
Appendix E: Historic Environment Constraints
Technical Reports

North Wokingham Relief Road – Historic Environment Technical Note

Introduction

This technical note provides a summary of the potential historic environment constraints and opportunities in relation to a number of route options for a Northern Relief Road in Wokingham, including: Option B – Ashridge Interchange (which includes a partial northern distributor road and, in addition, on line improvements to the A329(M) which include the widening of the A329(M) from the Ashridge Interchange, eastwards to the Coppid Beech roundabout and Option C - Full Northern Distributor Road (FNDR).

The technical note has been prepared based on:

- A review of Berkshire Historic Environment Record data (as provided by Berkshire Archaeology);
- A review of available background historic environment research pertinent to providing a basis of appreciating the importance of the Historic Environment Record data; and
- A review of the current legislative and planning policy regime pertinent in determining the protections and interest in particular asset types.

Desk Study

Potential Change to Historic Environment Assets

Consideration of historic environment assets encompasses both direct impact (in terms of loss or truncation of assets) as well as in direct impact (in terms of change to the setting of assets). The definition of the significance of impact is largely down to professional judgement given that a small disturbance of a highly important historic asset (such as a Scheduled Ancient Monument (SAM) or Grade I Listed Building) *may* result in a significant impact, and conversely a large impact upon a historic asset of low importance *could* be considered an impact of low order.

The below table (Table 1: Risk Matrix) illustrates the decision making process which would be applied upon detailed consideration of a particular historic environment asset. Under prevailing planning policy at a national level, the National Planning Policy Framework (NPPF), the 'red' and 'amber' sectors would require some level of technical support in the form of appropriate cultural heritage mitigation.

Table 2 defines the criteria used to determine the magnitude of change assets are potentially subjected to.

Developments which would impact upon an asset of national importance which had high sensitivity would be highly unlikely to receive planning approval even with supporting. As the scale moves down the grading criteria, planning permission will become increasingly likely with reducing levels of historic environment technical support.

Table 1: Risk Matrix

Asset Importance	Magnitude of Change	Major	Medium	Minor	Negligible
High (National): Includes Scheduled Ancient Monuments, Grade I Listed Buildings, Grade II* Listed Buildings, Grade II Listed Buildings		Development highly unlikely to be achieved	Development unlikely to be achieved without substantial mitigation	Development could proceed with sufficient mitigation	Minimal/no mitigation required
Medium (Regional): Includes Areas of Archaeological Importance, Conservation Areas, Registered Parks and Gardens, non - designated sites of moderate importance		Development unlikely to be achieved without substantial mitigation	Development could proceed with sufficient mitigation	Development could proceed with low level mitigation	Minimal/no mitigation required
Low (Local): Includes Locally Listed structures, non - designated sites of low importance		Development could proceed with sufficient mitigation	Development could proceed with low level mitigation	Development could proceed with low level mitigation	Minimal/no mitigation required
Negligible		Minimal/no mitigation required	Minimal/no mitigation required	Minimal/no mitigation required	Minimal/no mitigation required

Table 2: Criteria Used to Determine Magnitude of Change

Scale	Magnitude of Change
High	Highly significant loss of archaeological material (>60% by area) or loss of specific areas of material which contribute directly to the understanding of the asset concerned; or Circumstance within which it is not possible to determine the precise level of change in this way. Significant change to or loss of character of a built heritage asset (or change/loss of any scale which severely affects the character). This can be both direct and indirect.
Medium	Moderate loss of archaeological material (>40% by area) or loss of small specific areas of material which contribute to the understanding of the asset concerned. Change to or loss of character of a built heritage asset (or change/loss of any scale which affects the character to the extent to which the contribution of the area is reduced). This can be both direct and indirect.
Low	Loss of archaeological material (>10% by area). Change to or loss of character of a built heritage asset from an indirect source.
Negligible	No change.

Known Historic Environment Baseline

The earliest reference to Wokingham is around the 8th century. Ditchfield (1890, 115) notes a Bull of Pope Constantine contained in the chartulary of the Abbey of Peterborough written between 708-715 that referred to the existence of a monastery somewhere in the territory of the Saxon Wokings. Ditchfield is not clear of the origins of the Woking and suggests that Woking and Wokingham are equally feasible.

Wokingham is not mentioned in the Domesday Survey of 1086. The Berkshire part of the parish formed a part of the manor of Sonning, then held by the Bishop of Salisbury. Wokingham has since remained a part of Sonning Manor (Ditchfield and Page 1923, 225-236).

Wokingham is an ancient borough, probably owing its origin to the market granted to the Bishop of Salisbury in 1219. The weekly market on Tuesdays granted to the bishop in 1219 was confirmed in 1227 and again in 1339. Two yearly fairs to be held on the vigil, feast and morrow of St. Barnabas and All Saints respectively were granted in 1258 (Ditchfield and Page 1923).

A number of Manors are recorded including Evendons which appears to have been a part of the Bishop of Salisbury's Manor of Sonning first mentioned in 1316 as Wokingham-cum-Yevyndon, Ashridge or Hertoke that was associated with the counties of Berkshire and Wiltshire mentioned in an inquest of 1281, the Manor of Beaches, originally part of the Manor of Sonning-traditionally took its name from the De La Beche family of the 14th century, Buckhurst which is reputed to have been associated with the Wiltshire tithing of the 15th century and, Norreys Manor owned by the Norreys family who had founded a chantry in the church in 1443. The church of All Saints dates to the end of the 14th century on the site of an earlier church of the 12th century (Ditchfield and Page 1923).

By 1848, Wokingham is described as “a market-town and parish situated within the prescribed limits of Windsor Forest, consisting of several streets irregularly built, meeting in a central area. Water is obtained from wells in abundance; the atmosphere is considered particularly salubrious, and the inhabitants are remarkable for longevity.”

The Berkshire Historic Environment Record provides additional information in relation to specific historic environment assets which are along or in close proximity to the potential routes. This enables an informed judgement as to what assets might be subject to change.

Nationally Important Assets

Table 3: Summary of Nationally Important Assets

Junction	Asset	SAM	Grade I Listed Buildings	Archaeologically Important Areas
Option B		N/A – None listed	N/A – None listed	N/A – None listed
Option C		N/A – None listed	N/A – None listed	N/A – None listed
Surrounding Area		N/A – None listed	N/A – None listed	N/A – None listed

Regionally Important Assets

Table 4: Summary of Regionally Important Assets

Junction	Asset	Grade II* Listed Buildings	Archaeologically Important Areas
Option B		N/A – None listed	Along the existing route of Bell Foundry Lane, and new section of forked road joining Matthews Green Road at the southern end of the fork and Toutley Road, the following is
Option C		N/A – None listed	

Junction	Asset	Grade II* Listed Buildings	Archaeologically Important Areas
Surrounding Area		The wider area around both routes contains a number of Listed Buildings such as Ashridge Farmhouse and Keepers Cottage (both Grade II* Listed Buildings). Ashridge Farmhouse is located near to the eastern section of the road improvements near the modern structures at Ashridge Farm.	noted: <ul style="list-style-type: none"> Multi phase activity is known in the vicinity. Around Matthews Green this has required desk top historic environment assessment. Medieval and Roman finds noted

Locally Important Assets

Table 5: Summary of Locally Important Assets

Junction	Asset	Grade II Listed Buildings	Buildings of local interest	Findspot/Site of archaeological interest
Option B		N/A – None listed	N/A – None listed	Both routes run through an area of known archaeological potential. Much of the known evidence is tied to the investigation around Matthews Green (located centrally to both options). This has demonstrated in this specific location that multi-phase archaeological remains can survive in greenfield areas, and as such the relative lack of evidence relating to the specific areas around the Options analysed below should be considered against this baseline.
Option C		T	N/A – None listed	
Surrounding Area		The wider area contains a number of structures of this grade.	N/A – None listed	

Summary of Environmental Constraints

A summary of the potential historic environment constraints related to the development of the two options are summarised below.

Construction Phase

The construction activities involved as part of the proposed route options have the potential to disturb buried soil horizons within which archaeological assets might survive. Based on the results of the review of baseline evidence, the typical sources of effects (in the absence of mitigation) upon the main classes of archaeological assets can be characterised as follows in Table 6.

Table 6: Archaeological Effect Summary

Asset Type	Location/Scale	Main Period	Main Impacting Construction Process
Surface/Near	- undetermined/	Potential for Prehistoric onwards,	All construction activities.

surface remains	localised	focus on Medieval and Post Medieval.	
Buried remains.	- undetermined/ localised	Potential for Prehistoric onwards, focus on Medieval and Post Medieval.	All construction activities.
Artefacts/ecofacts.	- undetermined/ localised	Potential for Prehistoric onwards, focus on Medieval and Post Medieval.	All construction activities.

During construction, potential effects on above ground heritage assets are likely to comprise negative temporary impacts on the settings of assets. The impacts on setting are likely to be partly ameliorated by the shielding effect of dense woodland.

The period and scale of these effects are outlined in Table 7 below.

Table 7: Built Heritage: Period and Scale of Effect

Potential Receptor	Key Sensitivity	Variation of contribution	Outcome
Ashridge Farmhouse	Change of setting	Interruption of open space	Reduction of setting horizon from current
Keepers Cottage	Change of setting	Introduction of new route in close proximity to curtilage	Reduction of setting horizon from current

With respect to buried archaeological deposits, both route options and the On line Improvement of the A329(M), have the potential to result in the impact and loss of archaeological assets. There is reason to believe, based on the results of investigations around the central portion of both options B and C that multi-phase archaeological sites do exist (the bulk of evidence arising from Matthews Green).

These are not considered, at present, to be of over-riding importance to result in the need to substantially alter the principle of constructing the routes in a specific location. In order to comply with the prevailing legislative and planning policy framework, it would be necessary to appreciate the degree to which these remains might extend into the specific route corridors and potentially directly test the quality of survival.

A suitable programme of investigation and mitigation (as defined by the NPPF) is considered sufficient to allow either route to proceed.

The built heritage assets are not considered to be in locations whereby the existing setting would be permanently harmed by construction processes. Typically, construction can proceed through measured and proportionate controls on traffic routes.

Operational Phase

The proposed route options and On line Improvement of the A329(M) will not generate any additional traffic but, instead, will cause a redistribution of existing traffic on the local road network and this will subsequently have beneficial effects on the built heritage assets within the area. However, in future the routes are likely to be used by traffic generated by future proposed developments in the area. Additionally, new sections of road will result in the introduction of new transit routes across the landscape.

In this way, operational impacts are possible in two circumstances:

- New road section resulting in change to a previously open landscape from the point of completion; and
- Existing road section experiencing an increase in traffic in the future.

It is considered that the built heritage features in the landscape which would be subject to change are not contributed strongly by the open space which would be lost to an active section of road, nor would the increase in traffic strongly influence the character of existing roads around Listed Buildings.

North Wokingham Relief Road Option A – Historic Environment Technical Note

Introduction

This technical note provides a summary of the potential historic environment constraints and opportunities associated with the ‘do-minimum’ scenario of junction improvements only (Option A) in North Wokingham. The technical note has been prepared based on:

- A review of Berkshire Historic Environment Record data (as provided by Berkshire Archaeology);
- A review of available background historic environment research pertinent to providing a basis of appreciating the importance of the Historic Environment Record data; and
- A review of the current legislative and planning policy regime pertinent in determining the protections and interest in particular asset types.

Desk Study

Potential Change to Historic Environment Assets

Consideration of historic environment assets encompasses both direct impact (in terms of loss or truncation of assets) as well as in direct impact (in terms of change to the setting of assets). The definition of the significance of impact is largely down to professional judgement given that a small disturbance of a highly important historic asset (such as a Scheduled Ancient Monument (SAM) or Grade I Listed Building) *may* result in a significant impact, and conversely a large impact upon a historic asset of low importance *could* be considered an impact of low order.

The below table (Table 1: Risk Matrix) illustrates the decision making process which would be applied upon detailed consideration of a particular historic environment asset. Under prevailing planning policy at a national level, the National Planning Policy Framework (NPPF), the ‘red’ and ‘amber’ sectors would require some level of technical support in the form of appropriate cultural heritage mitigation..

Developments which would significantly impact upon an asset of national importance would be highly unlikely to receive planning approval even with support. As the scale moves down the grading criteria, planning permission will become increasingly likely with reduced levels of historic environment technical support.

Table 1: Risk Matrix

Asset Importance	Magnitude of Change	Major	Medium	Minor	Negligible
High (National): Includes Scheduled Ancient Monuments, Grade I Listed Buildings, Grade II* Listed Buildings Grade II Listed Buildings		Development highly unlikely to be achieved	Development unlikely to be achieved without substantial mitigation	Development could proceed with sufficient mitigation	Minimal/no mitigation required
Medium (Regional): Includes Areas of Archaeological Importance, Conservation		Development unlikely to be achieved without substantial	Development could proceed with sufficient	Development could proceed with low level mitigation	Minimal/no mitigation required

Asset Importance	Magnitude of Change	Major	Medium	Minor	Negligible
Asset Importance	Magnitude of Change	Major	Medium	Minor	Negligible
Areas, Registered Parks and Gardens, non - designated sites of moderate importance		mitigation	mitigation		
Low (Local): Includes Locally Listed structures, non - designated sites of low importance		Development could proceed with sufficient mitigation	Development could proceed with low level mitigation	Development could proceed with low level mitigation	Minimal/no mitigation required
Negligible		Minimal/no mitigation required	Minimal/no mitigation required	Minimal/no mitigation required	Minimal/no mitigation required
High (National): Includes Scheduled Ancient Monuments, Grade I Listed Buildings, Grade II* Listed Buildings, Grade II Listed Buildings		Development highly unlikely to be achieved	Development unlikely to be achieved without substantial mitigation	Development could proceed with sufficient mitigation	Minimal/no mitigation required
Medium (Regional): Includes Areas of Archaeological Importance, Conservation Areas, Registered Parks and Gardens, non - designated sites of moderate importance		Development unlikely to be achieved without substantial mitigation	Development could proceed with sufficient mitigation	Development could proceed with low level mitigation	Minimal/no mitigation required
Low (Local): Includes Locally Listed structures, non - designated sites of low importance		Development could proceed with sufficient mitigation	Development could proceed with low level mitigation	Development could proceed with low level mitigation	Minimal/no mitigation required
Negligible		Minimal/no mitigation required	Minimal/no mitigation required	Minimal/no mitigation required	Minimal/no mitigation required

Table 2: Criteria Used to Determine Magnitude of Change

Scale	Magnitude of Change
High	Highly significant loss of archaeological material (>60% by area) or loss of specific areas of material which contribute directly to the understanding of the asset concerned; or Circumstance within which it is not possible to determine the precise level of change in this way. Significant change to or loss of character of a built heritage asset (or change/loss of any scale which severely affects the character). This can be both direct and indirect.

Scale	Magnitude of Change
Medium	Moderate loss of archaeological material (>40% by area) or loss of small specific areas of material which contribute to the understanding of the asset concerned. Change to or loss of character of a built heritage asset (or change/loss of any scale which affects the character to the extent to which the contribution of the area is reduced). This can be both direct and indirect.
Low	Loss of archaeological material (>10% by area). Change to or loss of character of a built heritage asset from an indirect source.
Negligible	No change.

Known Historic Environment Baseline

The earliest reference to Wokingham is around the 8th century. Ditchfield (1890, 115) notes a Bull of Pope Constantine contained in the chartulary of the Abbey of Peterborough written between 708-715 that referred to the existence of a monastery somewhere in the territory of the Saxon Wokings. Ditchfield is not clear of the origins of the Woking and suggests that Woking and Wokingham are equally feasible.

Wokingham is not mentioned in the Domesday Survey of 1086. The Berkshire part of the parish formed a part of the manor of Sonning, then held by the Bishop of Salisbury. Wokingham has since remained a part of Sonning Manor (Ditchfield and Page 1923, 225-236).

Wokingham is an ancient borough, probably owing its origin to the market granted to the Bishop of Salisbury in 1219. The weekly market on Tuesdays granted to the bishop in 1219 was confirmed in 1227 and again in 1339. Two yearly fairs to be held on the vigil, feast and morrow of St. Barnabas and All Saints respectively were granted in 1258 (Ditchfield and Page 1923).

A number of Manors are recorded including Evendons which appears to have been a part of the Bishop of Salisbury's Manor of Sonning first mentioned in 1316 as Wokingham-cum-Yevyndon, Ashridge or Hertoke that was associated with the counties of Berkshire and Wiltshire mentioned in an inquest of 1281, the Manor of Beaches, originally part of the Manor of Sonning-traditionally took its name from the De La Beche family of the 14th century, Buckhurst which is reputed to have been associated with the Wiltshire tithing of the 15th century and, Norreys Manor owned by the Norreys family who had founded a chantry in the church in 1443. The church of All Saints dates to the end of the 14th century on the site of an earlier church of the 12th century (Ditchfield and Page 1923).

By 1848, Wokingham is described as *"a market-town and parish situated within the prescribed limits of Windsor Forest, consisting of several streets irregularly built, meeting in a central area. Water is obtained from wells in abundance; the atmosphere is considered particularly salubrious, and the inhabitants are remarkable for longevity."*

The Berkshire Historic Environment Record provides additional information in relation to specific historic environment assets which are along or in close proximity to the potential routes. This enables an informed judgement as to what assets might be subject to change.

Nationally Important Assets

Table 3: Summary of Nationally Important Assets

Junction	Asset	SAM	Grade I Listed Buildings	Archaeologically Important Areas
Option A		N/A – None listed	N/A – None listed	N/A – None listed
Surrounding Area		N/A – None listed	N/A – None listed	N/A – None listed

Regionally Important Assets

Table 4: Summary of Regionally Important Assets

Junction	Asset	Grade II* Listed Buildings	Archaeologically Important Areas
Option A		N/A – None listed within the vicinity of the marked junctions	Located near the marked 12 junctions the following is noted: <ul style="list-style-type: none"> Multi phase activity is known within the wider study area. Around the area to the north of the A329 (M) a large archaeological survey was undertaken between 1984 and 96 with the aim of obtaining a fuller picture of past human activities within the East Berkshire area. A number of techniques were used such as field walking, aerial photographs and field survey.
Surrounding Area		The wider area contains a number of Listed Buildings such as No 80 Rose Street and No 31 Montague House and attached garden walls (both Grade II* Listed Buildings).	

Locally Important Assets

Table 5: Summary of Locally Important Assets

Junction	Asset	Grade II Listed Buildings	Buildings of local interest	Findspot/Site of archaeological interest
Option A		<ul style="list-style-type: none"> Located 80m to the south east of the junction of Reading Road and Holt Lane lies the Listed Building of the Lych Gate of St Pauls Church which dates to the late 19th century. Located 70m to the southwest of the junction of Binfield Road and London Road lies St Crispin's School, built in the early 1950's, Located 114m to the west of the junction of Forest Road and Twyford Road lies a memorial stone dating to the late 18th century 	N/A – None listed	Forrest Road/B3034 forms part of the London to Reading turnpike and is noted as a Toll road in the HER data.
Surrounding Area		The wider area contains a number of structures of this grade.	N/A – None listed	

Summary of Historic Environment Constraints

A summary of the potential historic environment constraints related to the junction improvements are summarised below.

Construction Phase

The construction activities involved as part of the proposed junction improvements have the potential to disturb buried soil horizons within which archaeological assets might survive. Based on the results of the review of baseline evidence, the typical sources of effects (in the absence of mitigation) upon the main classes of archaeological assets can be characterised as follows in Table 5.

Table 6: Archaeological Effect Summary

Asset Type	Location/Scale	Main Period	Main Impacting Construction Process
Surface/Near surface remains	- undetermined/localised	Potential for Prehistoric onwards, focus on Medieval and Post Medieval.	All construction activities.
Buried remains.	- undetermined/localised	Potential for Prehistoric onwards, focus on Medieval and Post Medieval.	All construction activities.
Artefacts/ecofacts.	- undetermined/localised	Potential for Prehistoric onwards, focus on Medieval and Post Medieval.	All construction activities.

During construction, potential effects on above ground heritage assets are likely to comprise negative temporary impacts on the settings of assets. The impacts on setting are likely to be partly ameliorated by the current shielding effects of the street trees, vegetation and parks within the immediate environs.

The period and scale of these effects are outlined in Table 6 below.

Table 7: Built Heritage: Period and Scale of Effect

Potential Receptor	Key Sensitivity	Variation of contribution	Outcome
Lych Gate of St Pauls Church	Change of setting	Introduction of changes to junction layout	Reduction of setting horizon from current
St Crispin's School	Change of setting	Introduction of changes to junction layout	Reduction of setting horizon from current
Memorial Stone	Change to setting	Introduction of changes to junction layout	Reduction of setting horizon from current

With respect to buried archaeological deposits, it is considered that the junction improvements have limited potential to result in the impact and loss of archaeological assets due to the extent of development of infrastructure within the near vicinity of the specified junctions.

These are not considered, at present, to be of over-riding importance to result in the need to substantially alter the principle of constructing the changes to the specified junctions.

A suitable programme of investigation and mitigation (as defined by the NPPF) is considered sufficient to allow the works to proceed.

The built heritage assets are not considered to be in locations whereby the existing setting would be permanently harmed by construction processes. Typically, construction can proceed through measured and proportionate controls on traffic routes.

Operational Phase

It is anticipated that the proposed junction improvements will improve the traffic management system in the wider Workingham area and this will subsequently have beneficial effects on the built heritage assets within the area. However, in future the roads within Workingham are likely to see an increase in traffic generated by future proposed developments in the area.

Operational impacts:

- Sections of road widening may resulting in change to the setting of nearby assets; and
- Existing road section experiencing an increase in traffic in the future.

It is considered that the Listed Buildings which would be subject to change in relation to the works could be mitigated against through the replanting of lost vegetation or trees and therefore would not be influenced by the predicted increase in future traffic within the Workingham area.