



JOHN MOORE HERITAGE SERVICES

HERITAGE IMPACT ASSESSMENT

ON

**LAND TO THE REAR OF 89 LOCKS RIDE,
CHAVEY DOWN, ASCOT, BERKSHIRE**

NGR SU 90080 70527

On behalf of

Spitfire Properties LLP

DECEMBER 2016

REPORT FOR Spitfire Properties LLP
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CONTENTS

	Page
SUMMARY	
1 INTRODUCTION	1
1.1 Origins of the Report	1
1.2 Location	1
1.3 Description	1
1.4 Geology and Topography	1
1.5 Proposed Development	1
2 RELEVANT LEGISLATION AND PLANNING POLICY GUIDANCE	3
2.1 Legislation and Treaties	3
2.2 National Planning Guidelines and Policies	4
2.3 Local Planning Policy	7
3 METHODOLOGY	8
3.1 Historic Environment Impact Assessment Aims and Objectives	8
3.2 Historic Environment Impact Assessment Sources	9
3.3 Historic Environment Impact Assessment Modelling and Analysis	9
3.4 Archaeological Time Periods	10
3.5 The Setting and Visual Impact	11
3.6 Method of Assessment of the Impact on an Asset	11
4 HISTORICAL AND ARCHAEOLOGICAL BACKGROUND	13
4.1 The Historical Development of along Locks Ride	13
4.2 Known Archaeological Sites	14
4.3 Cartographic Research	17
4.4 Aerial Photographs	19
4.5 LIDAR	19
4.6 Site Visit	19
5 DISCUSSION	20
5.1 The Landscape of the Search Area	20
5.2 The Archaeological Potential of the Proposal Area	20
5.3 The Impact of Previous Development on Potential Archaeological Remains	21
5.4 The Impact of the Proposal on non-designated heritage assets	21
5.5 The Impact of the Proposal on designated heritage assets	21
5.6 The Impact of the Proposal on listed buildings	21
5.7 The Impact of the Proposal on known burial sites	22
6 CONCLUSIONS	22
7 BIBLIOGRAPHY AND SOURCES CONSULTED	23
7.1 Books and Documents	23
7.2 Historic Maps	23
7.3 Gazetteer of sites	25

FIGURES

	Page
Figure 1: Site location	2
Figure 2: Historic Environment Record Sites	15
Figure 3: Rocque's County Map of 1761.	17
Figure 4: Enclosure Map of 1817.	17
Figure 5: Tithe Map of 1840.	18
Figure 6: Third Edition Ordnance Survey map of 1912.	19
Plate 1: The site, as seen from the south west corner. Looking north east.	20
APPENDIX 1 GLOSSARY	26

SUMMARY

This heritage assessment considers the impact of the proposed re-development of an enclosed paddock to the rear of 89 Locks Ride, Chavey Down. The site lies within the historic Parish of Winkfield, which was recorded as a manor from the mid 10th century onwards. Winkfield Parish now lies within the administrative area of Bracknell Forest Council, in the modern County of Berkshire.

The 1km search of the surrounding area identified some 18 sites, which is indicative of there being a low level of known archaeological activity in this area; of these most were concentrated to the north and west of the site, and none were located within the immediate area of the site.

Given the lack of data from the HER the potential for any buried archaeological remains of prehistoric date is considered to be low. The archaeological potential is also considered to be low for later periods, as there is no evidence to suggest the site was developed beyond its use as an enclosed field.

No scheduled monuments have been recognised in the immediate area, and although a number of listed buildings are present within the search area these would not be impacted upon physically or visually by the proposed development. No burials have been identified in the search area.

1 INTRODUCTION

1.1 Origins of the Report

This Heritage Impact Assessment was commissioned by Mr K Price on behalf of Spitfire Properties LLP. The HIS will form part of a planning application for the redevelopment of land to the rear of 89 Locks Ride, Chavey Down, Ascot, Berkshire (NGR SU 90080 70527).

1.2 Location

The site is located on the north western side of Locks Ride behind 89 Locks Ride, which runs from Chavey Down to Winkfield Row. Historically the site was located within the Parish of Winkfield, within the Hundred of Ripplesmere in 1086 and the historic County of Berkshire (Morgan 1979). The site is now located within the Civil Parish of Winkfield, within the administrative area of Bracknell Forest Council, in the modern County of Berkshire.

1.3 Description

The site consists of a rectangular shaped area of land, aligned roughly east-south-east – west-north-west and accessed from Locks Ride on its eastern boundary. The site is bordered to the north by a field, currently in pasture; to the west by an additional field and to the south and east by residential housing.

1.4 Geology and Topography

The site lies on a gently sloping north facing slope, at approximately 83m OD.

The underlying geology is the London Clay Formation; a sedimentary bedrock that is a mixture of clay, silt and sand, formed approximately 34 to 56 million years ago in the Palaeogene Period (<http://mapapps.bgs.ac.uk/geologyofbritain/home.html>).

1.5 Proposed Development

The purpose of this application is to obtain planning permission for the redevelopment of land to the rear of 89 Locks Ride; the proposed development consists of the construction of five dwellings. JMHS were provided with one plan, a feasibility study (Labelled 16-F1092-SK1, dated 24/03/2016), and it is from this that the subsequent assessment of the extent of impact to the historic environment is based.

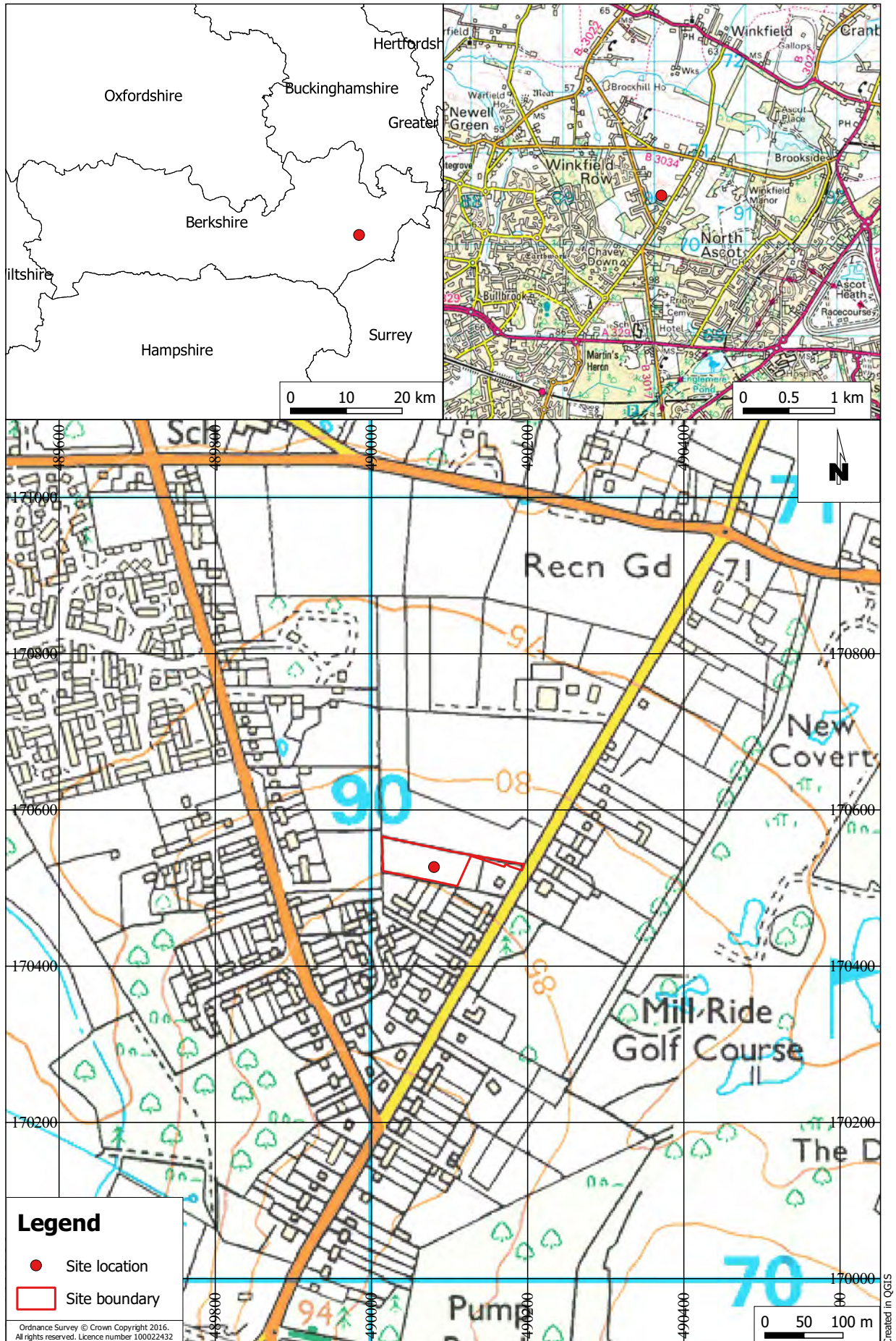


Figure 1: Site location

2 RELEVANT LEGISLATION AND PLANNING POLICY GUIDANCE

2.1 Legislation and Treaties

The following pieces of legislation that are listed in historical order are obligatory, and thus significant aspects of the legislation must be adhered to. The relevant heritage acts thus cover the protection of significant heritage (archaeological and standing structures) remains, either below ground or as a standing structure. The identifiable acts came into force in 1857, 1973, 1979, and 1990.

“The *Burial Act*” of 1857 makes the removal of buried human remains an offence unless a Home Office (now Ministry of Justice) licence, or in relevant circumstances, a faculty from the diocesan consistory court, has first been obtained (HO 2004).

“*The Protection of Wrecks Act*” of 1973 provides specific protection for designated Wreck sites. This piece of legislation does not affect most planning applications.

The “*Ancient Monuments and Archaeological Areas Act*” of 1979 discusses two types of structures: Scheduled Monuments and Ancient Monuments. Scheduled Monuments are automatically protected under the legislation, however, the legislation also provides cover for other monuments. This includes:

- Those that are demonstrably of equivalent significance to scheduled monuments and are thus subject to the same policies.
- Those that have yet to be formally assessed.
- Those that have been assessed as being nationally important and therefore, capable of designation, but which the Secretary of State has exercised his discretion not to designate usually because they are given the appropriate level of protection under national planning policy.
- Those that are incapable of being designated by virtue of being outside the scope of the Ancient Monuments and Archaeological Areas Act 1979 because of their physical nature.

This inevitably means that some nationally important sites for various reasons are not scheduled.

The “*Planning (Listed Buildings and Conservation Areas) Act*” of 1990 provides protection for buildings considered to have significant architecture (Listed Building) and also for areas that are considered to have special architectural or historical interest (Conservation Area). There are three ranks for Listed Buildings that are I, II* and II; all of these grades are considered to represent various degrees of national significance. The criteria for these listings are provided in an appraisal document (DCMS 2010). Locally significant buildings should be catalogued by the local authority and kept on a Local List. Any alteration or destruction has to be legally sanctioned by the proper authorities. Particular notice should be taken of sections 16, 66 and 72 of this act, though section 69 may also be considered to have some merit.

This act means that there is a legal requirement to consult Historic England in respect to development that would affect a Grade I or II* listed building (structure and setting), and a development in a Conservation Area that would affect over 1,000

square metres. Development Management Procedure (England 2015) calls for consultation with Historic England on planning that would affect a Scheduled Monument, Registered Battlefield or a Registered Park and Garden (any grade).

Some of these pieces of legislation were designed with other Government policy to underpin the Countries' commitment to international legislation and treaties. The two most significant pieces of legislation are the "*Convention Concerning the Protection of the World Cultural and Natural Heritage*" of 1972 and also the "*European Convention on the Protection of the Archaeological Heritage*" of 1992. The former treaty is for the creation of a framework for the designation of sites of outstanding universal value that are termed World Heritage Sites. The British Government adheres to this as a member of UNESCO. The latter is also known as the Valletta Convention 1992, which is a development from the Paris Convention 1954 and the Granada Convention of 1985. The British Government is a signatory of all three Treaties. The principle of the latter is the incorporation into the planning process of archaeological decision making and the managed preservation of Archaeological Heritage.

These pieces of legislation covers a series of Designated Heritage Assets: World Heritage Site, Scheduled Monument, Listed Building, Protected Wreck Site, Registered Park and Garden, Registered Battlefield or Conservation Area. This designation means that the site is considered to be an archaeological site of national and in some cases international importance. Such sites are legally protected and can only be disturbed if sanctioned through the appropriate procedures and authorities (Historic England, Cadw and Historic Scotland).

2.2 National Planning Guidelines and Policies

Section 12 of the National Planning Policy Framework (NPPF 2012) provides guidance related to heritage within the planning process. The chapter is titled *Conserving and Enhancing the Historic Environment*. This has been added to with a Planning Policy Guidance of 2014 (PPG 2014), which attempts to simplify the explanation of certain aspects of *NPPF*. These planning policies should create guidance for standard procedures concerning the treatment of the environment in and around Heritage Assets for planning authorities, property owners, developers and conservationists and researchers.

Paragraph **126** of the NPPF indicates that the authority should set out a plan for the conservation and enjoyment of the historic environment, and produce an at risk list. Heritage Assets are an irreplaceable resource and effective conservation delivers wider social, cultural, economic and environmental benefits. The paragraph raises four key points, which Local Authorities should take account of:

- The desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation.
- The wider social, cultural, economic and environmental benefits that conservation of the historic environment can bring.
- The desirability of new development making a positive contribution to local character and distinctiveness.
- And opportunities to draw on the contribution made by the historic environment to the character of a place.

The following paragraphs are also relevant to the proposed development:

128. In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary. Where a site on which development is proposed includes or has the potential to include heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation.

129. Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this assessment into account when considering the impact of a proposal on a heritage asset, to avoid or minimise conflict between the heritage asset's conservation and any aspect of the proposal.

The use of the terms '*significance of any heritage assets affected*', and '*the level of detail should be proportionate to the assets' importance*' in paragraph 128 are problematic and vague in some cases, as due to the nature of archaeological sites and historic buildings it is not always apparent what the significance of the site is prior to development, degradation and in some cases total destruction. Pre-application research is often only as good as the available knowledge and in some cases the person conducting the investigation. Indeed '*significance*' is further addressed in PPG 2014 and the fact that in many of these records the account is not necessarily an exhaustive explanation.

Policies on substantial harm to a designated heritage asset and heritage asset are set out in paragraphs **132** and **133** of *NPPF*.

132. When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation. The more important the asset, the greater the weight should be. Significance can be harmed or lost through alteration or destruction of the heritage asset or development within its setting. As heritage assets are irreplaceable, any harm or loss should require clear and convincing justification. Substantial harm to or loss of a grade II listed building, park or garden should be exceptional. Substantial harm to or loss of designated heritage assets of the highest significance, notably scheduled monuments, protected wreck sites, battlefields, grade I and II* listed buildings, grade I and II* parks and gardens, and World Heritage Sites, should be wholly exceptional.

133. Where a proposed development will lead to substantial harm to or total loss of significance of a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or loss is necessary to achieve substantial public benefits that outweigh that harm or loss, or all of the following apply:

- the nature of the heritage asset prevents all reasonable uses of the site; and
- no viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation; and
- conservation by grant-funding or some form of charitable or public ownership is demonstrably not possible; and
- the harm or loss is outweighed by the benefit of bringing the site back into use.

These paragraphs are further discussed and clarified in PPG 2014. These discussions focus on disrepair and damage, viability, deliberate damage and neglect, compulsory purchase, use of the land, successive harmful changes, and also optimum viable use.

There is also a section on appropriate marketing to demonstrate the redundancy of a heritage asset qualifying paragraph 133 of the NPPF.

The *NPPF* makes provisions for protecting the significance of non-designated heritage assets in paragraph **135**; while paragraph **136** discusses loss of the whole or part of a heritage asset.

135. The effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that affect directly non designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.

136. Local planning authorities should not permit loss of the whole or part of a heritage asset without taking all reasonable steps to ensure the new development will proceed after the loss has occurred.

Paragraphs **137** and **138** discuss World Heritage Sites and Conservation Areas and the loss of assets within them.

137. Local planning authorities should look for opportunities for new development with Conservation Areas and World Heritage Sites and within the setting of heritage assets to enhance or better reveal their significance. Proposals that preserve those elements of the setting that make a positive contribution to or better reveal the significance of the asset should be treated favourably.

138. Not all elements of a World Heritage Site or Conservation Area will necessarily contribute to its significance. Loss of a building (or other element) which makes a positive contribution to the significance of the Conservation Area or World Heritage Site should be treated either as substantial harm under paragraph 133 or less than substantial harm under paragraph 134, as appropriate, taking into account the relative significance of the element affected and its contribution to the significance of the Conservation Area or World Heritage Site as a whole.

PPG 2014 broadens the discussion on World Heritage Sites, Designated Heritage Assets, and non-designated heritage assets and calls for consultation in various cases with Historic England, Natural England and the Department for Culture, Media and Sport (DCMS). There are further accounts concerning consent and lawfulness and consultation and notification requirements. Local planning authorities are required to consult or notify the following groups in certain cases: Historic England, The Garden Trust, the national Amenity Societies (listed as the Ancient Monuments Society, Council for British Archaeology, the Georgian Group, the Society for the Protection of Ancient Buildings, the Victorian Society, and the Twentieth Century Society) on certain applications.

Paragraph **141** of NPPF discusses wider implications to local authorities and that not every outcome will necessarily be favourable to the developer.

141. Local planning authorities should make information about significance of the historic environment gathered as part of plan-making or development management publicly accessible. They should also require developers to record and advance understanding of the significance of any heritage assets to be lost (wholly or in part) in a manner proportionate to their importance and the impact, and to make this evidence (and any archive generated) publicly accessible (footnote) . However, the ability to record evidence of our past should not be a factor in deciding whether such loss should be permitted.

The footnote (Copies of evidence should be deposited with the relevant Historic Environment Record, and any archives with a local museum or other public depository) here refers to the Historic Environment Record and local museums

amongst other depositories. The phrase “*The ability to record evidence of our past should not be a factor in deciding whether such loss should be permitted*” implies that a paper record of a site is not equivalent to the loss of a significant heritage site. This latter phrase echoes World and European conventions of protection for significant heritage sites.

2.3 Local Planning Policy

The South East Plan was revoked 25th March 2013 under the Regional Strategy for the South East (Partial Revocation) Order of 2013. The revocation of the South East Plan decentralises planning powers to local authorities. However, local authorities have a duty to co-operate with other bodies to ensure that strategic priorities across local boundaries are properly co-ordinated and reflected in local plans.

Bracknell Forest Borough Council formerly adopted the Bracknell Forest Local Plan (BFBC) in 2002 and works in conjunction with the Local Development Framework: Core Strategy that is now in place. The Local Development Framework is designed to guide the changing use of land in the district and define its future purpose. The council is currently in the process of creating a new Local Plan.

Policy EN6: Planning permission will not be granted for development which would adversely affect the character and appearance of ancient monuments and archaeological remains of natural importance or their settings. Where appropriate, the borough council will require by condition(s) or seek agreement a conservation and/or enhancement scheme which may include public access management arrangements.

Policy EN7: Planning permission will not be granted for development which would adversely affect those important archaeological remains which are not the subject of Policy EN6. In assessing proposals, the borough council will have regard to the need to preserve these archaeological remains and, where appropriate, will require an assessment of the site and an evaluation of the remains prior to the determination of the planning process.

Policy EN10: Planning permission will not be granted for development which would harm the open, rural or undeveloped character, the special landscape qualities of the function, of the following areas:

- i. Defined areas of special landscape importance:
 - a) The Blackwater Valley
 - b) Windsor Great Park
- ii. Defined areas of local importance:
 - a) Cabbage Hill
 - b) Land south of Forest Road, west of Chavey Down Road and southwest of Warfield Park.

Policy EN20: In the determination of applications for planning permission, the borough council will have regard to the following considerations:

- i. Be in sympathy with the appearance and character of the local environment and appropriate in scale, mass. Design, materials, layout and siting, both in itself and in relation to adjoining buildings, spaces and views;

- ii. Retain beneficial landscape, ecological or archaeological features and, where reasonable, enhance these features;
- iii. Ensure that the design of the development promotes, or where necessary creates, local character and a sense of local identity;
- iv. Provide adequate space for private use and visual amenity, where appropriate;
- v. Provide appropriate layout and design features to improve personal and general security, including the natural surveillance of public spaces, including footpaths, roads and open spaces;
- vi. Avoid the loss of important open areas, gaps in frontages and natural or built features (such as trees, hedges, walls, fences and banks) which it is desirable to retain;
- vii. Not adversely affect the amenity of surrounding properties and adjoining area;
- viii. Not be prejudicial to the proper future development of a larger area in a comprehensive manner.

3 METHODOLOGY

3.1 Historic Environment Impact Assessment Aims and Objectives

The primary aim of the Historic Environment Impact Assessment is to provide an independent professional appraisal of the archaeological potential of the site and its setting. This follows the Government guidance in *NPPF* (2012) by presenting a synthesis of the available archaeological and historical data and its significance at an early stage in the planning process.

In accordance with *NPPF* (2012), the report presents a research based evaluation using existing information. It additionally follows the Chartered Institute for Archaeologists (CIfA) *Standard* definition of a heritage impact assessment (CIfA 2014). 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 local, 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 Chartered Institute for Archaeologists *Standard* states that the purpose of a Heritage Impact 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 *NPPF* (2012), the historic environment impact assessment forms the first stage in the planning process as regards archaeology as a material consideration and also an assessment of the impact on the historical character of the area. It is intended to contribute to the formulation of an informed and appropriate mitigation strategy.

3.2 Historic Environment Impact Assessment Sources

The format and contents of this section of the report are an adaptation of the standards outlined in the Chartered Institute for Archaeologists' guidance paper for Heritage Impact Assessments or Desk-based Assessments (Cifa 2014). The work has involved the consultation of the available documentary evidence (historical sources), including records of previous discoveries (archaeological finds), and historical maps (cartographic evidence), where necessary consultation of aerial photographs and LIDAR, all of which has been supplemented with a site visit. The format of the report is adapted from a Chartered Institute for Archaeologists *Standard Guidance* paper (Cifa 2014).

In summary, the work has involved:

- Identifying the client's objectives
- Identifying the cartographic, photographic and documentary sources available for consultation
- Assembling, consulting and examining those sources
- Identifying and collating the results of recent fieldwork
- Site visit (archaeological walkover or building assessment)

The principal sources consulted in assessing this site were:

- The Berkshire Historic Environment Record (HER) for a search radius of 1km from the site
- The Berkshire Record Office for the consultation of historic maps and documents
- Historic England Archive (aerial photographic collection) within a search area around the site
- Archaeological source material (published and unpublished)
- A site visit

The Berkshire Historic Environment Record, holds details of known archaeological and historical sites in the vicinity of the proposal site.

3.3 Historic Environment Impact Assessment Modelling and Analysis

The heritage values of the site will be assessed using English Heritage (now Historic England) Conservation principles (2008b) guidelines, which state that people "value a place for many reasons beyond utility or personal association: for its distinctive architecture or landscape, the story it can tell about its past, its connection with notable people or events, its landform, flora and fauna, because they find it beautiful or inspiring, or for its role as a focus of a community". These values can be summarised as:

- Evidential value derives from the potential of a place to yield evidence about past human activity.
- Historical value derives from the ways in which past people, events and aspects of life can be connected through a place to the present.
- Aesthetic value derives from the ways in which people draw sensory and intellectual stimulation from a place.
- Communal value derives from the meanings of a place for the people who relate to it, or for whom it figures in their collective experience or memory.

There has been no archaeological work carried out at the proposal site. The assessment of its potential has, therefore, relied on predictive modelling based on the known distribution of remains within 1km around the site (that is centred on NGR SU 90080 70527). The extent of the search radius varies from site to site, reliant on the scale of the development, the surrounding topography, and in some cases the density of heritage assets (city or town scape).

The information about heritage assets both designated (Scheduled Monuments, Listed Buildings and others, see part 2.1) and non-designated heritage assets within the search area have been collated to provide a wider picture of the historic development of the landscape and thus the potential of surviving heritage assets in the vicinity of the proposed development site.

The available evidence is derived from casual finds, archaeological investigations, standing buildings and historical records located in the wider polygonal search area. It should be stressed that the distribution represents the extent of current knowledge and is the product of chance and investigation in the search area. For this reason, apparently blank zones should not be automatically regarded as being devoid of remains.

The assessment of the likely condition of any potential archaeological remains has relied upon a study of the available historical maps and observations made during the site walkover, which provide evidence for the impact of previous land-use on the site.

3.4 Archaeological Time Periods

The following prehistoric and historical periods are used in the assessment and analysis of this report.

Prehistoric

Palaeolithic	c. 800,000 - 10,000 BC
Mesolithic	c. 10,000 - 4,400 BC
Neolithic	c. 4,400 - 2,500 BC
Bronze Age	c. 2,500 - 800 BC
Iron Age	c. 800 BC - AD 43

Historic

Roman (Romano-British) Period	AD 43 - AD 410
Early Medieval Period	AD 410 - AD 1066
High and Late Medieval Period	AD 1066 - AD 1542

Post Medieval Period	AD 1542 - AD 1704
Imperial	AD 1704 - AD 1800
Industrial	AD 1801 - AD 1900
Modern	1901 onwards

3.5 The Setting and Visual Impact

Aspects of setting of a heritage asset are touched upon in paragraphs **129** and **132** of the *NPPF*. Historic England's (2015) guidance on the management of a setting of a heritage asset provides a definition of the term setting. This is "*the surrounding in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve.*" The use of the term setting is identified as being separate from other ones such as curtilage, character and context.

The advent of the *NPPF* (2012) has thus raised wider issues of impact on heritage assets, especially on scheduled monuments and grade I listed buildings, to involve not only physical damage but also visual impacts in a wider heritage or historic landscape.

The visual impact assessment has been carried out under the following guideline documents Highways Agency (2007), English Heritage (now Historic England) (2011a; 2011b), Landscape Institute and the Institute of Environment Management (2013), and the Landscape Institute (2011).

Though assessment of setting is primarily one of visual impact it can also be affected by noise, vibration, odour and other factors.

3.6 Method of Assessment of the Impact on an Asset

Assessment of the impact on a Heritage Asset (either designated or non-designated) is reliant on taking into account the significance of the site and any perceived harm that would happen to it.

NPPF produces terminology that defines the significance of a heritage asset. The significance of landscape Heritage Assets is discussed by the Department of Transport and Historic England (HA 2007a; HA 2007b), which has been used for the construction of the following assessment Table 1. This assessment is placed into three categories defined as Very High, High, Moderate and Low.

Table 1: Criteria for assessing the significance of a Heritage Asset

Significance	Definition	Relevant Heritage Assets
Very High	Relatively complete and predominantly static landscapes sensitive to change. Internationally significant locations or sites.	World Heritage Sites. Historic landscapes of national or international importance, whether designated or not. Extremely well preserved historic landscapes with exceptional coherence, time-depth, or other critical factors.
High	Locations or Buildings that have little ability to absorb	Scheduled Monuments: Archaeological sites of schedulable quality and

	change without fundamentally altering its present significant character. Well preserved historic landscapes, exhibiting considerable coherence, time depth and other factors. Sites associated with historic nationally and internationally important people or groups.	significance. Listed Buildings (all grades). Registered Historic Parks and Gardens (all grades). Historic Battlefields.
Moderate	Locations and Buildings that have a moderate capacity to absorb change without significantly altering its present character, has some environmental value, or is of regional or high local importance.	Local Authority designated sites (e.g. Conservation Areas and their settings). Undesignated sites of demonstrable regional importance. Averagely well-preserved historic landscapes with reasonable coherence, time-depth or other critical factor.
Low	Locations and Buildings tolerant of change without detriment to its character, is of low environmental value, or is of moderate or minor local importance.	Sites with significance to local interest groups. Sites of which the significance is limited by poor preservation and poor survival of contextual associations.
Negligible	No loss	No loss

Proposed developments to the site and setting of a Heritage Asset could be proposed as positive, negative or neutral. Some definitions of terms of the impact of damage to structures is used in NPPF (2012) and its explanatory addition PPG 2014. From this a criteria on physical and visual impact of the site and setting is made that defines the definitions that should be used in respect to harm caused to a Heritage Asset. This thus weighs up the harm identified against the benefits of the proposal.

Table 2: Criteria for Appraisal of Degree of Harm to the significance of Heritage Assets

Degree of Harm	Definition
Substantial	<ul style="list-style-type: none"> ▪ Total or substantial loss of the significance of a heritage asset. ▪ Substantial harmful change to a heritage asset's setting, such that the significance of the asset would be totally lost or substantially reduced (e.g. the significance of a designated heritage asset would be reduced to such a degree that its designation would be questionable; the significance of an undesignated heritage asset would be reduced to such a degree that its categorisation as a heritage asset would be questionable).

Less than substantial – Moderate	<ul style="list-style-type: none"> ▪ Partial physical loss of a heritage asset, leading to considerable harm. ▪ Considerable harm to a heritage asset’s setting, such that the asset’s significance would be materially affected/considerably devalued, but not totally or substantially lost.
Less than substantial - Minor	<ul style="list-style-type: none"> ▪ Slight loss of the significance of a heritage asset. This could include the removal of fabric that forms part of the heritage asset, but that is not integral to its significance. ▪ Some harm to the heritage asset’s setting, but not to the degree that would result in a meaningful devaluation of its significance. ▪ Perceivable level of harm, but insubstantial relative to the overall interest of the heritage asset.
Negligible	<ul style="list-style-type: none"> ▪ A very slight change to a heritage asset which does not result in any overall harm to its significance. ▪ Very minor change to a heritage asset’s setting such that there is a slight impact, but not materially affecting the heritage asset’s significance.
No Impact	<ul style="list-style-type: none"> ▪ No effect to the heritage asset or its setting.

Paragraph 141 of NPPF states that “*the ability to record evidence of our past should not be a factor in deciding whether such loss should be permitted.*” This implies that the term preservation by record is not a substitute for the preservation of the Heritage Asset itself or that substantial damage can be passed off as negligible if mitigating factors (such as archaeological recording) are carried out. This factor appears to be supported by the Valletta Convention 1992.

4 HISTORICAL AND ARCHAEOLOGICAL BACKGROUND

A historic impact assessment is designed to provide an independent assessment in accordance with CIfA guidelines. This section thus contains a historical development of the area, the known archaeology of a surrounding search area, cartographic evidence, aerial photographic evidence and a site visit. Some information may thus be duplicated due to this.

4.1 The Historical Development of along Locks Ride

The site is located off Locks Ride, between Chavey Down and Winkfield Row. Historically the site was located within the Parish of Winkfield, within the Hundred of Ripplesmere in the County of Berkshire.

The earliest historical evidence for a manor at Winkfield comes from the Early Medieval Period, when in 942 Winkfield was granted, together with Swinley, by King Edmund to a holy woman called Saethryth (VCH 1923, pp.85-91). She is said to have then transferred it to the abbey at Abingdon; however there is no record of the Abbey acquiring the land until 1015 when Eadflod, a noble woman, transferred the estate.

At the time of the Domesday survey the land was still owned by the abbey; before 1066 the manor was said to comprise 10 hides, reduced at the time of the survey to 3 1/2 (Morgan 1979). William I (reigned 1066 – 1087) is thought to have taken 4 hides to enlarge Windsor Forest and two further woods called Jerdelea and Bacsceat (VCH 1923, pp.85-91). Half a hide of this land was subsequently restored by William II (reigned 1087-1100), who ordered the constable of the castle not to encroach upon the lands of the abbey. In a list of possessions of the abbey dating to the first half of the 12th century Winkfield is assessed at 3 1/2 hides. During this time the estate was held by the kitchener of the monastery, who was to use the proceeds for the purchase of lard (VCH 1923, pp.85-91). In 1225 there was a revolt among the tenants due to demands from the abbey for a yearly bundle of myrtle and three baskets of oats. The dispute was renewed in the latter part of the 15th century.

Following the Dissolution the manor was granted to Richard Warde in 1540. The estate then descended with the family until 1652, when Richard Harrison transferred the manor to John Lovelace (VCH 1923, pp.85-91). At the beginning of the 18th century the manor is found divided into ninths, in the possession of the families of Draper, Neville and Meeke. Katherine Meeke held eight-ninths of the manor in 1782, with the remaining ninth being in the hands of the Nevilles. At this date it was purchased by George III (Reigned 1760-1820), who used the manor as his private estate. It was retained by George until 1819, when the manor was annexed to the Ascot estate. It was then bought from the king's trustee Lord Brudenell by Daniel Agace and descended with the family.

As with the manor, the church at Winkfield belonged to the abbey of Abingdon. In 1308 the abbey received a licence to alienate it to the Dean and Chapter of Salisbury Cathedral (VCH 1923, pp.85-91). However the transfer appears to have taken place at least twenty years earlier, as the Bishop of Salisbury held the church in 1291. At this date a pension of 13s. 4d. was paid to the abbey of Abingdon. The church appears not to have satisfied the needs of the extra-parochial tenants of the newly cleared areas of land in the parish, and in 1293 the Dean and Chapter of Salisbury obtained a vacant piece of land to the east of the Prioress of Bromhall's estate upon which to build a new chapel.

The rectory was leased out by the dean and chapter and was held in the 17th and 18th centuries by the family of Hercy. The advowson remained with Salisbury until 1846, when it was transferred to the Bishop of Oxford (VCH 1923, pp.85-91).

4.2 Known Archaeological Sites (Figure 2)

The search area encompassed a 1km radius centred on NGR SU 90080 70527. The subsequent results will be discussed in chronological order. No archaeological sites in the search were dated earlier than the Mesolithic period.

Mesolithic

One Mesolithic findspot was located within the search area. A light tranchet axe was found at Manor Farm, Ascot (**JMHS 1**, 00987.00.000 - MBF9054: SP 91477 69272).

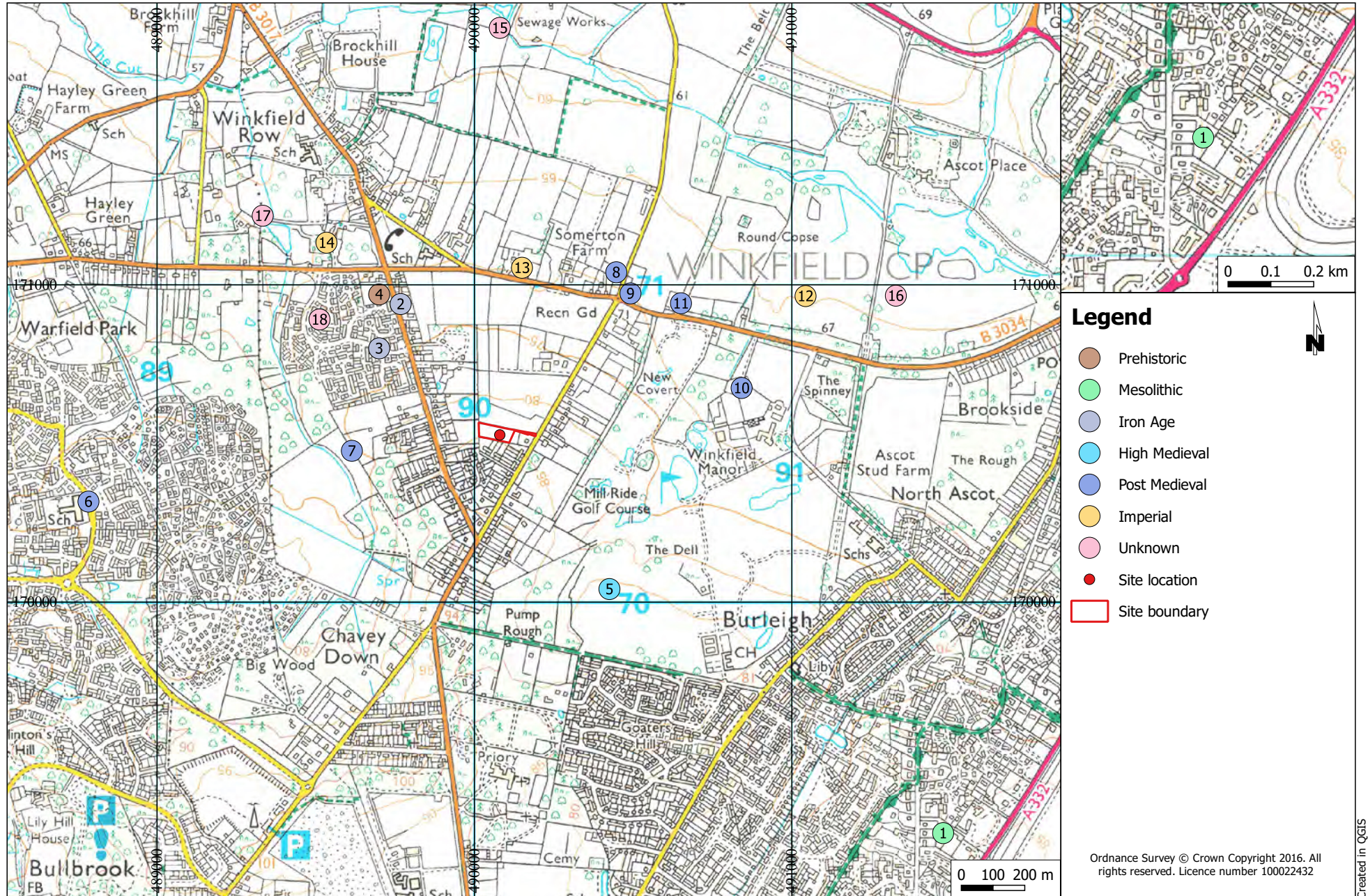


Figure 2: Historic Environment Record Sites

Iron Age

Two Iron Age findspots were located within the search area. A British Remic style gold stater (coin) was found in around 1930 along Chavey Down Road (**JMHS 2**, 00482.00.000 - MBF8232: SU 8974 7095). An additional Late Iron Age coin was found around the same time at Winkfield Row (**JMHS 3**, 03450.00.000 - MBF14260: SU 89700 70800).

Prehistoric

A flint blade was found on an allotment at Winkfield Row in 1982; as the find was unstratified a more accurate date could not be assigned (**JMHS 4**, 00966.00.000 - MBF9002: SU 89700 70970).

Post Medieval Period

The Post-Medieval Period is well represented within the search area, typified by a series of extant buildings. There is documentary evidence for an estate purchased by Colonel John Walsh in 1765 (**JMHS 6**, 00394.00.000 - MBF608: SU 88784 70317). The estate was enlarged to the west by the addition of Edmunds Green and it then became known as Warfield Park; as the estate is not shown on Rocque's map of Windsor Forest it is considered to be of Post-Medieval origin.

Chavey Down Lodge (**JMHS 7**, MRM17519: SU 89614 70477), a possible royal hunting lodge; cartographic evidence shows that the lodge was associated with a number of ponds and a windmill which are no longer present. The Cottages (**JMHS 8**, DRM1300: SU 90461 71012); timber framed with brick infill, of mid 16th century date with alterations in the 18th and 20th centuries. The Keepers Cottage (**JMHS 9**, DRM1301: SU 90461 71012); a grade II listed, 16th century hall house with later alterations. Tudor Cottage (**JMHS 10**, DRM1302: SU 90842 70675); a grade II listed timber framed building of early 17th century date, with later alterations. Weycroft (**JMHS 11**, DRM1303: SU 90651 70942); a grade II listed, red brick house of early 17th century date, with later alterations.

Imperial

Ascot Place (**JMHS 12**, 04131.00.000 - MBF6277: SU 91040 710210); a late 18th century country house with surrounding landscape park of 154ha, including a lake and grotto. Somerton House (**JMHS 13**, DRM1300: SU 90150 71054); a grade II listed, early 18th century house, re-fronted and extended in the early 19th century. Ronans (**JMHS 14**, DRM1304: SU 89534 71133); a grade II listed, red brick built, early 18th century house.

Unknown

A number of undated linear features (**JMHS 15**, MRM17662: SU 9008 7181), recorded between Forest Road and Church Road, Winkfield during the excavation of a pipe trench.

4.3 Cartographic Research (Figures 3 to 6)

Cartographic research identified a series of maps from the early 17th to the 20th century. The earliest map consulted was Norden's 1607 map of Windsor Forest. This map does not show the site in detail, however it does indicate that the area of the site was cleared of woodland at this date.



Figure 3: Rocque's County Map of 1761.



Figure 4: Enclosure Map of 1817.

Rocque's 1762 map of the County of Berkshire (Fig. 3) shows the triangular area of land bounded by Locks Ride, Chavey Down Road and the modern day B3034, of which the site is a part. This area is shown as an area cleared land; although the scale and resolution of the map precludes a more detailed assessment. The first map to show the site in detail is the Enclosure map of 1817 (Fig. 4); here the site is shown as a large enclosure, bounded by Locks Ride to the west and Chavey Down Road to the east.



Figure 5: Tithe Map of 1840.

The site is shown in the same configuration in the Tithe map of 1840 (Fig. 5). The first edition Ordnance Survey map of 1877 shows the same configuration of fields as the tithe map; the third edition of 1912 shows that a house has been built in the plot to the east of the site, although the site itself remains unchanged (Fig. 6).

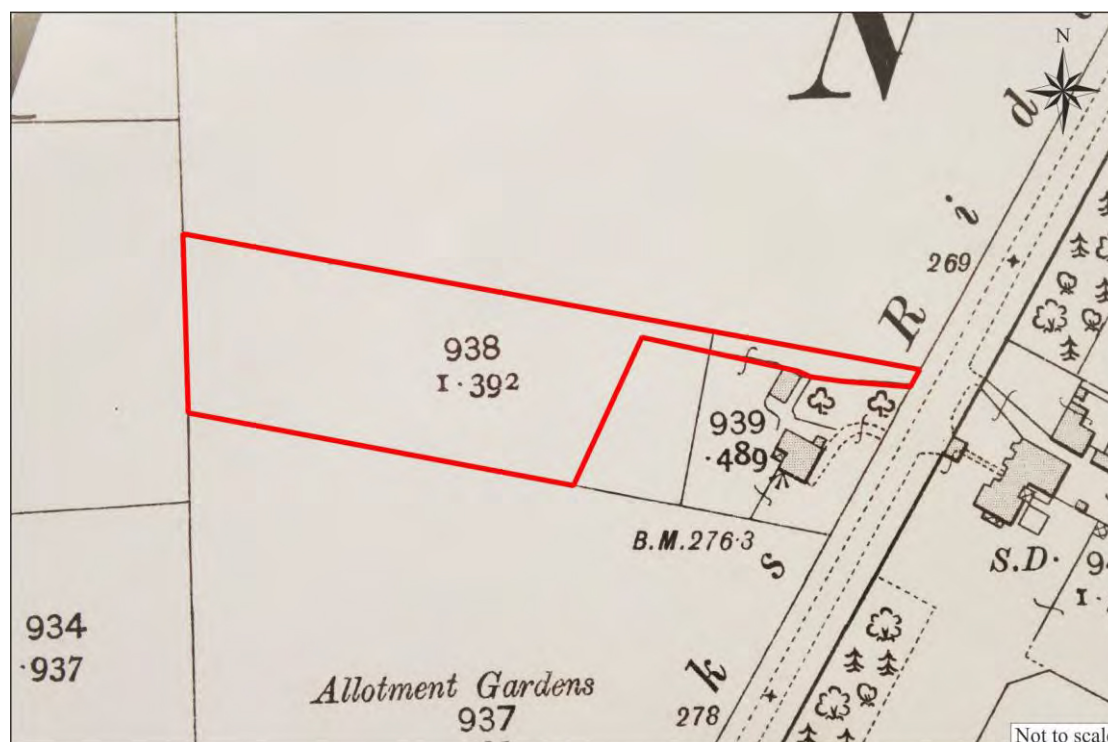


Figure 6: Third Edition Ordnance Survey map of 1912.

4.4 Aerial Photographs

A search of the aerial photographs at the National Monuments Record identified 97 photographs, taken during 30 sorties, all of which were vertical.

A possible rectilinear enclosure (**JMHS 16:** SU 91328 70966) is visible in photos taken in 1947 (RAF/CPE/UK/1920). A curvilinear feature that may represent the remains of a woodland bank or boundary is visible to the west of the site on the same photo (**JMHS 17:** SU 89333 71218 to SU 89514 70812). This feature appears to be associated with a further rectilinear enclosure (**JMHS 18:** SU 89512 70891) visible in photos dated to 1967 (RAF/543/3859).

Medieval ridge and furrow is visible to the east of the site (**JMHS 5:** SU 90429 70017) in a number of photos taken between 1948 and 1970 (RAF/58/124, OS/64080, OS/70269); this area has since been covered by a golf course.

4.5 LIDAR

The Lidar imagery of the area was checked, however no features were identified within the area of the site.

4.6 Site Visit

A site visit was conducted on the 22/11/2016. The site is currently in pasture. No archaeological features were identified during the visit.



Plate 1: The site, as seen from the south west corner. Looking north east.

5 DISCUSSION

The proposed development was briefly outlined in section 3. A discussion of the heritage data was discussed in section 4 (4.1 Historical, 4.2 Archaeological, 4.3 Cartographic, 4.4 Aerial Photography, 4.5 LIDAR and 4.6 Site Visit). Section 5.1 offers a simplified over view in a chronological overview.

5.1 The Landscape of the Search Area

Human activity has been recognised in the search area from the Mesolithic through to the Modern day, although the range of archaeological evidence is not particularly extensive.

The presence of a single Mesolithic findspot within the area indicates some activity during this period, although the lack of data precludes a more detailed assessment of potential. There is no further evidence for any activity until the Iron Age, when two findspots to the west of the site may suggest that a settlement was established; again the lack of data means that this cannot be established with certainty. A further piece of worked flint was recovered from within the search area, although typologically this could not be dated to anything other than broadly prehistoric in date.

The level of recorded activity increases during the Post-Medieval Period, and is typified by a series of extant buildings associated with the settlements of Winkfield, Winkfield Row and Chavey Down.

5.2 The Archaeological Potential of the Proposal Area

The Mesolithic axe found to the south east of the site may indicate the presence of further remains within the area, or may simply represent a one-off find. Similarly the

presence of two Iron Age coins approximately 0.5km to the west of the site may be indicative of further activity. However, given the relative lack of data from the HER regarding prehistoric activity the potential for archaeological remains dating to this period is considered to be low. The same can be said of the Roman, Early and High Medieval Periods.

An increase in activity is seen during the Post-Medieval period, generally represented by a number of domestic dwellings associated with the settlements of Winkfield Row and Chavey Down. However, as indicated by cartographic evidence as well as data from the HER, the area of the site appears to have remained undeveloped. The potential for archaeological remains of this period therefore remains low. The same can be said of the Imperial and Modern Periods, as the site is shown as fields on maps from the early 19th century onwards.

5.3 The Impact of Previous Development on Potential Archaeological Remains

The search of the HER and the historic mapping of the area has shown there to be limited archaeological activity within the immediate area of the site. The site has remained undeveloped since it was first mapped in the early 19th century, and earlier mapping would appear to indicate limited activity has taken place within the immediate area. Medieval ridge and furrow was seen on aerial photographs taken to the south of Locks Ride; if this present within the area of the site then there is the potential for the degradation of earlier archaeological remains. However, in general the potential impact of previous development upon any buried archaeological remains is considered to be low.

5.4 The Impact of the Proposal on non-designated heritage assets

Although there were a number of non-designated heritage assets recorded within the search area, none were identified within the immediate area of the proposal site.

5.5 The Impact of the Proposal on designated heritage assets

In accordance with the Ancient Monuments and Archaeological Areas Act of 1979 (see part 2.1) Scheduled Monuments are to be considered as a designated heritage asset of national importance.

No scheduled monuments have been identified in the immediate area of the proposal site.

5.6 The Impact of the Proposal on listed buildings

In accordance with the Planning (Listed Buildings and Conservation Areas) Act 1990 (see part 2.1) structures that are designated as a listed building due to this act are considered to be nationally important. They occur on a national database held by Historic England.

Although a number of listed buildings are found within the search area they will not be impacted upon physically or visually by the proposed development.

5.7 The Impact of the Proposal on known burial sites

In accordance with the Burial Act of 1857 (see part 2.1) a burial cannot be moved without the proper authorisation from Government.

Burials only become designated heritage assets if they are part of a listed cemetery structure in a churchyard, a burial in a church, or part of a scheduled monument like a long barrow, round barrow, a burial mound inside a later designated structure for example a hill-fort or are a secondary or satellite cemetery to a listed or scheduled structure. In all these cases it can be argued that the individual burial or cemetery is thus protected. In other cases where past burials have been or become located they are essentially non-designated heritage assets, as their presence will become added to the Historic Environment Record. In any event burials can only be moved with the permission of the Ministry of Justice and should not be touched by building contractors.

The search has not located any known burial sites within the area of the proposal site.

6 CONCLUSIONS

This heritage assessment considers the impact of the proposed re-development of and to the rear of 89 Locks Ride, Chavey Down. The site lies within the historic Parish of Winkfield, which was recorded as a manor from the mid 10th century onwards. Winkfield Parish now lies within the administrative area of Bracknell Forest Council, in the modern County of Berkshire.

The 1km search of the surrounding area identified some 13 sites, which is indicative of there being a low level of archaeological activity in this area; of these most were concentrated to the north and west of the site, and none were located within the immediate area of the site.

Given the lack of data from the HER the potential for any buried archaeological remains of prehistoric date is considered to be low, as prehistoric activity within the study area is solely represented by stray or chance finds (although it is important to consider that this lack of data may be more indicative of a lack of research). The archaeological potential is also considered to be low for later periods, as there is no evidence to suggest the site was developed or utilised beyond its use as an enclosed field. Overall the site can be said to have a low archaeological potential for all periods, primarily due to its location away from the known foci of local historic settlements.

No scheduled monuments have been recognised in the immediate area, and although a number of listed buildings are present within the search area these would not be impacted upon physically or visually by the proposed development. No burials have been identified in the search area.

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7.2 Historic Maps

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T/M 128 1761 Rocque's Map of Berkshire

D/P/151/26A 1817 Winkfield Parish Enclosure Map (North)

D/1/151/B 1840 Winkfield Parish Tithe Map (North)

Berks 39.11 1870 First Edition Ordnance Survey Map

Berks 39.11 1912 Third Edition Ordnance Survey Map

Berks 39.11 1937 Fourth Edition Ordnance Survey Map

ID	Period	Identifying Number	X coordinate	Y coordinate	Description
1	Mesolithic	00987.00.000 - MBF9054	491477	169272	Findspot. A light tranchet axe from Manor Farm, Ascot.
2	Iron Age	00482.00.000 - MBF8232	489740	170950	Findspot. A British Remic gold stater, found in around 1930.
3	Iron Age	03450.00.000 - MBF14260	489700	170800	Findspot. A Late Iron Age coin, found at Winkfield Row in the 1930s.
4	Prehistoric	00966.00.000 - MBF9002	489700	170970	Findspot. A prehistoric flint blade found on an allotment area at Winkfield Row.
5	High Medieval Period	-	490429	170017	Medieval ridge and furrow, identified from aerial photos.
6	Post Medieval Period	00394.00.000 - MBF608	488784	170317	Documentary evidence. An estate purchased by Colonel John Walsh in 1765
7	Post Medieval Period	MRM17519	489614	170477	Chavey Down Lodge. Hunting lodge (Extant building) with associated pond and windmill (Documentary evidence).
8	Post Medieval Period	DRM1300	490461	171012	The Cottages. Grade II listed. Mid 16th century with later alterations.
9	Post Medieval Period	DRM1301	490478	170987	The Keepers Cottage. Grade II listed. Early 16th century, with later alterations.
10	Post Medieval Period	DRM1302	490842	170675	Tudor Cottage. Grade II listed. Early 17th century, with later alterations.
11	Post Medieval Period	DRM1303	490651	170942	Weycroft. Grade II listed. Early 17th century, with later alterations.
12	Imperial	04131.00.000 - MBF6277	491040	171010	Late 18th century landscape park 154ha, with lake and grotto.
13	Imperial	DRM1297	490150	171054	Somerton House. Grade II listed. Early 18th century, re-fronted and extended in the early 19th century.
14	Imperial	DRM1304	489534	171133	Ronans. Grade II listed. Early 18th century.
15	Unknown	MRM17662	490080	171810	A number of undated linear features; recorded between Forest Road and Church Road, Winkfield
16	Unknown	-	491328	170966	Possible rectilinear enclosure, identified on aerial photos.
17	Unknown	-	489333	171218	Possible woodland bank, orientated north-south, identified on aerial photos.
18	Unknown	-	489512	170891	Possible rectilinear enclosure, identified on aerial photos.

APPENDIX 1

Glossary

by

Stephen Yeates

GLOSSARY OF HISTORICAL AND ARCHAEOLOGICAL TERMS

Caput (Latin): A Latin word of which the etymology is head, it refers to the central place of government in a lay manorial or ecclesiastical context.

Chancery: The chancellorship or the court of the chancellor of England.

Chapel/chapelry: Medieval churches without the status of a parish church, usually these were annexed to a mother church (with parish) as a chapel of ease. The mother church had the right to any tithes (tenths), and other forms of revenue that was attached to that chapel. These were often established due to difficulties of villagers in isolated villages or hamlets from attending the mother church. The area of the parish (or district) attached to the chapel of ease was termed a chapelry (see also libery and township). There were also free chapels, which were not chapels of ease, but which were established in the territory of a mother church (parish), but was not annexed to or attached to that mother church in the same way.

Demesne: Of or belonging to the lord, from Latin *Dominicus*.

DMV: The initials DMV refer to a Deserted Medieval Village, they are often large archaeological sites containing the earthworks of collapsed dwellings and enclosure boundaries, set around a planned road system. The reason for their desertion may be for various reasons economical failure, socio-political enforcement (forced abandonment by a lay lord or ecclesiastical lord due to economic policy alterations), or plague. Other sites are known as SMV, Shrunken Medieval Settlement.

Extra-parochial: An area of land that is not legally attached to a parish church. This normally occurs in respect to ancient hunting lands, for example in the Forest of Dean where the central area of the royal hunting land. The term could also be applied to a decayed parish (a church or mother church which had lost all of its inhabitancy).

Effoef: To invest with a fief, or to be put in possession of a fee.

Fee: An estate or hereditary land that is held by paying homage and service to a superior lord. The person holding the fee can, therefore, hold a fee from the king, a bishop or a lord. The type of service required was normally that of a knight, but was also termed a knights-fee or a lay-fee, besides others. The word is derived from the Germanic languages and has an etymology of 'cattle-property'.

HER: The initials stand for Historic Environment Record, a database of archaeological sites at local planning authorities (at County or Unitary Authority level).

Hide: A unit of land measurement, which was considered to cover an area of ground that could maintain an extended family. It was reckoned generally to be 120acres, but this varied in some places across the country depending on the productivity of the soils. In some areas the land covered may have been as much as 180acres.

Inclosers: Those wishing to inclose the land.

Inclosure: Archaic form of the word enclosure, used in respect to Inclosure maps, documents consisting of a map, showing the division of the land, and also an apportionment, which details the owner of the land and also the name. Before this procedure most villages had open fields in which all villagers had an allotted portion as a tenant.

Iron Age: An archaeological name attributed the last of the prehistoric periods normally attributed BC 800 to AD 43. The prehistoric periods are so named from alterations in technology, thus the Iron Age refers to a period in which iron production became generally wide spread, but not introduced. Iron production commenced in Anatolia (Turkey) c. 2000 BC and was introduced into the British Isles at the latter part of the

second millennium BC. The Age is generally divided up into three smaller periods or phases: Early Iron Age (800-500/400 BC), Middle Iron Age (500/400-150/100 BC) and the Late Iron Age (150/100 BC-AD 43).

Liberty: An area of a parish not classed as a chapelry or township that has certain rights or freedoms.

Manor: A dwelling or habitation that is the principal house on an estate. The name has as a secondary meaning an area of land attached to the manor, this is transferred from the house originally to the estate.

Medieval: Used for a historical and an archaeological period from AD 410 (the alleged date in which Roman military forces abandoned Britain) through to AD 1485 (the date of the Battle of Bosworth Field). The period is alternatively called the middle ages.

NMR: The initials stand for National Monuments Record, this is an archaeological database held by English Heritage at Swindon.

Post-medieval: A historical and archaeological time period generally interpreted as commencing after the Battle of Bosworth Field in AD 1485. Some authorities interpret the period as continuing to the present day, while other state that it terminated in 1800, and that the industrial period commenced at that date.

Prebendal: A medieval term awarded to certain prestigious church sites. The term was first used in the late 11th or early 12th centuries AD.

Roman: The name given to an historical or archaeological period of Britain from AD 43 (the date of the Claudian Invasion) and AD 410 (when Roman military forces are reputed to have left). There is much debate about the authenticity of this last date, and even claims that the Imperial letter withdrawing Roman military authority from Britain is a forgery, which has been greatly misused.

Rotuli Hundredorum (Latin text): A series of rolls (*rotuli*) that lists the assets of all the hundreds (*Hundredorum*) in England from the 13th century. The audits were carried out in the reigns of Henry III and Edward I.

Smallholder: A person or tenant who owns or rents a small area of land.

Sub-manor: A manor (building or the estate) that is subject to a larger manor.

Terrier: A post-medieval document giving accounts of dues received by vicars and priests.

Tithe Award: A post-medieval document consisting of a map (showing owners and names of fields) and an apportionment (details of those fields).

Tudor: The name given to an English royal family who ruled Britain from 1485-1603. The term is thus used to describe an historical period and certain developments that occurred in that period.

Virgate: A unit of land measurement rated at ¼ of a hide.

Wool Stapler: A wool merchant. Using the term staple referring to a town or place with a body of merchants. The town or principal place for selling a specific commodity.

GLOSSARY OF ARCHITECTURAL AND ARCHAEOLOGICAL TERMS

Enclosure: An area of ground enclosed by a ditch, bank and ditch, fence, or wall.

Dormer: A window projecting from the line of the roof and possessing a roof of its own.

Gable: The head of a wall at the end of a pitched roof, they are usually triangular in shape and set within the roofline, but some have decorative shapes.

Hipped Roof: A roof with sloped ends as opposed to gables. A half-hipped roof has partially sloping ends and a partial gable.

Hollow-way: The remains of an ancient trackway that has been eroded away by use.

Moat: A ditch, either dry or flooded, which surrounds a manorial site.

Mullion: The slender vertical member dividing the lights in a window or screen.

Ragstone: Stone from Cretaceous Lower Greensand beds.

Ridge and furrow: A formation created by the ploughing process in medieval open fields. The process removes soil from the furrow and places it on the ridge, thus archaeological survival under these fields is variable, being truncated in the furrow, but often surviving due to the greater depth of soil under the ridge.

Tollhouse: A building constructed at either end of a toll road, they usually have distinct polygonal designs. The resident of these houses made charges for the use of the toll road.