

**JOHN MOORE HERITAGE SERVICES**

**AN**

**ARCHAEOLOGICAL DESK-BASED ASSESSMENT**

**OF**

**11 PARK AVENUE,**

**WOKINGHAM,**

**BERKSHIRE**

**SU 8076 6852**

*On behalf of*

*Luff Developments Ltd*

**October 2003**

**REPORT FOR**

Luff Developments Ltd  
The Granary  
Ashridgewood Farm  
Warren House Road  
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## **1 INTRODUCTION**

### **1.1 Origins of the Report**

This archaeological desk-based assessment was commissioned by Luff Developments Ltd in response to a condition attached to planning permission for the redevelopment of the site for residential purposes. It relates to the proposed re-development of land previously in use as a garden. The condition requires for the implementation of a programme of archaeological work. This study is the first phase of such a programme.

### **1.2 Aims and Objectives**

Archaeology and Planning (PPG 16 1990) provides guidance related to archaeology within the planning process. It points out that where a desk-based assessment has shown that there is a strong possibility of significant archaeological deposits in a development area it is reasonable to provide more detailed information from a field evaluation so that an appropriate strategy to mitigate the effects of development on archaeology can be devised:

Paragraph 21 states:

‘Where early discussions with local planning authorities or the developers own research indicate that important archaeological remains may exist, it is reasonable for the planning authority to request the prospective developer to arrange for an archaeological field evaluation to be carried out...’

Should the presence of archaeological deposits be confirmed, further guidance is provided. Archaeology and planning stresses preservation in situ of archaeological deposits as a first consideration as in paragraphs 8 and 18.

Paragraph 8 states:

‘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...’

Paragraph 18 states:

‘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...’

However, for archaeological deposits that are not of such significance it is appropriate for them to be preserved ‘preserved by record’ (i.e., fully excavated and recorded by a competent archaeological contractor) prior to their destruction or damage.

Paragraph 25 states:

‘Where planning authorities decide that the physical preservation in situ of archaeological remains is not justified in the circumstances of the development 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... that the developer has made appropriate and satisfactory provision for the excavation and recording of remains.’

The Wokingham District Local Plan deposited in October 1997 and further modified in August 2003, provides further guidance:

### Archaeology

#### Policy WHE15: Development Affecting Archaeological Sites

Where development is likely to affect an area of high archaeological potential as shown on the proposal map, or any other area known or likely to contain archaeological remains, an appropriate evaluation will be required prior to the determination of a planning application. In the absence of sufficient information on the extent and importance of archaeological remains, planning permission will be refused.

Government Planning Policy Guidance, PPG 16, emphasises that early consultation regarding the results of an archaeological assessment, and a consideration of the implications of a development proposal, are the key to informed and reasonable planning decisions. An aim of this report is therefore to facilitate that process, and enable informed discussion to take place in order, if appropriate, to develop a strategy by which the impact of the development on the archaeological resource of the site can be mitigated.

In accordance with the Institute for Field Archaeologists (IFA) *Standard* definition of a Desk-based Assessment (IFA, 1994), this report seeks to identify and assess the known and potential archaeological source 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 as appropriate.

A further objective is to define and comment on the likely impact of works (e.g. site clearance/reduction, construction, infrastructure etc.) resulting from the proposed redevelopment scheme on the surviving archaeological resource.

The IFA *Standard* states that the purpose of a desk-based assessment is so that appropriate responses can be made, 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, the desk-based assessment forms the first stage in the planning process as regards archaeology as a material consideration and, if the archaeological potential warrants, may lead to evaluation by fieldwork within the defined development area.

### **1.3 Methodology**

The format of the report is adapted from an Institute of Field Archaeologist *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

The principal sources consulted in assessing this site were the Wokingham Sites and Monuments Record and the Berkshire Record Office. The first holds details of all known archaeological sites within Wokingham District and the second contains copies of relevant early editions of Ordnance Survey maps, other cartographic sources and documentary sources. Archaeological sites within 500 m of the proposal site have been noted.

The extent to which archaeological remains are likely to survive on the site will depend on the previous landuse. The destructive effect of the previous and existing buildings/infrastructure/activity on the site has therefore been assessed from a study of available map information.

In order that the appropriate archaeological response/s can be identified, consideration has been given to the need for further assessment and evaluation by fieldwork, in order to identify and locate surviving archaeological deposits on the site.

## **2 THE SITE (Figure 1)**

- 2.1 Location** - (National Grid Reference – SU 8073 6852 centred) The site is situated at number 11 Park Avenue, Wokingham. The site lies at c. 59.56 m OD.

## **2.2 Description**

The site boundary on its southwest side is formed by Wellington Road. Access is from number 11 Park Avenue and the adjacent properties provide the remaining boundaries. The area within which the site is situated is one of planned housing plots with rear gardens, the present houses along the avenue are not shown on the 1911 Ordnance Survey map, providing a modern date for their construction.

## **2.3 Geology**

The proposal site is situated in an area of Bagshot Beds (Geological Survey of Great Britain-Solid Geology Map Sheet 51N 02W).

## **3 PROPOSED SCHEME OF DEVELOPMENT**

It is proposed to redevelop the site for residential purposes. It is the intention of the developer to construct a block of four dwellings on the site.

## **4 ARCHAEOLOGICAL AND HISTORICAL BACKGROUND**

### **4.1 Historical Background**

The name Wokingham is derived from the Saxon meaning "Wocca's People's Home". Wocca was a Saxon whose followers farmed much of the land in the area, although their main home was at Woking in Surrey. In 1219 Wokingham received its market charter and by the 14<sup>th</sup> century the town consisted of Rose Street, Peach Street, Denmark Street, Market Place, High Street, Broad Street and The Terrace.

Wokingham was noted for its Bell Foundry in Medieval times. As early as the 14<sup>th</sup> century the industry was well established in the town and a bell made at Wokingham was donated sometime before 1383 to Dorchester Abbey. The quality of the Dorchester bell suggests a well established foundry. For most of the 15<sup>th</sup> century a large proportion of Southern England's bells came from the Landen family's foundry, situated somewhere behind 7 Broad Street, and Roger Landen is mentioned in Eton College's 1448 accounts.

Thomas Eldridge also established a bell-foundry believed to have been situated near Ashbridge Farm (Bell Foundry Lane) in 1560. Eldridge sold bells to Bray and Winkfield in 1565.

By the late 16th century the industry had relocated to other areas including Chertsey and Reading, only Bell Foundry Lane now remains. Many of the buildings dating from the medieval and post medieval periods still survive in situ in Wokingham's streets, namely: Shute End, Market Place, The Terrace

and Denmark Street. The status of these buildings are discussed below in section 4.4.

## 4.2 Cartographic Evidence (Figures 2-4)

The earliest available map evidence covering the extent of the site is the 1817 Inclosure Map showing the development as situated within a large open field, noted as meadow and in the ownership of one William Lance.

The function of the land remains largely unchanged for over half a century, although ownership passes to George Henry Crutchley and William Charles Lamptons esq. by 1871. By this date, the route of the South Eastern Railway had been proposed and is indicated on the map.

The First Edition Ordnance Survey map is also dated 1871 and the full extent of the railway had been surveyed and plotted. The Ordnance Survey map also shows the development area as situated within a large open field (Figure 2: Field 284), a number of field boundaries had been removed leaving fewer, larger fields with a pond located in the north western corner, adjacent to Wellington road. A footpath can be seen orientated north- south, and it is on this line that Park Avenue develops. At the south end of the path, a row of houses can be seen with gardens backing onto the field.

The Second Edition Ordnance Survey map (1899) shows the eastern part of Barkham Road, bisected by the route of the South Eastern Railway, renamed after the railway construction as Station Road. By this date, the area has become more built up:

Park Road is marked, parallel to Station Road and bisecting what had been the largest single field, and the northern end of the path, which becomes Park Avenue, has been widened. Two houses and their associated gardens have been constructed at the eastern end of the new Park Road.

By the time of the 1911 Ordnance Survey map, Park Avenue is firmly established and a house has been built on the south side of Park Road where it meets the new Park Avenue. A further house has been built by this time on the north side of Park Road abutting the west side of the two that were in place by 1899.

By 1933, the area of development is shown, with two buildings occupying the rear of the site.

## 4.3 Known Archaeological Sites

Information on known archaeological sites has been collected for an area of 500 m around the proposed development site. Numbers in **bold** refer to the numbers on Figure 1. The national grid reference and primary record number, relating to the SMR/NMR, for each entry, can be found in the Gazetteer of Known Archaeological Sites (Appendix 1).



#### **4.3.1 PALAEOLOGIC**

Two findspots provides evidence for activity from the Lower Palaeolithic period within 500 m of the site:

A pointed flint handaxe (1) slightly rolled and stained.

A further flint handaxe (2) was found in the Wokingham workhouse garden.

#### **4.3.2 EARLY PREHISTORIC**

Evidence for Early Prehistoric activity within 500 m of the site consists of:

A Late Neolithic to Late Bronze Age round barrow (3) shown as a mound on a 1959 estate map. The monument was damaged or destroyed by the construction of a driveway. A polished flint axe was discovered during the groundwork.

#### **4.3.3 MEDIEVAL TO POST MEDIEVAL (1066-1900)**

A pit 1.5 m deep x 2.2 m wide containing a late medieval pot sherd was found during a watching brief at Waitrose in Wokingham, carried out by Wessex Archaeology in 1996 (4).

Two trenches were excavated during an evaluation undertaken by Wessex Archaeology in 1987 (5). One trench located on Station Road found no evidence prior to the 18<sup>th</sup> Century, the other trench situated in the orchard behind the rectory contained three residual late medieval sherds.

An excavation was carried out at number 2 Rose Street by Wessex Archaeology in 1988 (6). Six pits were found including one containing 15<sup>th</sup>/16<sup>th</sup> century pottery and one containing industrial debris suggestive of bell making. Three post holes were also recorded providing limited evidence of a timber building standing close to the street frontage. One of the post holes contained 15<sup>th</sup>/16<sup>th</sup> century pottery. A sequence of eight ditches in association with 15<sup>th</sup> – 18<sup>th</sup> century material and non-ferrous slag were also found. The ditches were believed to have represented land divisions into individual burgage plots, situated perpendicular to the street frontage. In addition to this, a beam slot and stakehole were excavated, but contained no artefactual evidence.

A brick and mortar built well was uncovered during an evaluation at 37-41 Denmark Street (7). The well probably dates to the 16<sup>th</sup> century, but had been backfilled in the 19<sup>th</sup> century.

#### **4.3.4 POST MEDIEVAL**

A concentration of 18<sup>th</sup> to 19<sup>th</sup> century pits (8) were uncovered to the rear of

the properties on Rose Street. The pits contained waste including ceramic, metal, glass, charcoal and brick rubble. A brick lined well to the rear of number 16 Rose Street was also revealed. The work took the form of a watching brief carried out by Wessex Archaeology in 1996 as part of the Waitrose Development.

A number of artefacts were recovered during emergency archaeological recording carried out at Wokingham Town Hall in 2003 by Roy King. The artefacts were 18<sup>th</sup> to 19<sup>th</sup> century in date and comprised sherds of red glazed earthenware (9).

#### 4.3.5 MODERN

A watching brief carried out at the Waitrose Car Park Extension as part of the Waitrose Development, by Wessex Archaeology in 1996 revealed only modern features: tree planting holes and a rubble filled drain (10).

An evaluation was undertaken by Thames Valley Archaeological Service (TVAS) in 2001 (11). One post hole and four pits, all undated but believed to have been of modern origin were found. No artefacts were recovered.

An evaluation at 44-48 Denmark Street (12), by Wessex Archaeology in 1989, produced no evidence for activity or occupation prior to the 19<sup>th</sup> century.

#### 4.4 LISTED BUILDINGS AND STRUCTURES

In the 500 m search area, 33 listed building sites have been identified. Numbers in **bold** refer to the numbers on Figure 1. The national grid reference and primary record number, relating to the SMR/NMR, for each entry, can be found in the Gazetteer of Known Archaeological Sites (Appendix 1).

The Government, through the Department of Culture Media and Sport is responsible for protecting the historic environment. The Planning (Listed Buildings and Conservation Areas) Act 1990 provides specific protection for buildings and areas of special architectural or historic interest. The Department monitors the effectiveness of the controls.

The Secretary of State has a duty under the Act to compile lists of buildings of special architectural or historic interest. There are three grades of listing:

- Grade II are of special interest, warranting every effort to preserve them
- Grade II\* are particularly important buildings of more than special interest
- Grade I buildings are those of exceptional interest

For the area under investigation a number of Grade II and Grade II\* properties have been listed for buildings dating to the following periods:

#### **4.4.1 MEDIEVAL (14<sup>TH</sup> CENTURY)**

GRADE II LISTED:

A small listed timber framed house dating to the mid 14<sup>th</sup> century occupies a site at number 15 The Terrace (13).

#### **4.4.2 MEDIEVAL (15<sup>TH</sup> CENTURY)**

GRADE II\* LISTED:

A Mid 15<sup>th</sup> century Hall house in timber frame with brick nogging under an old tile roof. The building now functions as the Red Lion public house (14).

GRADE II LISTED:

An early 15<sup>th</sup> century Hall house of timber frame with an old tile roof (15), now the Queen's Head pub.

The Hope and Anchor pub, a mid 15<sup>th</sup> Century Wealdon Hall house part brick, part timber frame with and old tile roof (16).

The Old House: a mid 15<sup>th</sup> century Wealdon Hall house part timber frame, part brick with an old tile roof (17).

Number 35 Denmark Street, a late 15<sup>th</sup> century timber framed Hall House (18).

The Old Bull and Bush inn dating to the late 15<sup>th</sup> Century (19). A part timber framed, part brick and part tile hung constructed building.

#### **4.4.3 MEDIEVAL (16<sup>TH</sup> CENTURY)**

GRADE II\* LISTED:

There are two Grade II\* listed properties on Broad Street, number 26 Broad Street/The Elms: A large town house of brick dated to the 16<sup>th</sup> century, but may be slightly earlier. The building has been converted for use as offices (20) and number 43 Broad Street/Tudor House: two 16<sup>th</sup> century houses of timber frame (21), converted to form medical surgeries.

40 Reading Road: A large late 16<sup>th</sup> century timber framed with brick nogging house (22).

6 Shute End, a 16<sup>th</sup> century town house converted to office accommodation. The building is of part timber frame with brick nogging, part brick construction (23).

## GRADE II LISTED:

The Crispin Pub, an early 16<sup>th</sup> century Hall house of timber frame encased in brick **(24)**.

Two properties occupy the Market Place and are also Grade II Listed: Number 17 Market Place, a small late 16<sup>th</sup> century house, part timber frame, part brick **(25)** and number 22 Market Place, an early 16<sup>th</sup> century Hall house, part timber frame encased in brick with a hipped tile roof. The house at number 22 now contains shops and offices **(26)**.

2-4 Milton Road: Two adjoining mid 16<sup>th</sup> century cottages of timber frame encased in brick under an old tile roof **(27)**.

On Denmark Street, formerly known as Down Street since 1639, there are a number of listed buildings: Number 10 Denmark Street: a small mid 16<sup>th</sup> century timber frame town house **(28)**, numbers 22-28 Denmark Street: Six early 16<sup>th</sup> century cottages including numbers 1 and 2 The Courtyard. The buildings are part timber framed, part brick under an old tile roof **(29)**, and numbers 51-53 Denmark Street, a late 16<sup>th</sup> century timber frame house now utilised as a printworks **(30)**.

4 Rose Street, a late 16<sup>th</sup> century timber frame house partly encased in brick **(31)**.

29 Broad Street, a late 16<sup>th</sup> century house of brick with some timber framing **(32)**.

40 Reading Road, a late 16<sup>th</sup> century cottage in the grounds of number 40 Reading Road. The house is of timber frame with brick nogging and an old tile roof **(33)**. Also listed at this site is a late 16<sup>th</sup> century garden wall with dentilled corbel course and weathered coping.

A number of Grade II listed properties are to be found on The Terrace, an elevated line of houses above Shute End: Number 11 The Terrace, a 16<sup>th</sup> century house part timber frame and part brick **(34)**; numbers 17-21 one or possibly two mid 16<sup>th</sup> century houses, part timber framed, part brick **(35)**; number 35 The Terrace, a small house of timber frame encased in brick with an old tile roof **(36)**; number 37 The Terrace, a late 16<sup>th</sup> century house part timber frame with an old tile roof **(37)** and number 41, a timber frame with brick nogging and part brick construction late 16<sup>th</sup> century house **(38)**.

Shute End: A cluster of 16<sup>th</sup> century buildings occupying the east end including number 1 Shute End, a late 16<sup>th</sup> century cottage now a shop, the house is timber framed encased partly in brick **(39)** as is number 3 Shute End **(40)**, number 4 Shute End, a mid 16<sup>th</sup> century cottage of timber frame. The cottage at number 4 is now in use as an office **(41)** and number 5 **(42)**.

West Lodge, a 16<sup>th</sup> century house now housing two dwellings within its timber frame (43).

The Old Cottage, a late 16<sup>th</sup> century cottage with timber frame and render infill (44).

Roebuck Public House, part timber framed, part brick, with an old tile roof (45).

#### **4.4.4 Post - MEDIEVAL**

Station Road Footbridge, the 19<sup>th</sup> Century railway footbridge has been listed as Grade II (46). Site (47) consists of a stretch of the Wokingham to Bracknell railway and site (48) is the Wokingham Station.

A further Grade II listing has been made for the late 18<sup>th</sup> Century Milestone (49). This milestone comprises a square stone set diagonally with Roman lettering on the east face depicting the mileage from Wokingham to Reading as 7 and on the west face, to London as 32.

There is also a Tannery indicated on the Second Edition Ordnance Survey map of 1899 (50)

## **5 DISCUSSION**

### **5.1 Potential of the site**

In assessing the archaeological potential of the site, a number of factors must be taken into account: the survival of archaeological monuments within the development area and its environs (in this case a 500 m radius of the site centre), previously recorded archaeological sites, previous land use and disturbance and future land use, including the impact of the proposed development.

The examination of cartographic, archaeological and historical sources shows the region within which the development area falls to comprise significant quantities of Grade II and Grade II\* Listed Buildings of 14<sup>th</sup> to 16<sup>th</sup> century date. The subsurface deposits encountered during watching briefs and evaluations carried out within the study area by Wessex Archaeology and TVAS have revealed few features or finds, those encountered date mainly to late medieval and post medieval periods. Remains dating to periods prior to the medieval era are poorly represented in the study area: This may reflect the lack of archaeological investigations and recording in the area.

The cartographic evidence from the 1817 inclosure map shows the site as open and it is clear that this situation remained until the construction of Park Road and Park Avenue from 1899 onwards. The development of the South Eastern Railway appears to have accelerated development in the immediate vicinity.

In view of the information presented above the site is considered to have a low potential for containing archaeological remains of local/regional significance.

For the prehistoric period, findspots of artefacts show a very low amount of general activity in the area. Only three findspots occur within the 1 km search area. Therefore, the potential for prehistoric remains is considered to be low.

The potential for Medieval remains is also considered to be low. Although a large number of listed buildings, medieval in date are known within the 500 m study area, the buildings are part of Wokingham town, and the proposed development site occupies a site 300 m to the southwest of the main concentrations of the town buildings. The map evidence supports this, as the site falls within open fields and is known as meadow land until the coming of the South Eastern Railway and the ensuing period of accelerated development after 1899, in which the study area becomes built up with the creation of additional streets including Park Road and Park Avenue.

The archaeological work carried out within Wokingham town, in Rose Street and Denmark Street encountered pits and artefactual remains of 15<sup>th</sup> to 16<sup>th</sup> century date at the earliest. The subsurface features revealed by excavation add to the story of the formation of the town as medieval in origin. Boundary ditches were encountered signifying divisions between properties consisting of long burgage plots perpendicular to the streets; remains were encountered of industrial activity in the form of bell making, an industry local to Wokingham. Therefore, the archaeological and listed buildings evidence for the 500 m study area centred on the site at number 11 Park Avenue, only serves to confine the findspots, structures and monuments to the immediate vicinity of the town itself, a town that had survived surrounded by arable fields and meadows until increased development in the late 19<sup>th</sup> century.

## **6. CONCLUSIONS**

It is the opinion of John Moore Heritage Services that there is little potential for significant archaeological remains within the proposed development area.

**7 BIBLIOGRAPHY AND SOURCES CONSULTED****7.1 BOOKS AND DOCUMENTS**

Institute of Field Archaeologists. 1994. Standard and Guidance for archaeological desk-based assessment (revised 1999).

Ditchfield & Page (Eds). 1972 *Victoria County History Vol I*

Peake, H. 1931 *Archaeology of Berkshire*

BFWI. 1972 *Berkshire Village Book*

Institute of Field Archaeologists 1994 *Standard and Guidance for archaeological deskbased assessment* (revised 1999).

**7.2 MAPS**

1842 Tithe Map

1817 Inclosure Map

1871 Ordnance Survey map Berks XXXVIII.15 1:2500

1899 Ordnance Survey map Berks XXXVIII.15 1:2500

1911 Ordnance Survey map Berks XXXVIII.15 1:2500

1933 Ordnance Survey map Berks XXXVIII.15 1:2500

**7.3 VERTICAL AIR PHOTOGRAPHS (Held at National Monuments Record, Swindon)**

Date:	Sortie No.	Scale:	Library No.
10/07/1946	RAF/106G/UK/1646	1:10000	419
18/01/1947	RAF/CPE/UK/1936	1:9960	559
12/03/1948	RAF/CPE/2505	1:4800	772
12/03/1954	RAF/82/866	1:10900	1514
24/06/1954	RAF/58/1472	1:10000	1548
27/08/1954	RAF/540/1392	1:5000	1571
28/08/1961	RAF/543/1426	1:10500	2213
10/03/1946	RAF/106G/UK/1233	1:10000	3383
28/02/1946	RAF/106G/UK/1195	1:10500	3395
15/05/1945	RAF/106G/LA/306	1:8500	3700
05/07/1973	OS/73368	1:5150	9795
30/08/1961	OS/61035	1:7000	11166
30/07/1963	OS/63195	1:7500	11461
05/04/1990	OS/90039	1:7900	13667
13/06/1959	MAL/59382	1:3000	21414
03/02/1959	MAL/59350	1:3000	21446