambles and ornamental plants. The land to the north-east and south of the abandoned caravan site is open, rough grassland. This covers the restored ground within an area of gravel extraction. A marked scarp on a south-west to north-east axis along the line of the caravan park fence marks the edge of the gravel quarry.

2.3 Topography

The site is located on the southern side of a ridge of high ground overlooking the valley of the River Enborne. This is fed by several streams running broadly from north to south along a series of steep sided gullies. The proposed development area occupies the upper part of the south facing slope above one of these tributaries, which was utilised and remodelled by 'Capability' Brown to feed the ponds and associated cascade to the east and south of the site.

The north-eastern part of the proposed development adjacent to Deadmans Lane is marked by relatively level ground varying between 121 and 122 metres above Ordnance Datum. The land falls in a southerly direction to 115 metres above OD across the eastern half of the site, while to the west the slope curves round so that it faces south-west and west, overlooking the valley occupied by the existing houses and caravan park. Here the hillside is steeper particularly to the west, where it falls to between 113 and 115 metres above OD.

2.4 Geology

The 1:50,000 geological map for Hungerford (Sheet 267, Geological Survey of Great Britain – England and Wales) depicts Plateau Gravel across most of the site. This is an early Pleistocene drift deposit, laid down between 1.64 million years and 475 thousand years ago by an early riverine system which formed the drainage of the ancestral Thames (Sumbler 1996). The Plateau Gravel on the site is part of the most extensive deposit of its type in the Hungerford area covering Wash, Greenham and Crookham Commons (Osborne White 1907). It is composed predominantly of sub-angular flints inter-bedded with sand (ibid.).

The Plateau Gravel overlies the Bagshot Sands, which outcrop along the valley slopes towards the south-western edge of the proposed development area (Sheet 267, Geological Survey of Great Britain – England and Wales). This is a Palaeogene deposit laid down under shallow marine or estuarine conditions approximately 50 million years ago. It consists mainly of orange or pale yellow fine-grained sand with thin beds of pale grey clay (Sumbler 1996).

An outcrop of London Clay runs along the axis of the stream to the south-east of Hounsells Land (Sheet 267, Geological Survey of Great Britain – England and Wales). This is stratified below the Bagshot Sands and is an older Palaeogene formation originating between 58 and 52 million years ago (Sumbler 1996).

3 PROPOSED SCHEME OF DEVELOPMENT (Figure 2)

The proposed development comprises 122 residential dwellings arranged in a series of closes (Figure 2). The main access road will enter the north-east corner of the site from Deadmans Lane, crossing two public open spaces occupying the relatively level ground in the north-east section of the site. In combination these will be one hectare in extent, and will include a 'local equipped area of play' (marked L.E.A.P. on Figure 2). The trees of the existing hedgerow along Deadmans Lane will be retained and the development will be screened by buffer planting, which will include a small copse of trees in one of the public open spaces in the north-east corner of the site.

The proposed scheme includes improvements to Deadmans Lane (consented under application ref: 02/00890/OUTMAJ) and offsite highway improvement works (consented under outline permission ref: 02/01428/OUTMAJ). These works will comprise some road widening, the extension of existing passing bays, together with the construction of new passing bays and traffic calming features.

4 ARCHAEOLOGICAL AND HISTORICAL BACKGROUND

4.1 Known Archaeological Sites (Figure 3)

There are no Scheduled Ancient Monuments, Listed Buildings or previously recorded archaeological remains within the proposed development area. This does not mean that Hounsells Land is necessarily devoid of archaeological deposits, since it has not been the subject of systematic archaeological fieldwork.

The proposed development is located in the northern part of Sandleford Priory Park which has been listed as Grade II on the English Heritage Register of Historic Parks and Gardens. This has been designated as an area of degraded parkland by West Berkshire Council (Local Plan 1991-2006 – Landscape Character Area 18a).

The assessment of the archaeological potential of the site is based on the known evidence within a one kilometre radius of a central grid reference at SU 477 649. The distribution of archaeological remains in this area is shown in Figure 3 and a summary of the evidence is presented below in chronological order. Local archaeological and historic sites mentioned in the report are identified by unique numbers, corresponding with the numbers shown in Figure 3 and listed in the gazetteer (Section 7.2). This provides a brief description for each entry, an Ordnance Survey National Grid reference, and the Sites and Monuments Record number. The sources of all data are duly referenced in the text or gazetteer, while all reports consulted are listed in the bibliography (Section 7.1).

4.1.1 The Prehistoric Period (4000 to 600 BC)

The recovery of worked flint, including a series of artefacts, from the higher ground between the rivers Enborne and Kennet indicates that the area was the focus of activity during the Neolithic (4000 to 2400 BC) and early Bronze Age (2400 to 1400 BC). The finds include a series of late Neolithic axes (3300 to 2400 BC) from the Wash Common area, which may relate to episodes of forest clearance (Lobb and Rose 1996).

The distribution of Neolithic artefacts extends into the search area closer to the development. The finds include a polished axe from Monks Lane, some 800 metres to the north-west (Figure 3, 1); and a scraper from the outskirts of Newbury (Figure 3, 2).

Several round barrows, which were the predominant funerary monuments of the Bronze Age, are also noted in this general area, although none are recorded in the immediate environs of the proposed development area. Known sites include a small group of barrows on Wash Common approximately 2.2 kilometres to the west of the site; together with ploughed out examples in the Kennet Valley near Lower Farm, Greenham, about 2.5 kilometres to the north-east (Lobb and Rose 1996).

Central interments below the mound are typically found in Bronze Age round barrows, but it was equally common for cremation cemeteries to develop close to these monuments. The cremations were frequently placed in large pottery vessels and the base of one of these, dating to the early part of the middle Bronze Age (1600 to 1400 BC) was found about 800 metres to the north-west of the proposed development (Figure 1, 3).

Other evidence for prehistoric activity in the search area is limited to worked flint, none of which can be closely dated. The finds include a waste flake recovered during field-walking about 900 metres to the west of the proposed development (Figure 3, 4); and another flake (Figure 3, 5) and a concentration of worked flint (Figure 3, 6) some

600 and 950 metres to the south-west, recorded during a watching brief on the Sandleford balancing pond (Hopkins 1988).

4.1.2 The Roman Period (AD 43 to 410)

The evidence for Roman activity in the area between the Enborne and Kennet consists predominantly of a series of surface finds mainly from the valley sides, some of which may come from small farmsteads (Lobb and Rose 1996). A group of pottery vessels found in the Pyle Hill gravel pit (Figure 3, 7) and coins from a nearby field (Figure 3, 8) may denote a settlement of this type, some 600 to 700 metres north-east of the proposed development.

The closest contemporary settlements of any size are recorded in the Kennet Valley and include a villa near Enborne Gate Farm, some 2.5 kilometres to the north-west of the proposed development; and an early Roman occupation site near Lower Farm, Greenham (first century AD), a similar distance to the north-east (Lobb and Rose 1996). A large inhumation cemetery close to the centre of Newbury, about 1.8 kilometres to the north of the proposed development, points to another early Roman settlement (first to second century AD) on the south side of the Kennet (*ibid.*).

4.1.3 The Medieval Period (AD 1066 to c. 1500)

Apart from documentary and structural evidence, which is discussed in the following sections (sections 4.2 and 4.3), there are relatively few Medieval finds from the Sandleford area. All are pottery and include a sherd from a field about 900 metres west of the proposed development (Figure 3, 4); a concentration of ceramic fragments some 950 metres to the south-west (Figure 3, 5); and a single mid-thirteenth to mid-fourteenth century sherd from the site of the new church hall at Greenham, a similar distance to the north-east (Figure 3, 9).

4.2 The Medieval Historical Background (AD 1066 to c. 1500)

Sandleford is not mentioned in the Domesday Survey of AD 1088, when most of the parish was included in the Manor of 'Ulvritone' (Page and Ditchfield 1924). The earliest documentary evidence dates to around AD 1160 and refers to a grant of land to the Church of St. John the Baptist at Sandleford (Wade 1997). Subsequent documents dated between AD 1179 and 1180 refer to an anchoress who was living on the site (Page and Ditchfield 1924).

A few years later, between AD 1193 and 1202, a small priory of Augustinian canons was founded at Sandleford by Geoffrey, fourth Count of Perch, and his wife, Matilda of Saxony (Ditchfield and Page 1907). The endowment included the church and all the lands of Sandleford, which were enclosed with hedges and ditches (*ibid.*). In AD 1235 a charter was granted for an annual four day fair at Sandleford (Wade 1997).

A fifteenth century lawsuit mentions the dilapidated state of the priory and by 1478 it was deserted by the monks (Page and Ditchfield 1924). It was subsequently taken

over by the Bishop of Salisbury, who gave it to his nephew, Richard Beauchamp, who then surrendered the priory and its lands to the Dean and Canons of Windsor (*ibid.*). The land was let out as a farm and the chapel was no longer maintained (Page and Ditchfield 1924), although the dean and canons paid a priest to conduct services at Sandleford (Ditchfield and Page 1907).

4.3 The Medieval Topography of Sandleford (Figure 3, 10)

The documents indicate that by AD 1160 there was an established church at Sandleford (Wade 1997). They also suggest that there would have been some sort of dwelling on the site for the religious community mentioned in connection with this church (*cf.* Wade 1997). There is no evidence for the location of this early religious settlement, although it would probably have coincided with the subsequent priory (Figure 3, 10).

The early priory buildings are no longer extant, but are thought to have occupied the site of St. Gabriel's School, some 400 metres south of the proposed development area (Figure 3, 10). The earliest structural evidence is provided by the ceiling of the former chapel (Figure 3, 10), now the school library, which has been dated to approximately AD 1400 to 1420 (Page and Ditchfield 1924). However, this is almost certainly not the original church of St. John the Baptist, which seems to have been demolished around AD 1668 (Wade 1997).

The priory church would not have stood in isolation, but would have been associated with a churchyard and a range of other buildings (Figure 3, 10). These would have included the cloister, which is mentioned in an early Elizabethan survey of Sandleford (Wade 1997).

The Medieval boundaries of Sandleford are known to have comprised both hedges and ditches (Ditchfield and Page 1907; Wade 1997). The evidence for their location is far less certain and is largely a matter of conjecture based on a recent study of the charter of foundation (Wade 1997). This has concluded that the Medieval boundaries are likely to be the same as those of Sandleford Priory Park shown on the eighteenth century maps (Wade 1997; Figure 3, 11). The only one encroaching on the proposed development may have run along the southern side of Deadmans Lane, where there is a damaged bank below the mature trees in the hedge (Figure 3, 11).

There is a tradition, in evidence from the eighteenth century, that the early priory at Sandleford had a number of fishponds (Wade 1997). The location of these is uncertain, although a position in the Enborne valley to the south of the priory buildings has been suggested as most likely.

There is only vague evidence for the location of the annual fair mentioned in AD 1235. Sandleford Green has been proposed as a possible venue (Wade 1997). If the fair was held in this location, the evidence from leases dating back to AD 1624 indicates a position to the west of the priory buildings (*ibid.*).

4.4 The Post-Medieval Historical Background (AD 1500 to Present)

The documentary evidence includes records of a dispute in AD 1615 over the tithes, when it was decided that Sandleford comprised a separate parish (Page and Ditchfield 1924). During the subsequent years of the seventeenth century the house was let on a series of long leases and in AD 1734 was taken over by Edward Montagu (Wade 1997).

Following his death in AD 1775 his wife, Elizabeth Montagu, had the house remodelled by James Wyatt in AD 1780 and the grounds by 'Capability' Brown beginning in AD 1781 (Wade 1997; and Sandleford Priory Park Conservation Plan). Elizabeth Montagu died in AD 1800 and the lease remained in the family until it was sold to William Chatteris in AD 1835 (Wade 1997). The freehold was purchased from the Dean and Chapter of Windsor in AD 1871. A large number of human bones were unearthed during the construction of a beer cellar behind the north wing of the house during William Chatteris' occupation of Sandleford (ibid.). These were used, along with other debris, to repair a local highway and it has been suggested that this might be the origin of the name 'Deadmans Lane' (ibid.).

William Chatteris died in AD 1889 and the estate passed through various hands before being divided and sold as lots in AD 1948 (Wade 1997). By AD 1963 the caravan site was in place on Hounsells Land and a drainage system had been established in the valley to the west (Babtie Group n.d.). In AD 1964 planning permission was granted for gravel extraction in the northern parkland coinciding with a large part of Hounsells Land (ibid.). The caravan park was relocated to its present position in AD 1987 and by AD 1996 the former gravel quarries had been restored to open grassland (ibid.).

4.5 The Early Post-Medieval Topography of Sandleford (AD 1500 to 1761)

Although there are descriptions of Sandleford in various leases between the sixteenth and mid-eighteenth centuries, none are accompanied by maps. As the estate is described as a separate parish in 1615, it is possible that the boundaries with Newbury Parish along Deadmans Lane and Greenham Parish along the line of the stream to the south and south-east of Hounsells Land were marked by banks and ditches. There is a damaged bank below the hedge alongside Deadmans Lane, but there are no surviving earthworks on the line of the stream.

It is thought that the tenant farmers would have lived in the priory house along with the priest, who is known to have occupied its eastern end (Wade 1997). The upkeep of this part of the house together with the church were the responsibility of the Dean and Chapter of Windsor (ibid.).

A detailed survey carried out in the second half of the sixteenth century indicates that the property was let as two holdings (Wade 1997). The first was Sandleford Farm with its house and outbuildings, which are thought to have been located adjacent to former priory (ibid.). The associated farmland seems to have included the area of the proposed development (Wade 1997).

The second holding incorporated the old priory buildings on the site of St. Gabriel's School, which included the 'free-chapel or chantry', priest's lodgings, cloister and house (ibid.). Reference is also made to the priest's garden, cloister garden, orchard and churchyard.

A lease of AD 1610 suggests that the two holdings had been combined, while one dated to the subsequent year granted the tenant permission to pull down and alter buildings (Wade 1997). From this time onwards Sandleford seems to have emerged as a substantial 'gentleman's residence' (ibid.).

In AD 1668 the Dean and Chapter of Windsor ordered the dismantling of Sandleford chapel and the re-use of its site as a burial ground (Wade 1997). A surveyors report of AD 1730 provides a detailed description of Sandleford House, its outbuildings and immediate surroundings together with those of Sandleford Farm, but there is no mention of the character of the area of the proposed development (ibid.).

4.6 The Cartographic Evidence (AD 1761 to 1933 – Figures 4 to 10)

John Rocque's survey of Berkshire, dated to AD 1761, is the earliest map to show Sandleford in any detail (Figure 4). At that time the northern part of the site including the area of Hounsells Land was divided into fields. Much of the present road system, including Deadmans Lane which is shown fringed by an avenue of trees, was already in place.

A survey of the existing layout of the Sandleford Estate was carried out for 'Capability' Brown in AD 1781 (Figure 5). This shows the area of Hounsells Land as 'Kite Field' with part of 'Pinchington Cow Leaze' to the south-west along the line of the valley now occupied by the caravan park. The original map is hand-tinted, making it clear that Kite Field was under arable cultivation and Pinchington Cow Leaze was an area of meadow bordered by trees. The only ponds associated with the stream to the south and south-east were located in the valley close to the Enborne.

Philpott's map of AD 1802 depicts the landscape after it had been remodeled by 'Capability' Brown (Figure 6). Although the plan is inaccurate it provides a general impression of the newly created park. Alterations to the northern part of the estate, coinciding with Hounsells Land had involved planting a belt of trees immediately to the south of Deadmans Lane with single trees and small copses on the hillslope. The ponds along the upper reaches of the stream to the south and south-east of the proposed development were also part of Brown's design.

The Newbury tithe map of AD 1839 shows the boundaries of Sandleford Park with the ponds and associated gardens along the stream, but provides no details of its internal layout (Figure 7). An estate map attached to a conveyance of AD 1871, which appears to be a hand-tinted copy of the Newbury tithe map, shows no additional features (not reproduced).

The First Edition Ordnance Survey map, surveyed in 1877 to 1878 provides the first detailed and accurate plan of the landscape of 'Capability' Brown more than a century after it was first conceived (Figure 8). This shows the trees along the northern edge of

Hounsells Land adjacent to Deadmans Lane with a larger copse towards its north-east corner. Scattered trees are depicted in the parkland across the central area of the proposed development, together with a sweeping avenue coinciding broadly with its southern perimeter. A meandering pathway leading between the two lodges is shown crossing the area of Hounsells Land, while an 'old gravel pit' disguised by a circular copse of trees is depicted towards its centre. The position of the parish boundary along the southern edge of Deadmans Lane is also shown.

This landscape was unchanged when the 1898 survey for the Second Edition Ordnance Survey map was carried out (Figure 9), nor had it altered when further revisions were made in 1909 (not reproduced). The only change recorded on the Revised Edition of 1933 was a drain leading down the valley to the south-west of Hounsells Land (now the site of the caravan park) into one of 'Capability' Brown's ponds (Figure 10).

4.7 The Aerial Photographs

One hundred and twenty-two photographs held by English Heritage in the National Monuments Record were examined (Section 7.4). These include 54 black and white vertical prints; 15 black and white military oblique photographs; 17 oblique black and white prints and 36 oblique colour prints in the specialist collection. Five additional aerial photographs reproduced in the Sandleford Priory Park Conservation Plan were also examined (Babtie n.d.).

Those taken in the 1940's showed the 'Capability' Brown landscape as it was depicted on the Revised Edition Ordnance Survey map of 1933 (Figure 10). The few photographs dating to the 1950's were either at too small a scale or there is cloud cover over the development area. The caravan park along the northern edge of Hounsells Land was in place on the early 1960's prints, while the area to the south was largely undisturbed apart from the removal of a number of trees. There are no aerial photographs dating to the 1970's in the National Monuments Record and by 1981, when the print run resumes, the gravel extraction was well under way across most of the proposed development.

No archaeological features were visible on any of the aerial photographs, either on or in the vicinity of the development site. While it is quite possible that this reflects a genuine absence, it is not conclusive evidence that Hounsells Land is clear of archaeological remains. This is principally because archaeological features on gravel appear most clearly in cultivated land and would be unlikely to show in areas of parkland vegetation. They would certainly not be visible in the northern part of Hounsells Land from the early 1960's when the caravan park was in place. Furthermore, the incremental extraction of gravel from 1964 would have led to the destruction of all archaeological features which might have been in the quarry by 1981. The later run of photographs are, therefore, of little value in an assessment of the archaeological potential of the development area.

5 DISCUSSION

5.1 The Potential of the Site

This section provides an assessment of the likelihood of encountering archaeological remains within the proposed development area. It is necessarily based on the known evidence, which reflects the focus of investigation. For this reason it is unlikely to be representative of the original extent of activity during any of the periods under consideration. The evidence simply provides fragmentary glimpses of past settlement and land-use. This means that unexpected discoveries which could not have been predicted from current information are always possible, particularly since the site has not been the subject of archaeological fieldwork.

The known distribution suggests that there is little potential for the existence of significant prehistoric remains within the proposed development area. The few worked flint tools from a similar topographic setting are isolated finds which point to a low level of activity in the vicinity of Hounsells Land. Scattered worked flint is often found in superficial deposits and rarely denotes the presence of substantial archaeological features. The only flint concentration which might relate to occupation is from the lower valley slopes closer to the Enborne.

The middle Bronze Age pottery vessel may well be part of a larger cremation cemetery, but if so it would have focused on a confined area well beyond the proposed development. Cemeteries of this type are frequently located close to contemporary settlements, but the average distance between the two is generally some 200 to 300 metres. Once again, any such site would be well outside Hounsells Land which is 800 metres to the south-east of the find-spot.

There is a slightly increased possibility that Roman remains might occur within the proposed development site. The pottery vessels and coins from the Pyle Hill gravel pit area, 600 to 700 metres to the north-east, may well be derived from a settlement. The local evidence suggests that this is most likely to have been a farmstead which would have occupied a relatively confined area (Lobb and Rose 1996). It is, therefore, highly improbable that associated occupation would extend into the development area.

However, it is possible that evidence for contemporary cultivation might encroach on Hounsells Land. The economy of rural Roman settlements was predominantly agricultural and the field systems of the period can extend over large areas. Individual fields were defined by various boundaries including ditches, and it is remotely possible that such features might be encountered within the development area.

The evidence indicates that all significant Medieval occupation sites and remains of the early priory buildings are located on the lower valley slopes well outside Hounsells Land. It is extremely unlikely, therefore, that any associated traces of Medieval settlement would exist in the area of the proposed development.

The only potential archaeological feature of some significance which might cross Hounsells Land is the northern boundary of the Medieval priory estate. The evidence for this is based on an interpretation of the late twelfth or early thirteenth century foundation charter (Wade 1997). This has suggested that part of the northern

boundary may have run along Deadmans Lane. While the documents state clearly that the Medieval boundary included a ditch, its position is less clear and is to a large extent a matter of conjecture. It is more certain that the early post-Medieval parish boundary followed this particular line.

The bank below the hedgerow on the southern side of Deadmans Lane is undoubtedly a boundary marker, but its profile suggests a post-Medieval rather than a Medieval origin. If there is a buried Medieval ditch on a similar alignment to this bank, it might be found within the northern edge of the proposed development, although it could equally lie under Deadman's Lane. Since the boundary has continued to function up until the present day, a ditch of this type would have been maintained and remodeled, and the evidence for these changes may exist on Hounsells Land.

5.2 The Impact of Previous Land-use on Potential Remains

Virtually all of Hounsells Land has been quarried for gravel, apart from the former caravan site and a small piece of land on the valley slopes immediately to the south-west. All archaeological remains which might have existed within the extraction areas will have been destroyed. The quarrying has also eradicated 'Capability' Brown's landscape, removed the 'old gravel pit' and the meandering path shown crossing the parkland on the First Edition Ordnance Survey map (Figure 8).

The extent of extraction is illustrated by two photographs dating to 1971 and 1981 reproduced as Figure 6 in the Sandleford Priory Park Conservation Plan (Babtie n.d.). The 1971 print shows gravel extraction to the north-east of the Deadmans Lane caravan site, while the 1981 photograph depicts quarrying across the rest of Hounsells Land apart from the south-west corner.

Any archaeological features cutting the sub-soil should survive in the former caravan park, although superficial deposits and the upper parts of features may well have been disturbed or truncated. Such damage is most likely below the tarmac surface of the central access road. Any services which might have been connected to the site may also have caused localised damage. The former cultivation of the area before it was remodeled by 'Capability' Brown will also have disturbed potential archaeological deposits at the base of the topsoil. The eighteenth century tree-planting may also have had an impact on the preservation of earlier features, but such damage is likely to be relatively confined.

The small triangle of land on the valley slopes should be largely undisturbed. Past cultivation will have had a limited impact on superficial deposits, but for the most part, archaeological remains coinciding with this area should be well preserved.

5.3 The Impact of the Proposed Development on Potential Remains

The Hounsells Land development will only have an impact on potential archaeological remains in the area which has not been quarried for gravel. This is shown superimposed on the proposed scheme (Figure 11).

The north-western part of this area coincides with a public open space, where ground disturbance during construction works will be minimal. Any topsoil stripping in the 'local equipped area of play' (L.E.A.P.) will coincide with the existing tarmac access route within the former caravan park. Such work is unlikely to penetrate below levels of previous disturbance.

The hedgerow along Deadmans Lane and an adjacent strip of land approximately five metres in width will remain largely undisturbed. Some localised damage will occur in any service trenches which might cross this area.

Any archaeological remains in the south-western corner of the Hounsells Land site would be severely damaged or destroyed by the development. This area is occupied by houses linked by access roads, where all ground-works below the level of the topsoil will have an impact on the survival of archaeological deposits.

6 CONCLUSIONS AND RECOMMENDATIONS

The archaeological and historical evidence points to prehistoric, Roman and Medieval activity in the land surrounding the proposed development. However, the known distribution suggests that there is little potential for the existence of significant prehistoric or Roman remains within the development area, nor is there any indication that the site would have been the focus of Medieval occupation. This generally low potential will have been reduced even further by the mineral extraction, which will have destroyed all archaeological remains across most of the development area. Furthermore, approximately half of the intact ground will form a public open space, where the proposed scheme will have a minimal effect on any archaeological deposits.

By contrast, there is a high potential for the occurrence of a boundary ditch, with a possible Medieval origin, within the Hounsells Land site. The available information raises the distinct possibility that the northern perimeter of the lands belonging to the Medieval priory may have run along Deadmans Lane. There is more certain evidence that this road also marked a parish boundary dating back to at least AD 1615. A bank surviving below the hedge may be the remains of this later post-Medieval feature.

The effect of the development on this potential boundary ditch has been mitigated by the proposed scheme, which includes an undeveloped strip some five metres in width alongside Deadmans Lane. A feature of this type would be preserved largely intact within this area.

In view of its generally low potential, it would be difficult to justify further investigation by archaeological fieldwork within the Hounsells Land site. This is more especially the case, since the impact of the development on the only likely feature of significance has been mitigated by the proposed scheme.

7 BIBLIOGRAPHY AND SOURCES CONSULTED

7.1 Books and Documents

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Berkshire Structure Plan 2001-2016 (Deposit Draft March 2002)

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Sumbler, M. G., 1996, *London and the Thames Valley*, British Regional Geology, fourth edition

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West Berkshire District Local Plan 1991-2006 – Housing Sites (January 2002)

7.2 Gazetteer of Known Sites (Shown on Figure 3)

Site	SMR No.	NGR	Description
1	WB10125 (01472.00.000)	SU 470 653	Neolithic polished flint axe
2	WB10116 (01465.00.000)	SU 471 659	Neolithic flint scraper
3	WB10138 (01481.00.000)	SU 471 655	Base of a Bronze Age urn
4	WB11566-7 (02255-6.00.000)	SU 468 650	Flint flake and Medieval pottery
5	WB15713 (06565.00.000)	SU 473 644	Flint flake and dense scatter of Medieval and post-Medieval pottery and tile (pre-dating 1780)
6	WB15784	SU 471 641	Concentration of worked flint
7	WB12461 (02890.00.000)	SU 480 656	Several complete Roman vessels dating between AD 43 and 410
8	WB 14722 (03786.00.000)	SU 481 657	Four Roman coins dating between AD 98 and 400
9	WB15832	SU 486 656	Medieval pottery sherd dating between AD 1251 and 1350
10	WB2176 (01185.00.000)	SU 476 644	Medieval Augustinian Monastery of Sandleford
	WB2177 (01185.01.000)	As above	The priory chapel of Sandleford
	WB15730 (01185.03.000)	As above	The monastic cemetery
11	WB6297 (04151.00.000)	SU 478 645	Sandleford Priory Park – (boundaries shown approximate those on historic maps), includes northern parish boundary along Deadmans Lane

7.3 Maps

1761	John Rocque's Map of the County of Berkshire (West Berkshire Local Studies Library)
1781	A Survey of the Estate at Sandleford (Berkshire Record Office Ref: D/ELM T19/2/13)
1802	Philpott's Map (Wade 1997; and Sandleford Park Conservation Plan)
1839	Newbury Tithe Map (Berkshire Record Office Ref: MF 97066/8)
1871	Sandleford (Berkshire Record Office Ref: D/ELM T19/2/24)
1877-8	Ordnance Survey First Edition (Sheet 43.5)

1898	Ordnance Survey Second Edition (Sheet 43.5)
1909	Ordnance Survey Revised Edition (Sheet 43.5)
1932	Ordnance Survey Revised Edition (Sheet 43.5)

7.5 Aerial Photographs Consulted

National Monuments Record Black and White Vertical Photographs

Reference	Frame No.	Date	Scale
RAF/HLA/496	6007	24/04/1942	1:20000
RAF/HLA/496	6010-6012	24/04/1942	1:20000
US/7PH/GP/LOC90	5018-5020	02/12/1943	1:15000
US/7PH/GP/LOC209	5036	08/03/1944	1:15000
US/7PH/GP/LOC211	3020	08/03/1944	1:17000
RAF/106G/UK/1406	3273	11/04/1946	1:9840
RAF/106G/UK/1406	3303-3304	11/04/1946	1:9840
RAF/106G/UK/1406	4271-4272	11/04/1946	1:9840
RAF/106G/UK/1406	4303	11/04/1946	1:9840
RAF/CPE/UK/1936	2359-2361	18/01/1947	1:9960
RAF/CPE/UK/1936	3360-3361	18/01/1947	1:9960
RAF/540/1773	43-44	13/01/1956	1:20000
RAF/543/403	129-131	26/09/1958	1:10000
OS/62001	80-82	13/03/1962	1:5350
RAF/58/5225	55-57	27/06/1962	1:9994
RAF/58/5225	55-57	27/06/1962	1:9994
RAF/58/5225	29-30	27/06/1962	1:16666
RAF/543/1800	149	27/06/1962	1:20000
RAF/58/5452	141	31/08/1962	1:20000
OS/64152	77-79	23/08/1964	1:7500
OS/64153	25-27	23/08/1964	1:7500
MAL/66036	98-101	01/07/1966	1:6000
MAL/81034	2	02/08/1981	1:10000
MAL/81034	84	02/08/1981	1:10000
MAL/81038	9	02/08/1981	1:10000
OS/86906	129	15/06/1986	1:8500

National Monuments Record Military Black and White Oblique Photographs

Reference	Frame No.	Date
SU4865/3	PO-0006	17/12/1944
SU4864/67	PO-0007	17/12/1944
SU4664/4	PFFO-0195	14/05/1950
SU4664/5	PFFO-0196	14/05/1950
SU4664/6	PFFO-0197	14/05/1950
SU4665/4	PFFO-0198	14/05/1950
SU4665/5	PFFO-0199	14/05/1950
SU4665/6	PFFO-0200	14/05/1950
SU4764/3	SFFO-0195	14/05/1950
SU4764/4	SFFO-0196	14/05/1950

Reference	Frame No.	Date
SU4764/5	SFFO-0197	14/05/1950
SU4764/18	SFFO-0198	14/05/1950
SU4764/19	SFFO-0199	14/05/1950
SU4764/20	SFFO-0200	14/05/1950
SU4764/21	SFFO-0201	14/05/1950

National Monuments Record Specialist Black and White Oblique Photographs

Reference	Frame No.	Date
SU4764/2	23	18/06/1952
SU4765/12	45	28/07/1992
SU4765/13	46	28/07/1992
SU4765/14	47	28/07/1992
SU4765/15	48	28/07/1992
SU4765/16	49	28/07/1992
SU4765/17	50	28/07/1992
SU4864/12	04	30/05/1997
SU4864/15	11	31/07/2000
SU4864/18	15	31/07/2000
SU4864/19	16	31/07/2000
SU4864/20	17	31/07/2000
SU4764/6	01	10/08/2001
SU4764/7	02	10/08/2001
SU4864/41	11	23/10/2002
SU4864/42	12	23/10/2002
SU4864/44	14	23/10/2002

National Monuments Record Specialist Oblique Colour Photographs

Reference	Frame No.	Date
SU4765/1	01	18/05/1992
SU4765/2	02	18/05/1992
SU4765/3	03	18/05/1992
SU4765/4	04	18/05/1992
SU4765/5	05	18/05/1992
SU4765/6	06	18/05/1992
SU4765/7	07	18/05/1992
SU4765/8	08	18/05/1992
SU4765/9	09	18/05/1992
SU4765/10	10	18/05/1992
SU4765/11	11	18/05/1992
SU4864/6	15	14/06/1995
SU4864/7	16	14/06/1995
SU4864/8	22	30/05/1997
SU4864/9	23	30/05/1997
SU4864/13	01	17/07/2000
SU4864/14	02	17/07/2000
SU4864/27	08	31/07/2000

Reference	Frame No.	Date
SU4764/8	31	10/08/2001
SU4764/9	32	10/08/2001
SU4764/10	33	10/08/2001
SU4764/11	34	10/08/2001
SU4764/12	35	10/08/2001
SU4764/13	36	10/08/2001
SU4864/48	05	23/10/2002
SU4864/50	07	23/10/2002
SU4864/52	09	23/10/2002
SU4864/54	11	23/10/2002
SU4864/55	12	23/10/2002
SU4864/56	13	23/10/2002
SU4864/58	15	23/10/2002
SU4864/59	16	23/10/2002
SU4864/60	17	23/10/2002
SU4864/61	18	23/10/2002
SU4864/65	06	23/10/2002
SU4864/66	07	23/10/2002

Sandleford Priory Park Conservation Plan Aerial Photographs

Figure Reference	Date
Figure 5	1947
Figure 5	1963
Figure 6	1971
Figure 6	1981
Figure 7	1996

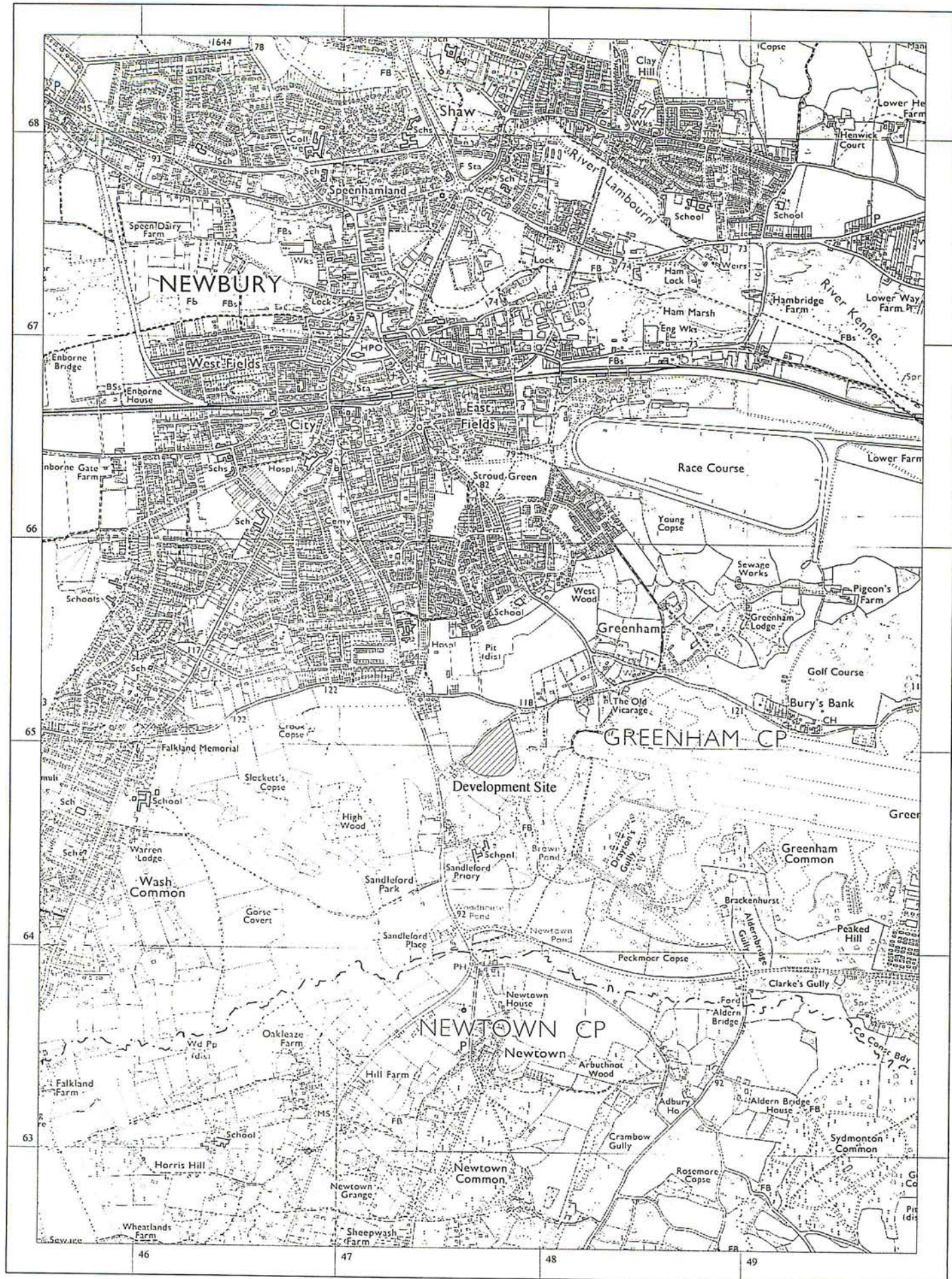


Figure 1: site location map (scale at 1 to 25 000)



Figure 2: proposed scheme of development



Figure 4: extract from Rocque's map of 1761 (north to the top)



Figure 5: the Sandleford Estate map of 1781 (north to bottom)

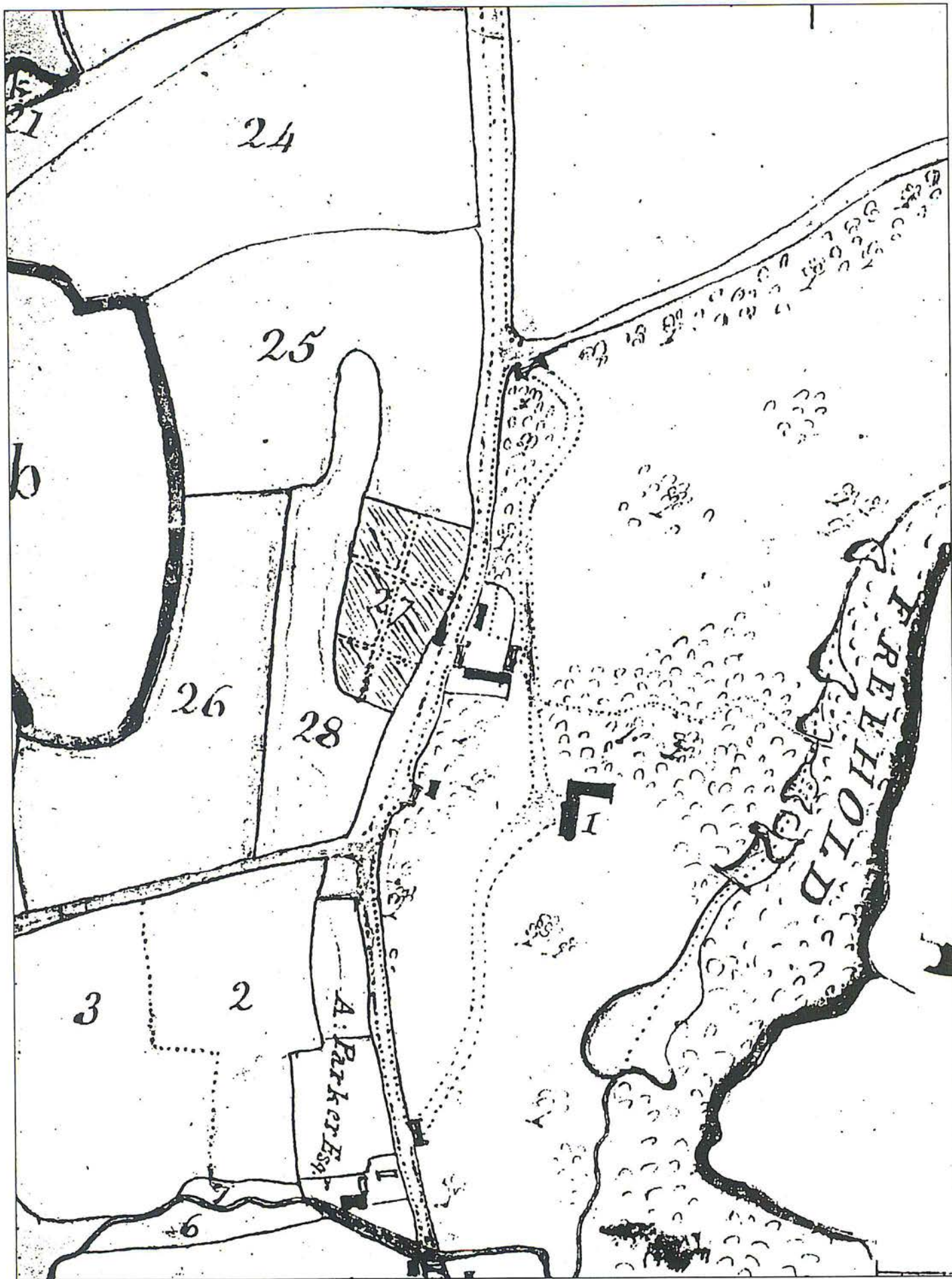


Figure 6: Philpott's map of 1802 (north to top)

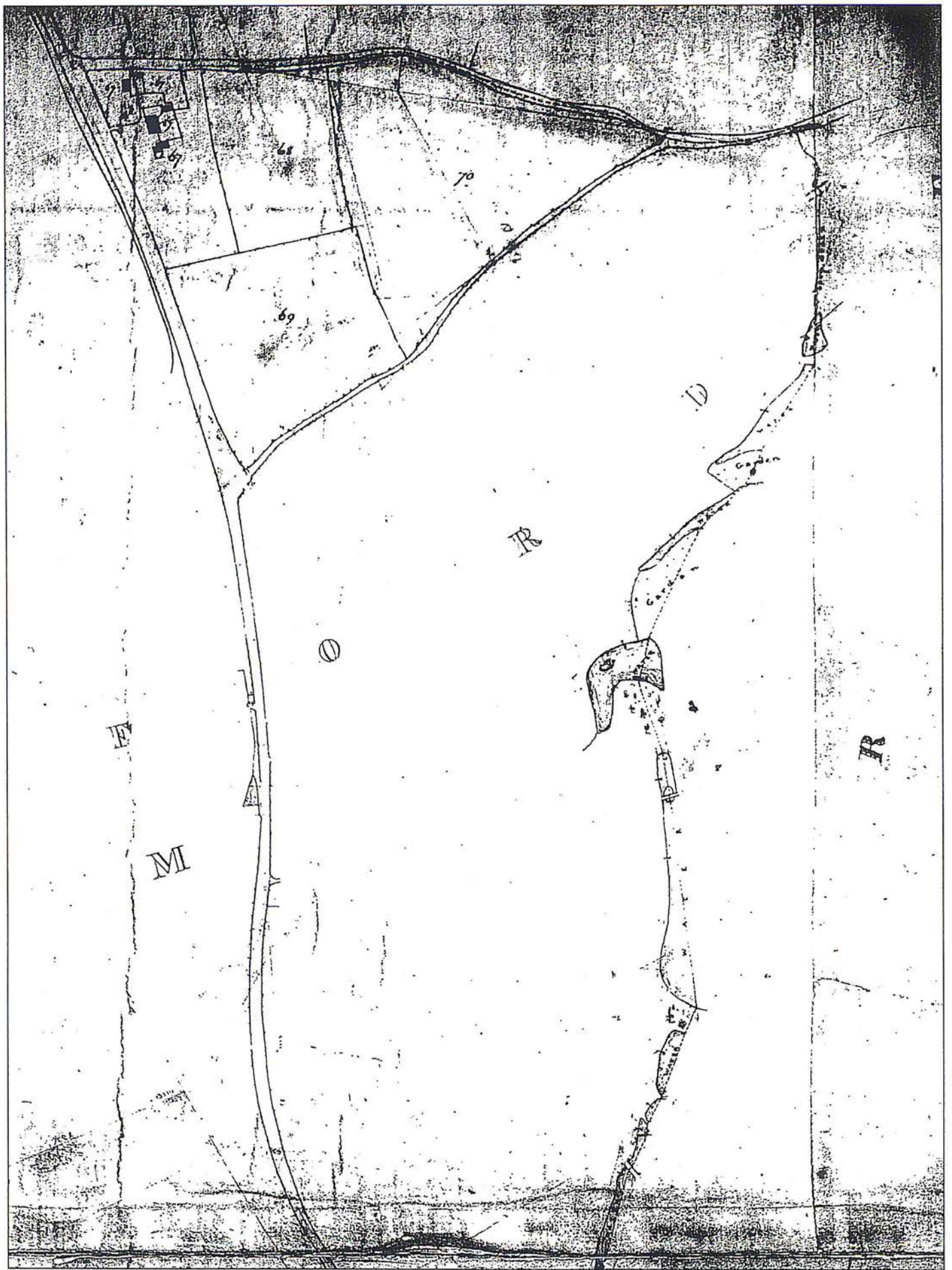


Figure 7: extract from the Newbury Tithe Map of 1839 (north to the top)

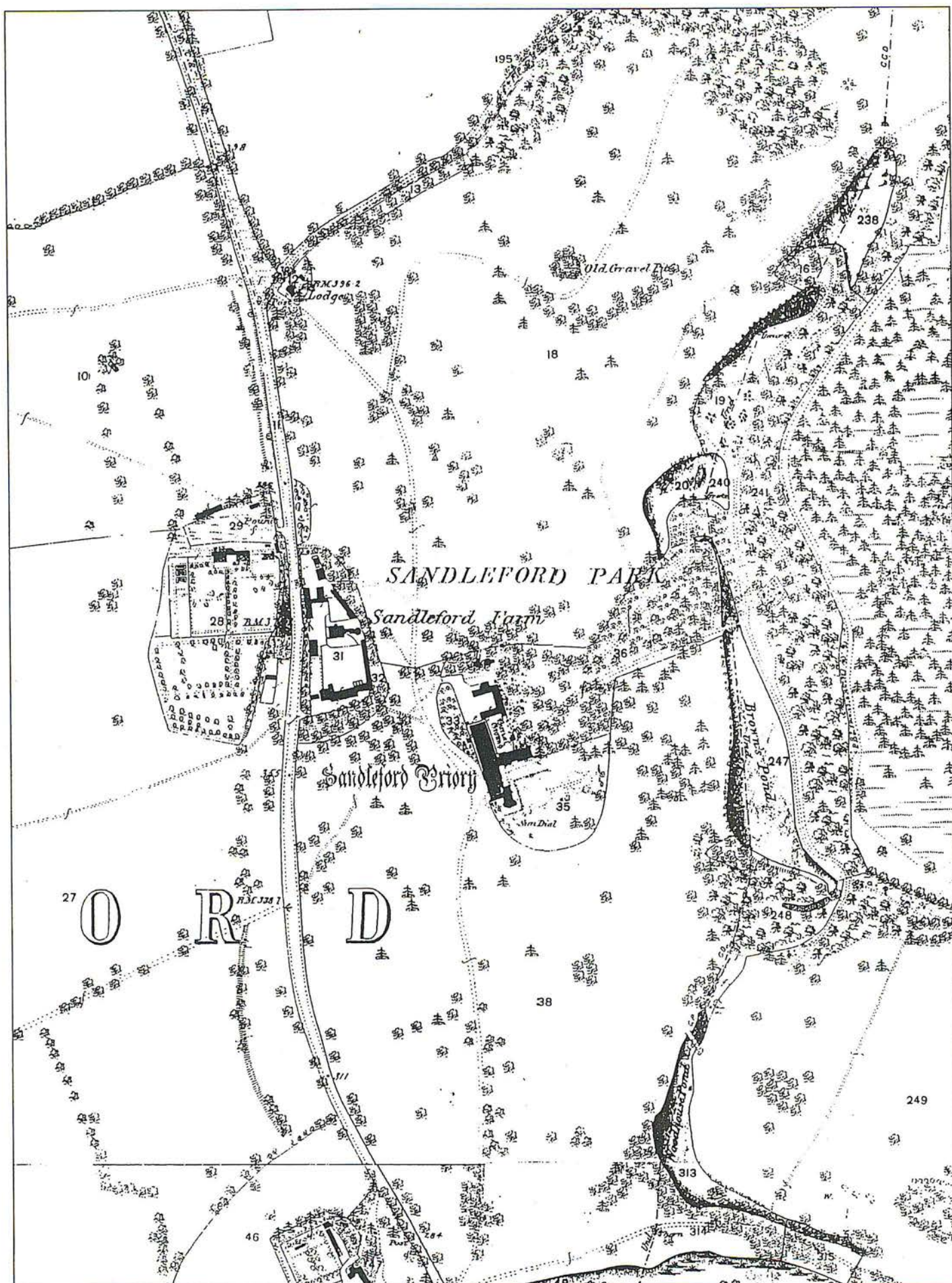


Figure 8: extract from the first edition Ordnance Survey map surveyed 1877-8 (north to top)

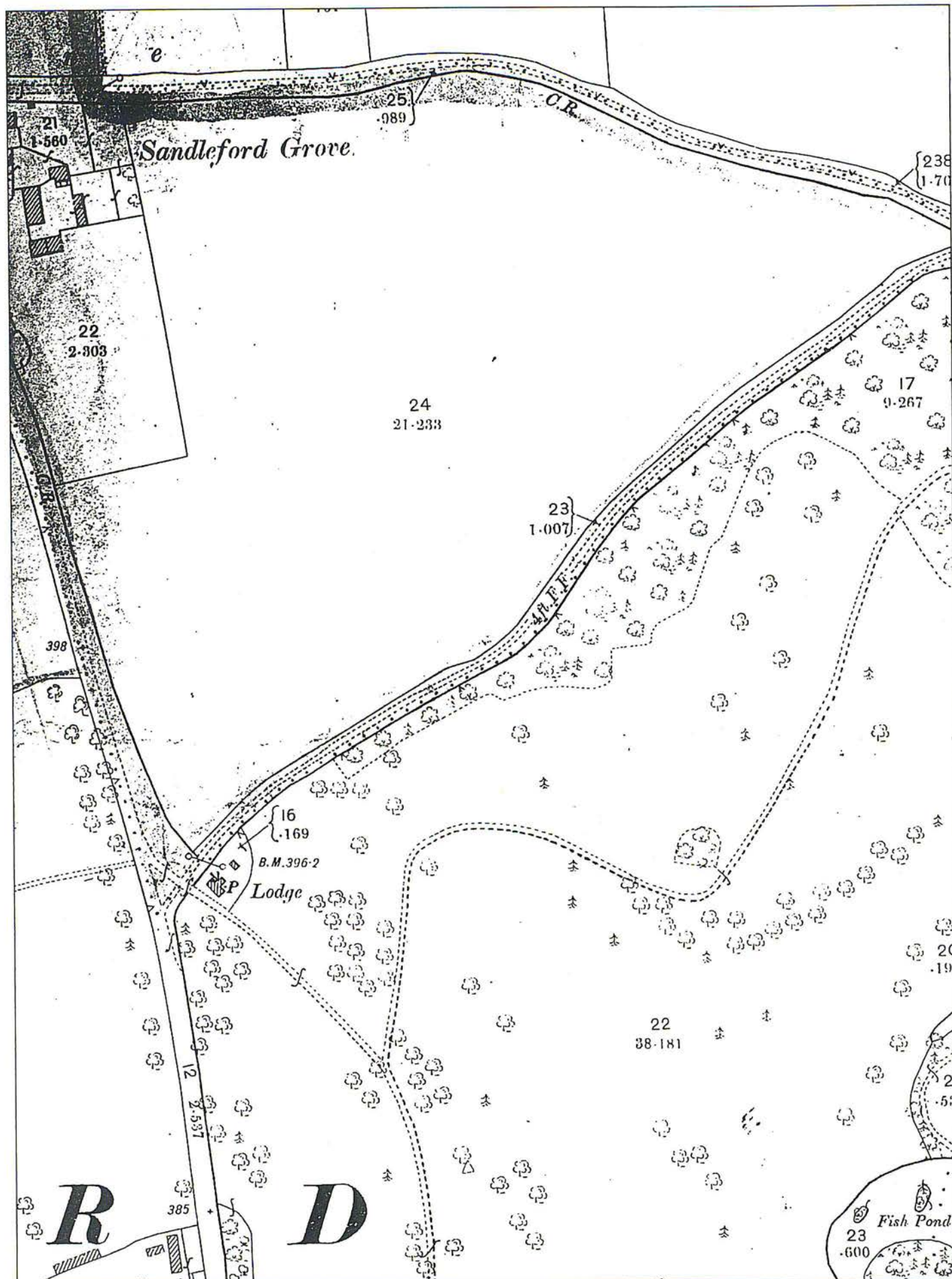


Figure 9: extract from the 25 inch second edition Ordnance Survey map, surveyed in 1898 (north to the top)

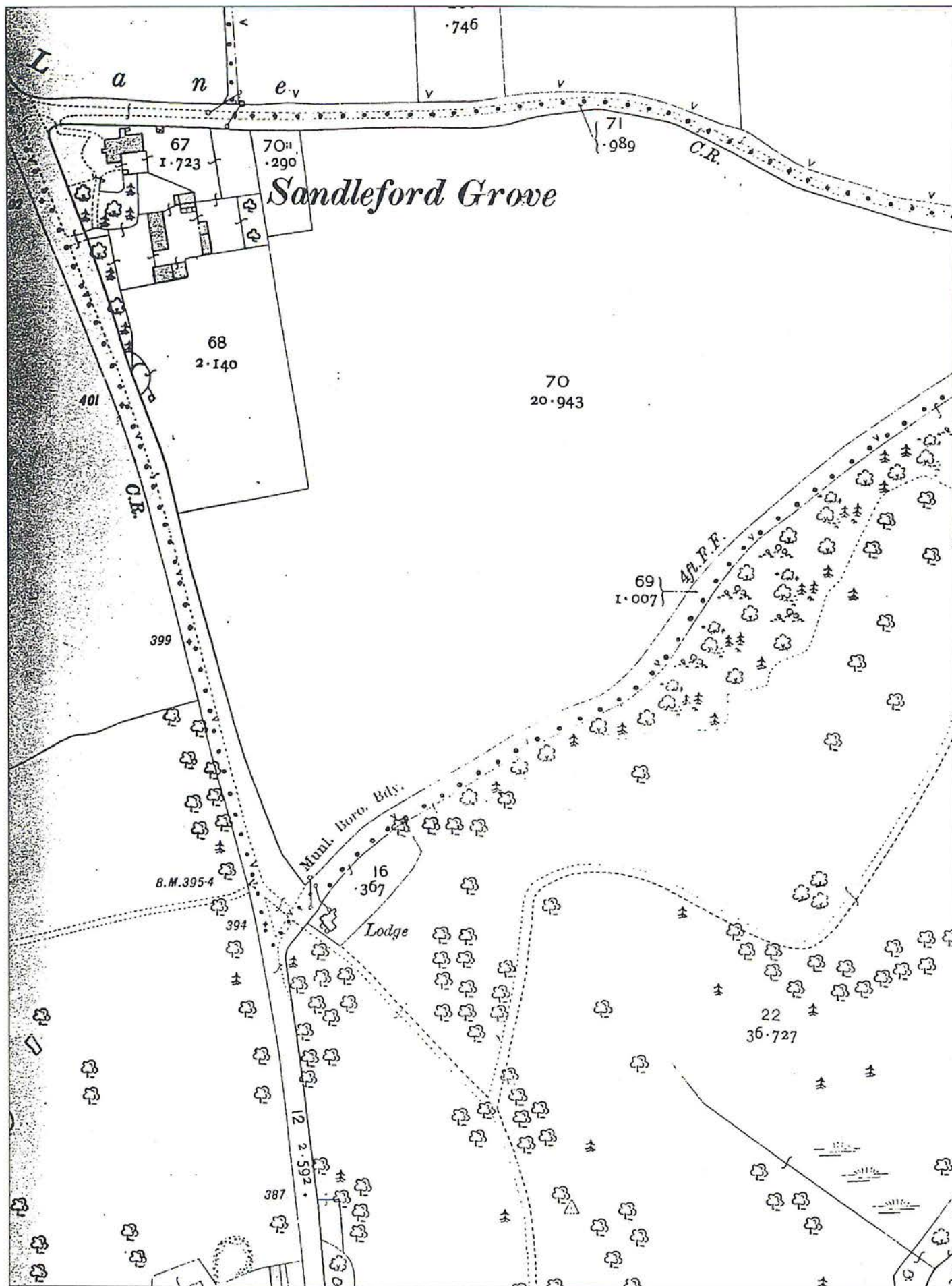


Figure 10: extract from the 25 inch Ordnance Survey map, revised edition of 1933 (north to the top)

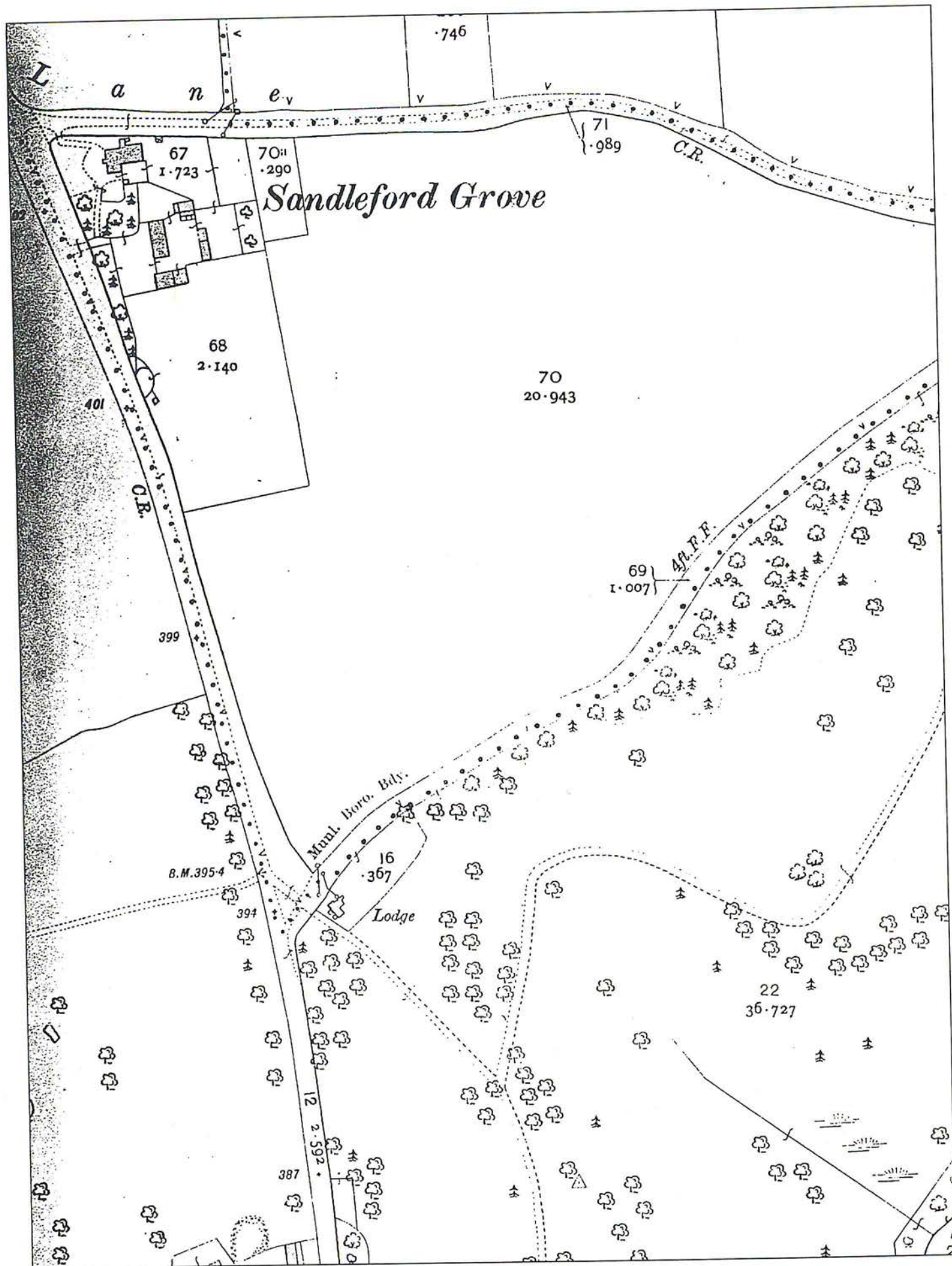


Figure 10: extract from the 25 inch Ordnance Survey map, revised edition of 1933 (north to the top)