Archaeology South-East

ASE

Reading Golf Club, Kidmore End Road, Emmer Green, Reading, RG4 8QW

Archaeological Desk-Based Assessment

(Heritage Statement)

Prepared for
Fairfax (Reading) Ltd & Reading Golf Club Ltd

Pip Stephenson

Project No. 190007

Report No. 2019089

OHER HER Ref. No. 18-94

BHER: No Ref

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Summary

This Desk-Based Assessment (DBA) has been prepared for a proposed residential development at Reading Golf Club, Berkshire. The Site comprises the southern part of the golf course which lies within Berkshire, the golf course extending northwards into South Oxfordshire.

The assessment has concluded that:

- *The Site has a moderate potential for archaeological deposits of later prehistoric (Bronze Age – Iron Age) and Romano-British date, a moderate potential for deposits of earlier prehistoric date, and a low potential for deposits of medieval and post-medieval date, with the exception of late post-medieval field boundaries for which the potential is high;*
- *A geophysical survey has not identified any significant archaeological anomalies, although the presence of more ephemeral archaeological deposits cannot be ruled out;*
- *The Site has been exposed to truncation from arable cultivation and possibly considerable truncation from landscaping for the creation of the golf course, but nearby archaeological fieldwork and aerial photographic results have indicated a potential for the survival of archaeological deposits;*
- *The proposed works are likely to have a significant impact upon surviving archaeological deposits within the Site;*
- *No impacts on the fabric or settings of any designated heritage assets are anticipated.*

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1.0 INTRODUCTION

1.1 Archaeology South-East (a division of the Centre for Applied Archaeology UCL) has been commissioned by Fairfax (Reading) Ltd and Reading Golf Club Ltd to carry out an archaeological appraisal in relation to a proposed outline planning application, with matters reserved in respect of appearance, for demolition of the existing clubhouse and the erection of a residential scheme (C3 use to include affordable housing) at the former Reading Golf Club (Fig. 1). The appraisal comprises a desk-based assessment and preliminary walkover survey.

1.2 This report follows the recommendations set out by the Chartered Institute for Archaeologists in their *Standards and Guidance for historic environment desk-based assessment* (CIfA 2017). The aim of this assessment is to present a synthesis of readily available archaeological and historical data relating to the Site and its environs, in order to identify any known or potential heritage assets within the Site. This information has been used, where possible, to ascertain the location, extent, date, character, condition and significance of any identified heritage assets and to consider the likely impact of the proposed development upon them. This assessment follows an earlier initial Heritage Appraisal (ASE 2019).

1.3 The Site is centred on National Grid Reference 471600 176777 (Fig. 1). For the purposes of this assessment, the extents of the Site have been taken to be those identified in the plans provided by the client. A Study Area of 1 km radius around the central point has been indicated. HER data obtained beyond this limit has also been considered within this assessment as it provides relevant context for the proposed development.

1.4 The Site comprises the southern part of the course of Reading Golf Club characterised by open fairways, and rough with trees. The ground is generally flat and is bounded by Kidmore End Road and residential development along Brooklyn drive to the east, Lyefield Crescent to the south, residential development along Gorselands, Eric Avenue and Highdown Hill Road to the west and is bounded northwards by the continuation of the golf course.

1.5 In drawing up this desk-based assessment, cartographic and documentary sources and archaeological data relating to the Study Area were obtained from the Historic Environment Record (HER) held by Berkshire County Council and South Oxfordshire County Council and from the Berkshire Record Office. Listed Building and Conservation Area data was acquired from Historic England and Reading Borough Council. Relevant sources held within the Archaeology South-East library were utilised, and appropriate on-line databases interrogated. These included: Heritage Gateway, National Heritage List for England, and the Magic website, which holds government digital data on designated sites (Scheduled Monuments, Registered Historic Parks and Gardens and Registered Historic Battlefields) in GIS map form. It should be noted that other material may be held in other collections.

1.6 It should be noted that this form of non-intrusive appraisal cannot be seen to be a definitive statement on the presence or absence of archaeological remains within any area but rather as an indicator of the area's potential based on existing information. Further non-intrusive and intrusive investigations such as geophysical surveys, surface artefact collection surveys and machine-excavated trial trenching may be needed to conclusively define the presence/absence, character and quality of any archaeological remains in a given area.

2.0 SITE TOPOGRAPHY AND GEOLOGY

2.1 Location and Topography

2.1.1 The Site lies on the northern edge of Reading, in the area of Caversham, on flattish land. It is bounded by suburban developments to the east, south and west, and more undulating ground of the golf course where it extends northwards into South Oxfordshire.

2.2 Geology

2.2.1 According to the British Geological Survey 1:50,000 scale geological mapping available online[1], the natural bedrock geology of the Site comprises Seaford and Newhaven Chalk Formation in the north of the Site and Lambeth Group deposits comprising clay, silt and sand in the south. Superficial deposits comprise Black Park Gravel Member (Sand and Gravel) on the west of the Site.

2.2.2 The British Geological Survey (BGS) Borehole Viewer[2] records the nearest borehole investigations, one at the top of the slope north of the Site (SU77NW68) and two clustered at the base of the slope, south of the Site at Emmer Green Primary School (SU77NW200-203). The former records a thin topsoil layer (0.30m) sealing chalk substrate, the latter records 1.10m – 1.40m of made ground or topsoil deposits above river terrace deposits to a depth of 0.60m sealing Reading Formation clay.

[1] http://mapapps.bgs.ac.uk/geologyofbritain/home.html accessed 21st March 2019

3.0 PLANNING BACKGROUND

National Planning Policy

3.1 National Planning Policy Framework (NPPF)

3.1.1 Government policies relating to planning are given in the National Planning Policy Framework. Section 16 (paragraphs 189 – 208) of the Framework (*Conserving and enhancing the historic environment)* outlines policies relating to the historic environment and the key role it plays in the Government's definition of sustainable development, the principle which underpins the document.

3.1.2 The Framework requires that local planning authorities *should set out in their Local Plan 'a positive strategy for the conservation and enjoyment of the historic environment*', recognising that '*heritage assets are an irreplaceable resource*' and should be conserved '*in a manner appropriate to their significance*' (Section 16, paragraphs 189-190)[2].

3.1.3 The Framework requires that planning applicants should '*describe the significance of any heritage assets affected*' by their application, '*including any contribution made by their setting*' (Section 16, paragraph 194)[3].

3.1.4 The NPPF is supported by Planning Practice Guidance. In specific relation to historic environment issues, further guidance is provided by Historic Environment Good Practice Advice in Planning Notes 1 to 3, issued by Historic England and the Historic Environment Forum[4].

3.2 Local Planning Policy[5]

3.2.1 Reading Borough Council (RBC) adopted the Reading Borough Local Plan in November 2019. It contains the following relevant policies:

Policy EN1: Protection and Enhancement of the Historic Environment
Historic features, areas of historic importance and other elements of the historic environment, including their settings, will be protected and where possible enhanced. This will include:

- *Listed Buildings;*
- *Conservation Areas;*
- *Scheduled Monuments;*
- *Historic parks and gardens; and*
- *Other features with local or national significance, such as sites and features of archaeological importance, and assets on the Local List.*

[2]https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/1004408/NPPF_JULY_2021.pdf accessed 21st July 2021
[3] ibid
[4] http://historicengland.org.uk/advice/planning/planning-system/, accessed 25th July 2018
[5] https://images.reading.gov.uk/2019/12/Local_Plan_Adopted_November_2019.pdf accessed September 2021

All proposals will be expected to protect and where possible enhance the significance of heritage assets and their settings, the historic character and local distinctiveness of the area in which they are located. Proposals should seek to avoid harm in the first instance. Any harm to or loss of a heritage asset should require clear and convincing justification, usually in the form of public benefits.

Applications which affect Listed Buildings will not have an adverse impact on those elements which contribute to their special architectural or historic interest including, where appropriate, their settings.

Applications which affect Historic Parks and Gardens will safeguard features which form an integral part of the special character or appearance of the park or garden. Development will not detract from the enjoyment, layout, design, character, appearance, features or setting of the park or garden, key views out from the park, or prejudice its future restoration.

Applications which affect, or have the potential to affect, the significant features of heritage assets should be justified by a Heritage Statement.

The Council will monitor buildings and other heritage assets at risk through neglect, decay or other threats, proactively seeking solutions for assets at risk including consideration of appropriate development schemes that will ensure the repair and maintenance of the asset, and, as a last resort, using its statutory powers.

Where there is evidence of deliberate neglect or of damage to a heritage asset, the deteriorated state of the heritage asset should not be taken into account in any decision.

Policy EN2: Areas of Archaeological Significance
Applicants should identify and evaluate sites of archaeological significance by consulting the Historic Environment Record. This will require an assessment of the archaeological impacts of development proposals to be submitted before the planning application is determined. Planning permission will not be granted in cases where the assessment of the archaeological impacts is inadequate.

Where remains cannot be preserved 'in situ', remains should be properly excavated, investigated and recorded. This will require adequate provision for the identification, investigation, recording and publication of the archaeological resource. Where appropriate, Section 106 agreements will be negotiated to protect, enhance and interpret archaeological remains.

Development proposals which will have an adverse effect on scheduled monuments and other nationally important archaeological remains and their settings will not be allowed unless there is clear and convincing justification in the form of overriding public benefits.

Other heritage policies

The Local Plan also contains other policies relating to heritage but not directly relevant to the Proposed Development:

- Policy EN3: Enhancement of Conservation Areas;
- Policy EN4: Locally Important Heritage Assets;
- Policy EN5: Protection of Significant Views with Heritage Interest; and
- Policy EN6: New Development in a Historic Context.

4.0 ARCHAEOLOGICAL AND HISTORICAL BACKGROUND

4.1 Introduction

4.1.1 The following section summarises the known information relating to designated and non-designated heritage assets in the Study Area derived from the sources set out in 1.5 and including additional heritage assets, where appropriate, identified from field survey. The identified heritage assets have been assigned an identifying number shown in **bold** in the text, and are tabulated in Appendix 1 and shown plotted on Figs 1 & 2.

4.2 Heritage Assets

4.2.1 Heritage assets comprise a site, building, place, area or landscape of heritage interest and thus include buildings, archaeological sites and landscape features such as ancient woodland and hedgerows. Designated heritage assets are designated by statute, while non-designated heritage assets can be locally listed by the local planning authority and/or listed on county historic environment record databases, although this is not a definitive record of potential heritage assets – further examples may exist in an unrecognised or unrecorded form and absence from the HER database does not reduce or negate the significance of any potential heritage asset.

Designated Heritage Assets

Conservation Areas

4.2.2 The Site does not lie within, or bordering, a Conservation Area. The northern extent of Surley Row Conservation Area lies c. 350m to the south-west of the Site, centred on Surley Row, and lying beyond significant residential development.

4.2.3 One Historic Registered Park and Garden is located within the Study Area:

- Caversham Park (**43**) – 460m from the Site.

Listed Buildings

4.2.4 No listed buildings are recorded at the Site, but there are 26 Listed Buildings (**81** - **106**) located within the wider area. The listed buildings are plotted on Figure 1, and referenced in Appendix 1. There are 20 Listed Buildings (**87** – **106**) that lie within the immediate Study Area (all but two of which lie 400m or more from the Site boundary) and these are listed below:

- 203 and 205, Peppard Road: Grade II Listed (**87**) – 433m from the Site;
- 207-217, Peppard Road: Grade II Listed) (**88**) – 400m from the Site;
- 46, Surley Row: Grade II Listed (**89**) – 557m from the Site;
- Barn to North East of Old Grove House: Grade II Listed (**90**) – 147m from the Site;

- Caversham Grove (now Highdown School, Emmer Green) Highdown School: Grade II Listed (**91**) – 446m from the Site;
- Entrance Gates and Gate Piers to Caversham Park: Grade II Listed (**92**) – 499m from the Site;
- Farmcote, Surley Row: Grade II Listed) (**93**) – 702m from the Site;
- Fir Tree House, Surley Row: Grade II Listed (**94**) – 772m from the Site;
- Grove Cottage, Surley Row: Grade II Listed (**95**) – 603m from the Site;
- Inner Park Walls at Caversham Park: Grade II Listed (**96**) – 630m from the Site;
- Kitchen Garden Walls to South and East of Stable Block of Caversham Grove: Grade II Listed (**97**) – 454m from the Site;
- Music Room at Highdown School, Emmer Green: Grade II Listed (**98**) – 400m from the Site;
- Old Grove House, Surley Row: Grade II* LIsted (**99**) – 160m from the Site;
- Osbert House: Grade II listed (**100**) – 822m from the Site;
- Springfield, Convent of St Luke, Surley Row: Grade II Listed (**101**) – 649m from the Site;
- St Agnes, Grove Hill: Grade II Listed (**102**) – 872m from the Site;
- Temple to West of Caversham Park; Grade II Listed (**103**) – 671m from the Site;
- The Stable Block at Highdown School, Emmer Green: Grade II Listed (**104**) – 412m from the Site;
- Tudor Cottage, Surley Row: Grade II Listed (**105**) – 644m from the Site; and
- White Cottage, Surley Row: Grade II Listed (**106**) – 770m from the Site.

4.2.5 There are no examples of the following designated heritage assets within the Study Area: World Heritage Sites, Scheduled Monuments, Registered Historic Battlefields or Protected Wrecks.

Non-Designated Heritage Assets

4.2.6 Three stands of Ancient & Semi Natural Woodland lie within, or partially within the Study Area (see Fig. 1):

- Cucumber Wood – north of the Site;
- Chambers Copse – north-east of the Site; and
- Clayfield Copse – south-east of the Site.

4.2.7 A number of other non-designated heritage assets are recorded on the HER database. These are discussed in the chronological sections below.

4.3 Historic Landscape Character

4.3.1 According to the Berkshire Historic Landscape Characterisation (HLC) database, the landuse prior to the 20th century establishment of the Golf course is fieldscape. No further information is available.

4.4 Previous Archaeological Investigations

4.4.1 A geophysical survey (fluxgate gradiometer) has recently been carried out across the Site at the request of Berkshire Archaeology. The results are summarised below (extracted from Langston 2020):

> *"No anomalies suggestive of significant archaeological features have been identified. The geophysical survey has primarily detected land management features relating to the site's current and historic usage as a golf course, including golf course features and drainage. Anomalies have been classified as undetermined where a precise origin has not able to be ascribed, though it is considered likely these may be related to further drainage or agricultural anomalies. Anomalies related to historical agricultural use have been detected and interpreted as a mapped former field boundary, along with a footpath and ploughing regimes. Natural variations have also been identified. Aside from the golf course features, the impact of modern activity is generally limited to the edges of the survey areas, and as broad magnetic disturbance around several service lines".*

4.4.2 No other recorded archaeological work has previously taken place within the boundaries of the Site. However, 36 archaeological investigations have taken place within the Study Area, concentrated to the south of the Site with occasional work to the west and east. The events are shown on Fig 1 as blue shaded areas. Other interventions considered the most significant and those closest to the Site, are summarised below (a full list of interventions is available in Appendix 1 and shown on Figure 3). Most of the interventions correspond to non-designated heritage assets shown on Figure 2 and discussed by period in sections 4.5 - 4.11.

- Shipnell's Farm, Caversham, Berkshire (ERM964 and 966) (**67**, **73**). A programme of low density test pitting was undertaken over an area totalling 31.5ha of pasture straddling the steep-sided dry valley known as Hemdean Bottom, at the northern edge of Caversham. This evaluation was undertaken by Wessex archaeology in 1991 prior to residential development of the site. The archaeological potential of the site lay in the Neolithic to Bronze Age material recovered from the gravel and chalk ridge, forming the western boundary of the site. Flint artefacts were recovered from the topsoil on the western perimeter, and a single flake from within the test pits. An archaeological watching brief identified burnt flint and a single flake and a small area of Romano-British activity (**32**).

- 16 Brooklyn Drive (ERM542) (**47**). An archaeological watching brief was conducted by TVAS in 2006. No significant archaeological results are recorded.

- 110-118 Kidmore Road, Caversham (ERM769) (**51**). An archaeological evaluation comprising nine trenches was undertaken in 2007 by TVAS. Overall, despite the anticipated archaeological potential of the site, no archaeological deposits were encountered in any of the evaluation

trenches. A single pottery sherd likely to be Bronze Age or Early Iron Age in date was recovered from the modern made ground layer in Trench 2 and can be assumed to be re-deposited and therefore not necessarily from the environs of the site.

- 41-49 Grove Road, Emmer Green ERM776 (**52**). An archaeological evaluation comprising 5 trenches was undertaken in 2007 by TVAS. Overall, despite the anticipated archaeological potential of the site, no archaeological deposits were encountered in any of the evaluation trenches. No archaeological deposits were encountered. One prehistoric struck flint scraper (Fig 2: **6**) and a possible prehistoric flint flake were recovered from the spoilheap.

- 275-291 Hemdean Road, Caversham (ERM910) (**54**). An archaeological evaluation comprising five trenches was undertaken in 2007 by Archaeological Solutions Ltd. Only a very number of modern and post medieval / modern features were identified.

- Brindles, Kidmore End Road, Emmer Green (ERM1266) (**57**). An archaeological evaluation was conducted by John Moore Heritage Services in 2011. No archaeological features, deposits or finds were identified.

- Former Church of Our Lady, Richmond Road, (ERD145) (**63**). A collection of 14 struck flints were recovered from a watching brief during demolition of the church including a flint core and two flint flakes of Neolithic or Bronze Age date (Fig 2: **23**). The remaining pieces were from the surface of the gravel and are all rolled and stained to some degree, suggesting a lower Palaeolithic date.

- Land at Heathcroft, Marshland Square, Emmer Green (ERD127) (**64**). Following a desk-based assessment (**65**), an archaeological evaluation comprising three trenches was undertaken in 2002 by Wessex Archaeology. The investigations revealed gravel and sand layers consistent with the Caversham Channel, an ancient channel of the River Thames. Cross bedding suggested that the channel flowed in a broadly northern direction. Three extremely rolled flint flakes were recovered from the gravels and have been dated as Palaeolithic (**16**).

- Archaeological evaluation at Cedarcot, Lyefield Court, Emmer Green (ERM657) (**68**). An archaeological evaluation comprising five trenches was undertaken in 2006 by TVAS. A ring gully of middle Iron Age date and three nearby undated postholes indicates a small occupation site.

- Emmer Green Children's Centre, Grove Road (ERM1163, ERM1153) (**69**, **71**). An evaluation and excavation conducted by MOLA in 2010, revealed archaeological features dating from at least the 1st–century to the mid- 3rd–century. The main feature, a boundary ditch running across site, suggests that a settlement may lie close by. Watching briefs have also been undertaken at the adjacent site of Emmer Green Primary

School (ERM1136) (**46**, **58**, **62**), but did not produce evidence of archaeological activity.

- Geophysical Survey at the Common Recreation Ground, Emmer Green (ERM1883) (**70**). A geophysical survey was carried out on a small group of circles observed on aerial photographs of the recreation in Emmer Green. The magnetometry survey clearly showed the main feature to be a ring ditch with an internal second ring. The radar survey showed a linear feature running northeast-southwest across the ring ditch, which has an interruption on its eastern side, and two distinctive circular terminations leading into the inner circle. This is identified as a probable Bronze Age barrow cemetery (Fig. 2: 25).

- Highdown Hill Road, Emmer Green (ERM260) (**72**). A limited excavation was carried out with the guidance of Colin Burgess of Reading Museum in the 1950s, in the vicinity of a known Roman pit, in order to attempt to find any signs of a structure. A deep post-hole and a short length of discoloured soil was revealed. The post hole contained an iron brooch of AD 1-40 date. The post socket yielded sherds of coarse Roman pottery. There were also indications of a second, a smaller post about 15 feet from the first. Fragments of burnt wattle marked daub were found in the post socket fill. This was thought to indicate a structure of unknown purpose, tentatively dated to the early 1st to 4th century. A small quantity of material indicating possible prehistoric occupation was also retrieved.

- 75 Kidmore Road, Caversham (ERD39) (**77**). Salvage recording of two large areas following topsoil stripping for residential development by AOC Archaeology in 1999. The two areas of topsoil were stripped by machine and further investigated by machine in spits of 0.1-0.2m deep. Post-medieval garden and cultivation features were recorded.

- 10-18 Highdown Road, Emmer Green (ERM476) (**78**). An archaeological evaluation comprising six trenches was undertaken in 2005 by TVAS. A single undated ditch was recorded amongst otherwise modern features.

4.4.3 In summary, in spite of the archaeological potential of the area, only limited additional evidence has been added in recent years by archaeological intervention in the vicinity of the Site. However, the vicinity of the Site shows significant evidence of late prehistoric activity, including a barrow cemetery (**25, 70**), Iron Age and Roman settlement including at least one possible preserved Iron Age ring-ditch building (**68**), a possible 1st-4th century building (**72**), and a Roman period boundary feature to the south-west (**69**, **71**) possibly indicative of nearby settlement. While the geophysical survey failed to identify any anomalies indicative of significant archaeological origin within the Site itself, the nature of the process (which can be affected by various physical factors) does not allow the presence of archaeological deposits to be ruled out.

4.5 Archaeological Periods

4.5.1 The timescale of the archaeological periods referred to in this report is shown below. The periods are given their usual titles. It should be noted that for most cultural heritage assessment purposes the boundaries between them are not sharply distinguished, even where definite dates based on historical events are used. All site numbers refer to Figs 2 & 3.

Prehistoric: Palaeolithic (*c.* 750,000 BC - *c.* 10,000 BC)
Prehistoric: Mesolithic (*c.* 10,000 BC - *c.*5,000 BC)
Prehistoric: Neolithic (*c.* 5,000 BC - *c.*2,300 BC)
Prehistoric: Bronze Age (*c.* 2,300 BC - *c.* 600 BC)
Prehistoric: Iron Age (*c.* 600 BC - AD 43)
Romano-British (AD 43 - *c.* AD 410)
Early Medieval (*c.* AD 410 - AD 1066)
Medieval (AD 1066 - AD 1540)
Post-medieval (AD 1540 to date)

4.6 Prehistoric

Palaeolithic

4.6.1 The vicinity of the Site has produced a relatively rich assemblage of Palaeolithic material (**7** – **16**), a number of which (**7**, **8**, **10**, **12**, **13**, **14**, **15**) cluster around the line of a prehistoric ridgeway along the crest of the Chiltern ridge where it lies to the west of the Site (**1**). These include: six handaxes, two other flint implements and flakes. Three Palaeolithic finds lie in closer proximity to the Site, a handaxe retrieved from Cucumber wood to the north (**9**), palaeoliths from a gravel pit to the south-west (**11**) and flakes from the sands and gravels of an ancient channel of the Thames (**16**).

Neolithic

4.6.2 The Neolithic period saw dramatic cultural and technological change with the introduction of agriculture to Britain and the gradual adoption of a sedentary lifestyle. Flintwork dated to the Neolithic (**17**-**19**), including two axes and a possible occupation site, and finds dated to the Neolithic or Bronze Age (**20**-**23**) have been have also been retrieved near the ridgeway. The latter include fragments of Neolithic (Windmill Hill Type) pottery together with two flint scrapers a worked flake and a piece of a bronze awl (**20**), finds retrieved from fieldwalking (**21**-**22**) and 14 struck flints and undated pit recorded during an archaeological watching brief at former Church of Our Lady (**23**). Other broadly dated prehistoric flints have been retrieved including handaxes (**2**, **3**), scrapers (**2**, **6**), a flint arrowhead (**5**) and an artefact scatter (**4**).

Late Prehistoric

4.6.3 Continuing technological development and rising population in the Bronze Age and Iron Age lead to craft specialisation and the evolution of complex societies. The Early Bronze Age is characterized by the introduction of metals, generally associated with new types of pottery such as Beakers, and the construction of new types of ceremonial sites, notably round barrows often forming linear

cemeteries on ridges. The Middle and Late Bronze Age saw a change in emphasis away from ceremonial and monumental landscapes towards the development of large-scale agricultural landscapes, typified by blocks of field systems associated with scattered settlements. Within the region the emergence of this more organised landscape can be seen in the construction of major linear boundary features on the chalk downs and the development of more permanent and substantial settlements. As noted above, some flintwork in the vicinity of the Site may date from the Bronze Age (**20**-**23**). A Bronze Age barrow cemetery has been identified by aerial photography and geophysical survey to the immediate south of the Site at Emmer Green (**25**). This is attested by 11 circular features, the largest of which has a diameter of approximately 22m, with the external ditch being 2m wide and probably at least 0.6m deep (as demonstrated by ground penetrating radar). Internal lamination in the ditch fill suggests gradual deposition of material and multiple episodes of backfilling. It also contains an internal stakehole ring 11m in diameter. The presence of these features can be clearly identified on aerial images (see Section 6). A nearby hoard of three socketed Bronze Age axes, apparently broken up in antiquity, was recovered during the construction of Emmer Green Primary School in 1951 (**24**).

4.7 Iron Age and Romano-British

4.7.1 Rapid socio-economic growth occurred during the Iron Age, alongside a rise in population and the increasing exploitation of what had previously been more marginal environments. The archaeological resource generally suggests that society was becoming more organised and more tribal in its nature. As one of the nearest parts of Britain to the Continent, the south-east experienced contact with Rome from an early date, first as trade and then as conquest. The HER record shows a concentration of Iron Age features to the immediate south and west of the Site. Finds located to the south include a gold stater (**26**), a gully with Middle Iron Age period finds and three undated postholes (**27**), and a late Iron Age – Roman ditch, possibly related to a long-lived north-south boundary ditch, and nearby dated posthole (**28**). To the west of the Site a series of postholes and a small area of collapsed clay wall (**29**) yielded a 1st century iron brooch, a sherd of Belgic butt beaker, burnt wattle-marked daub, part of a clay floor, pieces of millstone grit and much iron clinker. Together this has been taken as evidence of a late Iron Age or Roman building (1st - 4th century) (**31**). Roman pits (**35**, **38**) have been found in close proximity to this possible building and the Site and a north-south early Roman boundary ditch lies to the south-west (**39**). Evidence of a Roman farmstead has been found to the north-east of the Site (**30**). Several Roman findspots have been recorded: Romano-British pottery has been found further westwards, at Shripnell's Farm (**32**) and to the north-west of the Site near the ridgeway (**33**, **36**), single Roman coins have been found just to the south-east of the Site (**40**) and to the north-east of the Site (**34**) and a Roman bracelet has been found to the east (**37**).

4.8 Medieval

4.8.1 The decline of Roman authority saw a return to older ways of life, and an influx of settlers from Germanic lands across the North Sea. The first mention of

Reading is in the Anglo-Saxon Chronicle under the date 871. It is thought that the Danes invaded Wessex in that year, took Reading and threw up fortifications on the strip of land between the Kennet and the Thames. And there they were unsuccessfully attacked by King Ethelwulf and his brother Alfred. Again, in 1006, it is thought that Reading was burned by the Danes (Ditchfield and Page, 1923). A castle existed at Reading and was held by Stephen in his campaign against Matilda in 1150, after which it was destroyed. In 1121 Reading Abbey was founded by Henry I and became an important focus for the town's development (ibid).

4.8.2 The early history of Caversham, to the south-east of the Site, is also thought to be Saxon in date[6], although it is first mentioned in Domesday Book, a former manor house thought to lie in the vicinity of the more recent Caversham Park (**43**). As Reading developed in the medieval period, Caversham was held by high ranking noble families. The HER records no medieval monuments or findspots within the Study Area.

4.9 Post-Medieval

4.9.1 In the post-medieval period the Site lay in the immediate surrounds of Caversham Park. This estate was owned by Lord Craven during the mid to late 17th century, who rebuilt the Elizabethan manor house after 1660, probably with William Winde as the architect. The estate was sold in 1697, passing by the 1720s into the hands of William, first Baron, and later Earl, Cadogan (d 1726). Cadogan, a soldier and friend of the Duke of Marlborough, rebuilt the manor house in grander style, probably on a new site. Extensive formal gardens were laid out. These were largely swept away by a new design by Lancelot Brown in the mid-1760s. The house was burnt down and rebuilt more than once in the following period, and was sold in the 1920s, being used as a school in the 1930s and then by the BBC during the war. Historic cartographic evidence (section 5) indicates that the Site lay outside the park grounds, within an area of agricultural fields, possibly overlapping the locations of several small 18th century roadside properties.

4.9.2 Apart from the 20 listed buildings of post-medieval date (**87**-**106** – see section 4.2.3 and Appendix 1) that lie within the immediate Study Area, a further 3 post-medieval entries are recorded on the Berkshire HER. These comprise:

- Site of Donkey Wheel, Grove House, Emmer Green (**41**);
- Water Tower (**42**);
- Caversham Park (**43**);

4.10 Undated

4.10.1 Two undated records are also listed on the Berkshire HER:

- Undated features at The Hill primary School (**44** & **45**).

[6] https://www.cadra.org.uk/uploads/wysiwyg_editor/files/History-Resources/cavershamhistory.pdf accessed 21st March 2019

5.0 CARTOGRAPHIC EVIDENCE

5.1 The earliest map consulted showing any detail is a small scale map by Rocque dated to 1761 (Fig. 5). This shows the formal gardens of Caversham Park to the south-east of the Site, just prior to their re-landscaping by Lancelot Brown in the 1760s. The road network is recognizable, although some roads have disappeared. The Site itself extends across two large fields which were bounded on all sides by roads. An east-west boundary between the two fields crosses the centre of the Site. A possible homestead within a rectangular enclosure appears to lie within the north-west corner of the Site and a series of small roadside enclosures, probably with associated buildings, flank the western and eastern roads and possibly lie within the area covered by the Site. The scale and antiquity of the map render exact location of features difficult, however, and detail is difficult to pick out. In later maps, the Site clearly does not approach the western road.

5.2 By the time the Caversham tithe map was produced in 1846, the landholding had become more complex (Fig. 6). The Tithe Apportionments (Appendix 2) indicate that the Site extended across parts of 6 plots (284, 285, 288, 289, 290 and 293). Plots 284, 285, and 288 (Lye Close, Great Costalls?, and Lye Field respectively) were held by Reverend John Holding (?) and leased by Isiah Fuller. Plots 289, 290 and 293 (289 and 290 both known as Ley Field, 293 known as Leigh Field) were held by Christ Church College Oxford, and leased by Thomas Brown. All the plots were under arable crops. The prevalence of the variations, ley, lye and leigh, likely derivations of the Saxon leah meaning unenclosed land or clearing, suggest that these were once part of the commons on the edge of Reading. The small building noted on the Roque map lies beyond the eastern boundary.

5.3 Ordnance Survey mapping from 1878 onwards shows the Site in greater detail. The 1878-1879 map (Fig. 7) shows the Site to lie across part of three large irregular fields divided by a kinked north-south boundary. There are vague traces of other possible residual boundaries traversing the north and west of the Site. A possible stream traverses the north end of the Site north-east to south-west, heading towards Grove Farm to the west of the Site.

5.4 By 1898 (Fig. 8), the existing land division had been formalised, and two parallel boundaries now extended north-eastwards from either side of Grove Farm, establishing the south-western boundary of the Site. The northern part of the Site was traversed by a curvilinear track.

5.5 No apparent change to the Site is shown on the 1914 map (Fig.9) but there is a label ‘Golf Course’. By 1936 (Fig. 10), the golf course had been created. A small club house was situated in the south-east corner and all field boundaries had been removed. Residential development had occurred beyond the west and south boundaries of the Site. The map of 1956 (Fig. 11) appears to show the development of tree plantations on the golf course, in line with its modern condition, although any trees retained from the former landscape may simply not have been included on the earlier map. The more recent maps of 1973 and

1991 (Figs 12-13) show no significant change with the exception of an extension of the parking area and increased development beyond the site boundary.

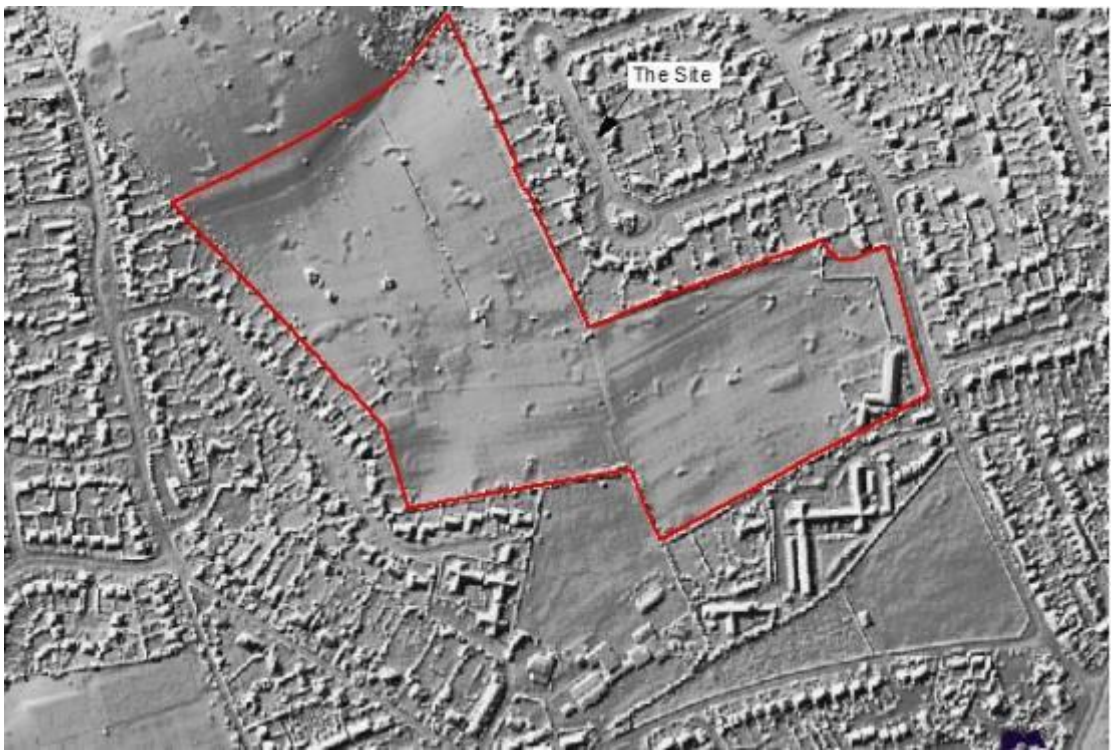
6.0 AERIAL PHOTOGRAPHS

6.1 No historical photographs were located which clearly showed the Site. Two recent aerial images allow a view of the Site for better orientation, and show the Site in differing conditions, the early image (2004) showing the Site after dry weather.

Aerial view of the Site, present (Google Earth)

Aerial View of the Site, 2004 (Google Earth)

6.2 No evident archaeological features can be identified on the recent image. On the image from 2004, the former north-south field boundary is visible, dividing the eastern part of the Site from the northern block. The route of the former trackway running across the north of the Site can also be discerned.



Lidar imagery

6.3 Lidar imagery shows the 19th century field boundary pattern more clearly. The visible boundaries include that dividing the eastern and northern parts of the Site, a pronounced north-west – south-east boundary running parallel to the eastern boundary at the north end, and two boundaries traversing the site obliquely and running towards the central divide. Many of the discrete anomalies shown are likely to correspond to present or former golf course bunkers, landscaping or possible tree throws. The curvilinear trace of the former road or trackway across the northern part of the Site is clearly visible.

7.0 WALKOVER SURVEY

7.1 A walkover survey by the author was undertaken on 28th March 2019. The objective of the walkover survey was to identify historic landscape features not plotted on existing maps, together with other archaeological surface anomalies or artefact scatters, to assess the existence of constraints or areas of disturbance that may have impacted upon the predicted archaeological resource, and to assess any potential impacts on the setting of heritage assets within the Study Area. The walkover survey was not intended as a detailed survey.

7.2 The Site is an L-shaped golf course with a club house in the south-east corner and parking at the eastern end (Plates 1-3). An access track circuits the east side of the course (Plate 4). The land is mostly flat, with some artificial local relief created by bunkers and greens, and has numerous trees located throughout. In the southern part of the Site, the course is organised into two major linear fairways (Plates 5-8), with an additional area to the south (Plate 9).

7.3 The trees are more concentrated in the northern part of the Site (Plate 10). The northern boundary coincides nearly with the line of the former road or trackway that now subsists as a visible curvilinear depression in the land surface (Plate 11).

7.4 Both the north-eastern boundary of the eastern part of the Site and the eastern boundary of the northern part of the site are bounded for the most part by low hedges (Plates 4 and 12). The western part of the Site is bounded to the north by a double avenue of mature trees (Plate 13). A perimeter path follows on from the tree line towards the south-west corner of the Site.

7.5 Heading eastward and located just to the north-west of the adjacent playing field, a circular cluster of mature trees appears to mark the location of a raised earthwork (Plates 15 -17). The feature extends southwards beyond the trees in the form of an elongated mound and the ground to the east describes a slight concavity. Given the context, this likely represents the site of an old tee.

7.6 The boundaries to the south of the Site are mature hedges with occasional thin patches and some mature trees (Plates 18-19).

7.7 There are various patches of overgrown rough land towards the limits and corners of the Site, some quite limited in extent (eg. the south-west corner adjacent to the school playing field, Plate 20). An area at the north-east of the Site is occupied by particularly rough terrain where the possible presence of features could not be assessed (Plate 21).

8.0 *Rapid Assessment of Settings Issues Relating to Heritage Assets*

8.1 The Site is bounded on three sides by areas of relatively dense residential development. This, together with the flat aspect of the land, and the vegetation on the boundaries of the Site, obscures views towards all identified above ground heritage assets.

Designated Heritage Assets

Caversham Park (43)

8.2 The Historic Park and Garden of Caversham Park (see section 4.2. lies c. 460m south-east of the Site and corresponds to the large polygonal open space closely surrounded by development as shown on the aerial image below. Both the Site and the Park lie on flattish ground and there is no significant intervisibility between the two areas. The Site did not form historically part of the grounds of the historic park. Given, the distance, intervening development and lack of significant intervisibility, the proposed development will have no impact on the historic setting of this heritage asset.

Aerial image (Google Earth) showing the Site (north-west) and Caversham Park (south-east)

8.3 Twenty Listed Buildings lie within the Study Area (see section 4.2.4 of this report (Fig. 1: **87** – **106**). Of these, the closest to the Site are the following:

- 203 and 205, Peppard Road: Grade II Listed (**87**) – 433m to the south-east of the Site;
- 207-217, Peppard Road: Grade II Listed) (**88**) – 400m to the south-east of the Site;
- Barn To North East Of Old Grove House: Grade II Listed (**90**) – 147m west of the Site; and

- Old Grove House, Surley Row: Grade II* Listed (**99**) – 160m west of the Site.

8.4 Of these, the buildings to the south-east (**87**, **88**) are obscured by distance, intervening development and vegetation, and have no direct historical connection with the Site. Old Grove House and its associated Barn, to the west of the Site (**90**, **99**) correspond to Grove Farm, visible on historic mapping and probably dating to the early-mid 17th century. This property, and land immediately to the east was owned by Christ Church College Oxford and farmed by Thomas Brown in the early – mid 19th century, indicating a historic connection between the land and these heritage assets. However, the development of the land as a golf course, together with intervening residential development, has severed this historic and functional connection, and the former agricultural landscape now has an entirely modern recreational character as a golf course. There is no intervisibility between the listed buildings and the Site due to the intervening modern residential development (Plate 22) and perimeter tree lines. Consequently, the setting of the listed buildings is defined by the modern environs, and only contributes to the significance of the buildings through the immediate juxtaposition of farmhouse and barn. The Site does not lie within this setting.

8.5 Surley Row Conservation Area lies c 350m to the south-west of the Site and is obscured from view.

8.6 There are no predicted impacts from the development on the historic settings of any designated Heritage Assets.

9.0 ASSESSMENT OF HERITAGE POTENTIAL AND SIGNIFICANCE

9.1 A preliminary review of the cultural heritage evidence detailed earlier indicates that there are no known heritage assets within the Site. However, notable archaeological deposits of prehistoric and Romano-British date have been found in close proximity of the Site. A geophysical survey identified no significant anomalies of potential archaeological origin, although some unidentified features were recorded. It should be remembered, however, that the limitations of the geophysical survey process mean that absence of anomalies within a survey is not necessarily evidence for an absence of archaeological deposits. Consequently, while it is unlikely that major features like ring ditches are present, more ephemeral archaeological deposits may well survive, with their signals masked by the stronger survey results relating to the golf course.

9.2 It is considered that there is the potential for as yet unknown heritage assets of archaeological interest (i.e. below-ground archaeological remains) to be present within the Site. This comprises:

- A moderate potential for deposits of later prehistoric (Bronze Age – Iron Age) to Romano-British date, including cut features (e.g. pits, ditches, postholes) of Bronze Age and later date (based on the proximity of excavated evidence and AP evidence);
- A moderate potential for earlier prehistoric deposits, notably Palaeolithic and Neolithic (based on finds concentrations within the Study Area); and
- A low potential for medieval and post-medieval deposits with the exception of deposits relating to post-medieval field boundaries for which the potential is high.

9.3 A desk-based assessment can generally only consider the potential of a site in principle. Its conclusions usually require testing by fieldwork in order to confirm whether remains are actually present and, if this is the case, to establish their character, condition and extent and thus indicate the weight that ought to be attached to their preservation. It must always be acknowledged that remains of a type for which there is no prior evidence may be found on a site by fieldwork.

9.4 The significance of any heritage assets that may exist on the Site cannot be determined in advance of confirmatory fieldwork, but the available evidence from the wider Study Area would suggest that any buried deposits present are most likely to be of local or regional significance.

10.0 PREVIOUS IMPACTS ON HERITAGE POTENTIAL

10.1 The construction of the golf course is likely to have had an impact on buried archaeological deposits, with ground disturbance and potential truncation of buried archaeological deposits across the whole of this area. Key impacts are:

- Landscaping to create the fairways and bunkers of the golf course;
- Excavation of foundations for the existing club-house building;
- Any excavation for services, and underground drainage pipes;
- Tree-planting.

10.2 The entire Site has been under arable cultivation and therefore has been ploughed at various times since at least the later post-medieval period. This will also have truncated archaeological deposits. However, prior to that, it is possible that the land was common pasture and relatively little disturbed. Evidence from the archaeological work carried out to the south and west indicates that cut archaeological features survive in the vicinity of the Site.

11.0 IMPACT OF PROPOSED DEVELOPMENT

11.1 In considering the potential impact of the proposed development on any heritage assets that are present, it is necessary to understand both the significance of the asset and the likely degree/magnitude of impact. At this outline stage no details are currently available of the proposed development other than a masterplan (Fig. 4).

Impacts on designated heritage assets

Physical impacts

11.2 No physical impacts are anticipated on any designated heritage assets.

Setting issues

11.3 No setting issues are anticipated on any designated heritage assets as, where the setting contributes to the significance of these assets, the Site lies outside that setting and has no intervisibility due to intervening vegetation and, in some cases, topography and existing residential development.

Impacts on non-designated heritage assets

Physical impacts

11.4 No details of the construction methodology, such as foundation designs etc, were available at the time of reporting. Based on this information the following impacts are expected, all of which may damage or destroy any buried archaeological deposits present on the Site:

- Excavation of foundation trenches and excavations for ground reduction, including any possible sub-surface facilities;
- Excavation of service trenches;
- Construction of access roads and car parking areas;
- Landscaping;
- Tree planting for landscape mitigation.

Setting impacts

11.5 No setting issues are anticipated on non-designated heritage assets.

12.0 CONCLUSIONS

- The Site has a moderate potential for archaeological deposits of later prehistoric (Bronze Age – Iron Age) and Romano-British date, a moderate potential for deposits of earlier prehistoric date, and a low potential for deposits of medieval to post-medieval date, with the exception of late post-medieval field boundaries for which the potential is high;
- A geophysical survey has not identified any significant archaeological anomalies, although the presence of more ephemeral archaeological deposits cannot be ruled out;
- The Site has been exposed to some truncation from arable cultivation and possibly considerable truncation from landscaping for the creation of the golf course;
- The proposed works are likely to have a significant impact upon any surviving archaeological deposits within the Site;
- No impacts on the fabric or settings of any designated heritage assets are anticipated.

13.0 PRELIMINARY RECOMMENDATIONS FOR FURTHER WORK

13.1 The assessment has outlined the archaeological potential of the Site and examined the effects of existing impacts, and as far as possible, the effects of the proposed impacts upon that potential. This assessment is based on a desk-based survey of existing information, and cannot therefore be considered to be a definitive statement on the presence or absence of archaeological deposits in any given area. This section offers a suggested programme of further fieldwork which will confirm the presence or absence of archaeological deposits. It should be stressed that these recommendations are for information only and represent the professional opinion of Archaeology South-East. The requirement for and scope of any further archaeological work, will be determined by the Local Planning Authority (Reading Borough Council) and their archaeological advisors (Berkshire County Council).

13.2 This study has shown that the Site has a moderate potential for archaeological remains based on evidence from elsewhere in the Study Area. Geophysical survey has identified an absence of significant anomalies of archaeological, particularly relevant in relation to the nearby Bronze Age barrow cemetery. However, geophysical survey is not a reliable indicator of negative evidence, and it is possible that archaeological deposits survive, particularly earlier and more ephemeral features, the presence of which may have been masked by the stronger geophysical results relating to modern activity. The results of the survey require confirming by a targeted trial trench evaluation to an agreed sample size of the Site to establish with a greater degree of certainty the presence or absence of any sub-surface archaeological deposits. Trial trenching would provide a relatively economical method for establishing the character, dating, and degree of preservation of deposits. This information would then be invaluable in formulating an appropriate further mitigation strategy for the Site should significant archaeological deposits be present.

13.3 Should archaeological remains be present and assuming that they are of low (local) to moderate (regional) significance and a design solution cannot be implemented to ensure their preservation in situ, further mitigation works such as a programme of archaeological excavation and recording may be required to ensure the preservation by record of any threatened remains.

13.4 A specific and appropriate WSI based on the information contained in this DBA would be produced by an archaeological contractor in advance of each phase of any required archaeological work.

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Appendix 1 - Summary Table of Heritage Assets (designated and non-designated) within the Study Area (refer to Figs 1-3)

Site No.	HER No.	Eastings	Northings	HER Description	Period
1	PRN 8866	469936	177102	Prehistoric ridgeway along the crest of the Chiltern ridge	Prehistoric
2	MOX24152	471199	177795	Findspot: Prehistoric implements (Celt and scraper) found at Tanners Farm	Prehistoric
3	MRD15752	471638	177310	The garden of 164 Kidmore End Road has yielded a fossil Coxcomb Oyster, prehistoric handaxes, a Roman coin and 16th century coins and medieval pottery	Prehistoric to Post - Medieval
4	MRD6340	470689	176278	Findspot: Prehistoric artefact scatter and feature at Shipnell's Farm, Hemdean Bottom, Caversham, Berkshire	Prehistoric
5	MRD12556	471908	177239	Findspot: Flint arrowhead - 16 Crawshay Drive, Emmer Green, Reading	Prehistoric
6	MRM16056	471798	176443	Findsport: A prehistoric flint scraper and a flint flake, 41-49 Grove Road, Emmer Green, Berkshire	Prehistoric
7	MOX852	469999	177595	Findspot: Palaeolithic Handaxe and Flake	Palaeolithic
8	MOX8125	469859	176794	Findspot: Palaeolithic Handaxe and Flake	Palaeolithic
9	MOX7888	471379	177154	Findspot: Palaeolithic Handaxe (Cucmber Wood)	Palaeolithic
10	MOX8055	469978	176537	Findsport: Two Palaeolothic impliments	Palaeolithic
11	MRD1229	471918	176164	Findspot: Palaeoliths - Gravel Pit at Caversham Hill, Caversham, Reading, Berkshire	Palaeolithic
12	MRD1230	470599	176096	Findsport: Acheulian hand axes - Kidmore Road Gravel Pit, Caversham, Reading, Berkshire	Palaeolithic
13	MRD8670	470358	176218	Finsdpot: Hand axe - 32 Conisboro Avenue, Caversham, Reading, Berkshire	Palaeolithic
14	MRD8672	470640	176219	Findspot: Palaeoliths - 182 Kidmore Road, Caversham, Berkshire	Palaeolithic
15	MRD8678	470930	176350	Findspot: A cordate hand axe - Emmer Green, Reading, Berkshire	Palaeolithic
16	MRD15713	471796	175987	Findspot: Flint flakes at land at Heathcroft, Marshland Square, Emmer Green, Reading, Berkshire	Palaeolithic

17	MRD8687	470470	176320	Findspot: Neolithic axe - garden of 113C Kidmore Road, Caversham, Reading, Berkshire	Neolithic
18	MOX7843	470001	176995	Findspot: Neolithic Celt	Neolithic
19	MRD1233	470750	176310	Neolithic finds suggesting a site - Hemdean Bottom, Reading, Berkshire	Neolithic
20	MRD1234	470550	176120	Neolithic/Bronze Age finds - Jesse's Pit, Reading	Neolithic to Bronze Age
21	MOX8124	469839	177244	Findspot: Material recovered during fieldwalking survey - worked flint	Neolithic to Bronze Age
22	PRN 15580	469860	176800	Findspot: Material recovered during fieldwalking survey - worked flint	Neolithic to Bronze Age
23	MRD15728	470668	176066	14 struck flints and undated pit recorded during an archaeological watching brief at former Church of Our Lady, Caversham, Reading, Berkshire	Neolithic to Bronze Age
24	MRD8627	471640	176530	Findsport: Late Bronze Age axeheads - Emmer Green Late Bronze Age axeheads - Emmer Green	Bronze Age
25	MRM16170	471924	176647	BARROW CEMETERY and Ring Ditches identified via cropmarks, aerial photogoraphy and geophysical survey	Bronze Age
26	MRD8631	471608	176491	Findspot: Gold stater - St Barnabas Road, Caversham,Reading, Berkshire	Iron Age
27	MRM16101	471792	176568	A gully with associated finds dated to the Middle Iron Age period, and three undated postholes, were revealed during the course of an archaeological field evaluation on the site - Cedarcot, Lyefield Court, Emmer Green, Reading, Berkshire	Iron Age
28	MRM16443	471610	176550	Late Iron Age/Roman features found in an excavation at the Emmer Green Youth and Community Centre	Iron Age
29	MRD1237, MRD1238, MRD1239, MRD1240	471320	176740	Post holes and possible structure at 7 Highdown Hill Road, Reading,	Iron Age - Romano-British
30	PRN 28692	472350	177770	Roman farmstead and low level later prehistoric activity in area	Prehistoric to Roman
31	MRD1235	471321	176740	Romano-British site near 7 Highdown Hill Road, Reading, Berkshire identified during a watching brief	Romano-British
32	MRM16259	470544	176651	Romano-British pottery and CBM - Shipnells Farm, Hemdean Bottom, Caversham, Berkshire	Romano-British
33	MOX7846	470134	177450	Findspot: Roman pottery	Roman

34	MOX23662	471620	177294	Findsport: Roman Coin	Roman
35	MRD1236	471318	176741	Roman pit at 7 Highdown Hill Road, Reading, Berkshire	Roman
36	MRD8614, MRD8615	470170	176640	Findspot: Roman pot sherds - Farthingworth Green, Caversham Heights, Reading, Berkshire	Roman
37	MRD8626	472150	176950	Findspot: Roman bracelet - Rose Hill Cottage, Emmer Green, Berkshire	Roman
38	MRD8689	471317	176689	Roman pit at Old Grove House, Emmer Green, Berkshire. Pit contained roman pottery and 16 coins	Roman
39	MRM16442 , MRM16443	471625	176549	Ditch dated to early Roman period at Emmer Green Youth and Community Centre identifed during an archaeological evaluation	Roman
40	MRM17642	472008	176690	Findsport: Roman coin - rear garden of Kidmore End Road, Emmer Green, Reading, Berkshire - A denarius (50BC – AD50) was found in a back garden of a house	Roman
41	MRD5505	471400	176300	Site of Donkey Wheel, Grove house, Emmer Green	Post Medieval
42	MRD5512	472204	177502	Water Tower	Post Medieval
43	MRD6282	472385	176426	**Caversham Park, Caversham, Reading, Berkshire** (Grade II Listed)	Post Medieval
44	MRM17696	472092	176058	Undated features at The Hill Primary School, Emmer Green, Reading - A ditch and possible pit were identified during trial trenching	Undated
45	MRM17696	472119	176057	Undated features at The Hill Primary School, Emmer Green, Reading - A ditch and possible pit were identified during trial trenching	Undated
Archaeological Events					
46	ERD79	471655	176518	Archaeological watching brief at Emmer Green Primary School	N/A
47	ERM542	471686	177031	Archaeological watching brief at 16 Brooklyn Drive, Emmer Green, Reading, Berkshire	N/A
48	ERM591	471864	175897	Archaeological watching bried at 9 Buckingham Drive, Emmer Green, Reading, Berkshire	N/A
49	ERM603	471287	176393	Archaeological watching brief at New Hall, Highdown School, Emmer Green, Reading, Berkshire	N/A
50	ERM718	471193	176992	Archaeological evaluation at 42 Highdown Hill Road, Emmer Green, Reading, Berkshire	N/A

51	ERM769	470894	175912	Archaeological evaluation at 110-118 Kidmore Road, Caversham, Reading, Berkshire	N/A
52	ERM776	471801	176442	Archaeological evaluation at 41-49 Grove Road, Emmer Green, Reading, Berkshire	N/A
53	ERM889	470620	176249	Archaeological evaluation at Land to the rear of 182 Kidmore Road, Caversham, Berkshire	N/A
54	ERM910	471178	175939	Archaeological watching brief at 275-291 Hemdean Road, Caversham, Berkshire	N/A
55	ERM809	471780	176594	Archaeological watching brief at Cedarcot, Lyefield Court, Emmer Green, Reading, Berkshire	N/A
56	ERM993	471231	175958	Archaeological evaluation at 43 Grove Hill, Caversham, Reading, Berkshire	N/A
57	ERM1266	471751	176631	Archaeological evaluation at Brindles, Kidmore End Road, Emmer Green, Reading, Berkshire	N/A
58	ERM1268	471690	176543	Archaeological watching brief at Emmer Green Primary School, Grove Road, Reading, Berkshire	N/A
59	ERM1420	471917	176251	Archaeological evaluation at Former Garages, Evesham Road, Emmer Green, Reading, Berkshire	N/A
60	ERM1608	472192	176130	Archaeological WB at Hill Primary School, Peppard Road, Reading	N/A
61	ERM2111	471141	177032	Archaeological watching brief at Land to the rear of 48 Highdown Hill Road, Emmer Green, Reading, Berkshire	N/A
62	ERM1718	471640	176490	Archaeological watching brief at Emmer Green Primary School, Grove Road, Reading RG4 8LN	N/A
63	ERD145	470667	176057	Archaeological watching brief at Former Church of Our Lady, Richmond Road, Caversham, Reading, Berkshire	Prehistoric
64	ERD127	471827	175970	Archaeological evaluation at Land at Heathcroft, Marshland Square, Emmer Green, Caversham	Palaeolithic
65	ERD114	471814	175973	Desk Based assessment Land at Heathcroft, Marshland Square	Lower Palaeolithic
66	EOX765	469799	177244	Archaeological evaluation and fieldwalking at Mapledurham Golf Course	Prehistoric
67	ERM964	470698	176418	Archaeological test pitting at Shipnell's Farm, Caversham, Berkshire	Prehistoric

68	ERM657	471783	176575	Archaeological evaluation at Cedarcot, Lyefield Court, Emmer Green, Reading, Berkshire	Iron Age
69	ERM1163	471608	176567	Archaeological excavation at Emmer Green Children's Centre, Grove Road, Reading	Iron Age
70	ERM1883	471978	176588	Geophysical Survey at The Common Recreation Ground, Emmer Green	Prehistoric/ Romano British
71	ERM1136	471619	176546	Archaeological evaluation at Emmer Green Youth and Community Centre	Prehistoric/ Romano British
72	ERM260	471327	176749	Archaeological excavation at Highdown Hill Road, Emmer Green	Prehistoric/ Romano British
73	ERM965	470651	176419	Archaeological watching brief at Shipnell's Farm, Caversham, Berkshire	Prehistoric/ Romano British
74	EOX6198	472350	177770	Archaeological evaluation at land off Peppard Road.	Romano British
75	ERM852	471824	175916	Archaeological evaluation at 11-15 Buckingham Drive, Emmer Green, Reading, Berkshire	Post-medieval
76	ERM784	471180	175941	Archaeological evaluation at 275-291 Hemdean Road, Caversham, Berkshire	Post-medieval
77	ERD39	470725	175843	Archaeological evaluation at 75 Kidmore Road, Caversham	Post-medieval
78	ERM476	471189	176796	Archaeological evaluation at 10-18 Highdown Road, Emmer Green, Reading, Berkshire	Unknown/ Post Med
79	ERM1634	472190	176120	Archaeological watching brief at Hill Primary School, Peppard Road, Reading	Post Med / Modern
80	ERM1841	472100	176050	Archaeological evaluation at Hill Primary Grove Road, Reading RG4 8LN	Undated
Listed Buildings (Grade II except as indicated)					
81	PRN 20266	471179	178288	THE PINK COTTAGE, CHALKHOUSE GREEN LANE, CHALKHOUSE GREEN: Grade II listed	Medieval - Post Medieval
82	PRN 20265	471251	178395	SHELTER SHED APPROXIMATELY 30 METRES, TO SOUTH WEST OF CHALKHOUSE GREEN FARMHOUSE, CHALKHOUSE LANE, CHALKHOUSE GREEN: Grade II listed	Post Medieval
83	PRN 20263	471294	178414	CHALKHOUSE GREEN FARMHOUSE, CHALKHOUSE LANE, CHALKHOUSE GREEN: Grade II Listed	Post Medieval
84	PRN 20264	471269	178419	BARN APPROXIMATELY 10 METRES WEST OF CHALKHOUSE GREEN FARMHOUSE, CHALKHOUSE LANE, CHALKHOUSE GREEN: Grade II listed	Post Medieval

85	PRN 20273	470057	177397	THE WELL HOUSE, TOKERS GREEN ROAD, TOKERS GREEN: Grade II Listed	Post Medieval
86	PRN 20267	471280	178262	CHALK HOUSE, CHALKHOUSE LANE, CHALKHOUSE GREEN: Grade II Listed	Post Medieval
87	DRM1643	472104	176385	203 AND 205, PEPPARD ROAD: Grade II Listed	Post Medieval
88	DRM1513	472098	176401	207-217, PEPPARD ROAD: Grade II Listed	Post Medieval
89	DRM1550	471549	176103	46, SURLEY ROW: Grade II Listed	Post Medieval
90	DRM1752	471325	176704	BARN TO NORTH EAST OF OLD GROVE HOUSE: Grade II Listed	Post Medieval
91	DRM1657	471231	176356	CAVERSHAM GROVE (NOW HIGHDOWN SCHOOL, EMMER GREEN) HIGHDOWN SCHOOL: Grade II Listed	Post Medieval
92	DRM1514	472157	176310	ENTRANCE GATES AND GATE PIERS TO CAVERSHAM PARK: Grade II Listed	Post Medieval
93	DRM1678	471685	175931	FARMCOTE, SURLEY ROW: Grade II Listed	Post Medieval
94	DRM1549	471766	175858	FIR TREE HOUSE, SURLEY ROW: Grade II Listed	Post Medieval
95	DRM1547	471546	176053	GROVE COTTAGE, SURLEY ROW: Grade II Listed	Post Medieval
96	DRM1516	472278	176253	INNER PARK WALLS AT CAVERSHAM PARK: Grade II Listed	Post Medieval
97	DRM1548	471323	176275	KITCHEN GARDEN WALLS TO SOUTH AND EAST OF STABLE BLOCK OF CAVERSHAM GROVE: Grade II Listed	Post Medieval
98	DRM1656	471346	176301	MUSIC ROOM AT HIGHDOWN SCHOOL, EMMER GREEN: Grade II Listed	Post Medieval
99	DRM1686	471317	176674	OLD GROVE HOUSE, SURLEY ROW: Grade II* LIsted	Post Medieval
100	DRM1511	471781	175834	OSBERT HOUSE: Grade II listed	Post Medieval
101	DRM1751	471682	175994	SPRINGFIELD, CONVENT OF ST LUKE, SURLEY ROW:Grade II Listed	Post Medieval
102	DRM1617	471275	175897	ST AGNES, GROVE HILL: Grade II Listed	Post Medieval
103	DRM1689	472223	176157	TEMPLE TO WEST OF CAVERSHAM PARK; Grade II Listed	Post Medieval
104	DRM1750	471289	176315	THE STABLE BLOCK AT HIGHDOWN SCHOOL, EMMER GREEN: Grade II Listed	Post Medieval
105	DRM1749	471571	176024	TUDOR COTTAGE, SURLEY ROW: Grade II Listed	Post Medieval
106	DRM1658	471752	175870	WHITE COTTAGE, SURLEY ROW: Grade II Listed	Post Medieval

APPENDIX 2:

Plot No.	Owner	Occupier	Plot Name	Activity
271	Rev'd John Holding (?)	Isiah Fuller	Bottom Right & part of Hampstead	Arable
279	Catherine Hill	Joseph Giles	The Dean	Arable
280	Christ Church College, Oxford	Thomas Browne	The Hayles (?)	Arable
281	Not Found			
282	Rev'd John Holding (?)	Isiah Fuller	Cucumber Hill	Arable
284	Rev'd John Holding (?)	Isiah Fuller	Lye Close	Arable
285	Rev'd John Holding (?)	Isiah Fuller	Great Costalls ?	Arable
288	Rev'd John Holding (?)	Isiah Fuller	Lye Field	Arable
289	Christ Church College, Oxford	Thomas Browne	Ley Field	Arable
290	Christ Church College, Oxford	Thomas Browne	Ley Field	Arable
291	Christ Church College, Oxford	Thomas Browne	Grove Fm Orchard	Arable
293	Christ Church College, Oxford	Thomas Browne	Leigh Field	Arable
294-5	Not Found			
296	Christ Church College, Oxford	Thomas Browne	Oightle / Bightle ?	Arable
299	George Dew Esq.	Isiah Fuller	Little High Down	Arable
300	John …?	John James Fogg	Great High Down	Arable
301	Christ Church College, Oxford	Thomas Browne	Bight	Arable
303	Not Found			
305	Catherine Hill	Joseph Giles	Juniper	Arable
306	Catherine Hill	Joseph Giles	Red Acre	Arable

Tithe Apportionments (land within and near the Site)

PLATES

Plate 1: The clubhouse, looking north-east

Plate 2: Parking at the east end of the Site

Plate 3: Parking in the north-east corner of the east end of the Site, looking west

Plate 4: The access track, looking east, with low hedge boundary

Plate 5: South side of the east end of the Site, looking west

Plate 6: North side of the east end of the Site, looking west

Plate 7: Looking south-east back towards the club house

Plate 8: Looking towards the west side of the Site, from the south end

Plate 9: The south of the Site, looking north-east to the club house

Plate 10: Relatively dense tree cover where the Site turns northwards

Plate 11: Looking north-west across the northern end of the Site: a curvilinear depression is visible

Plate 12: A low hedge bounding the east of the Site

Plate 13: A double avenue of trees bounds the west side of the Site

Plate 14: A perimeter path follows on from the tree-line, the site bounded by a wooden fence

Plate 15: A clump of mature trees marks a ground irregularity, looking east

Plate 16: Elongated mound south of the tree clump, looking north

Plate 17: The tree clump and mound, looking west

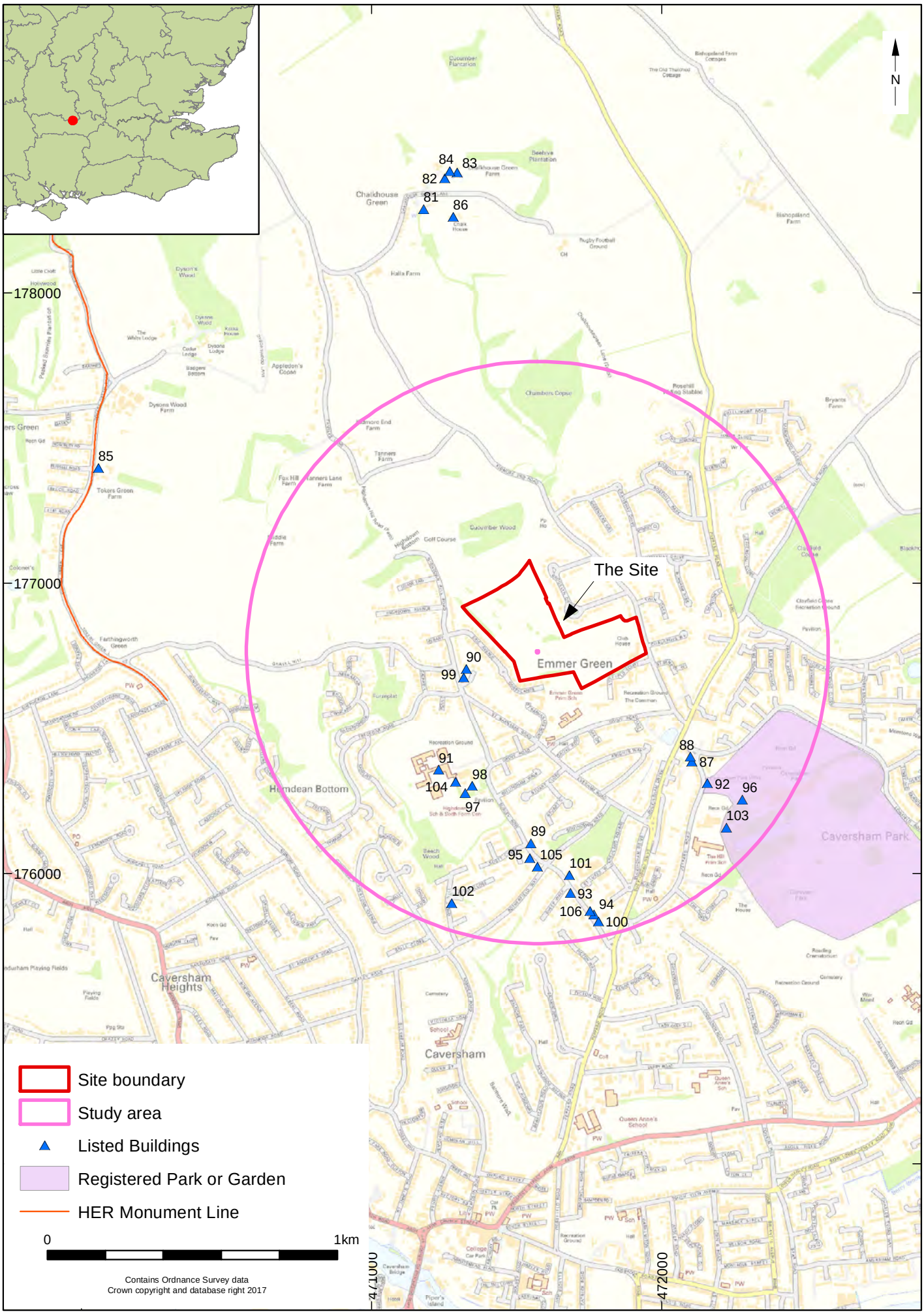
Plate 18: The southern boundary before the final dog-leg, looking east

Plate 19: the southern boundary running east towards the club house, looking south-east

Plate 20: Rough in the corner adjacent to the playing field, looking west

Plate 21: Rough towards the north-east of the Site

Plate 22: Residential development against the western border of the Site



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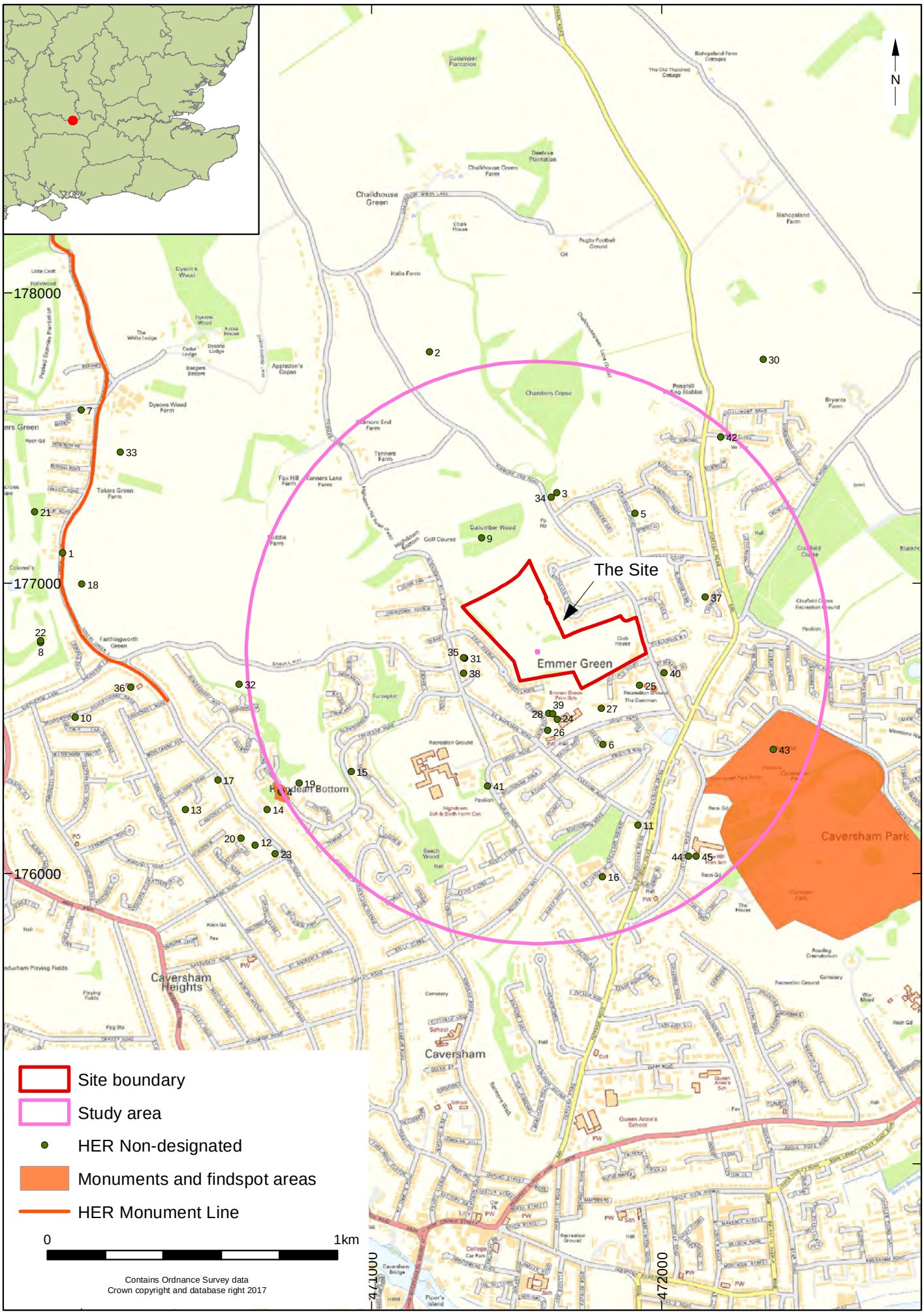
Project Ref: 190007	April 2019	Site location and Designated Heritage Assets	
Report Ref: 2019089	Drawn by: APS		



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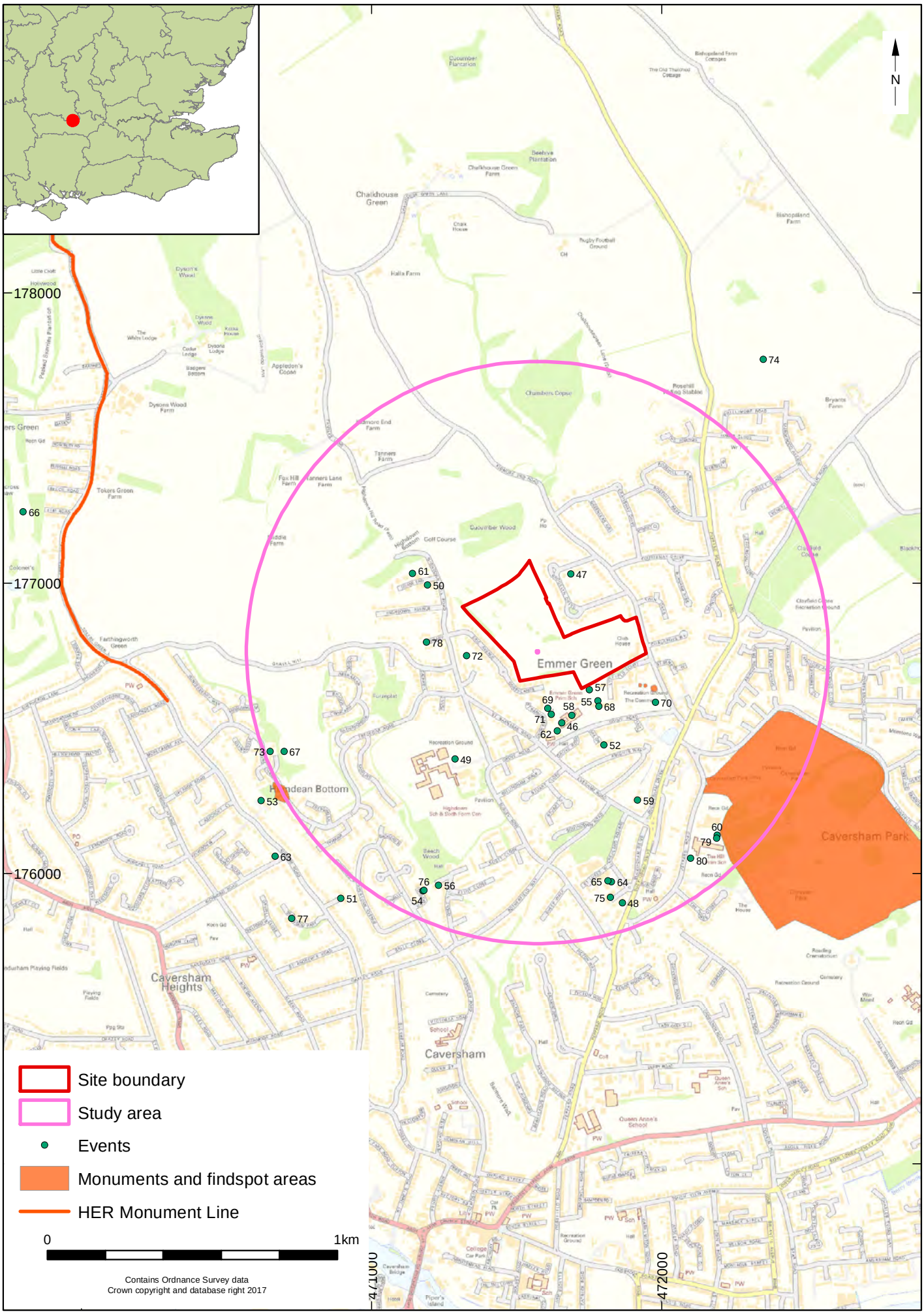
Project Ref: 190007	April 2019	Non-designated Heritage Assets	
Report Ref: 2019089	Drawn by: APS		



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Project Ref: 190007	April 2019	Archaeological Events	
Report Ref: 2019089	Drawn by: APS		

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Project Ref: 190007	November 2021	Site Layout	
Report Ref: 2019089	Drawn by: KLGR		

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Project Ref: 190007	April 2019	Rocque's Map of Berkshire 1761	
Report Ref: 2019089	Drawn by: SC		

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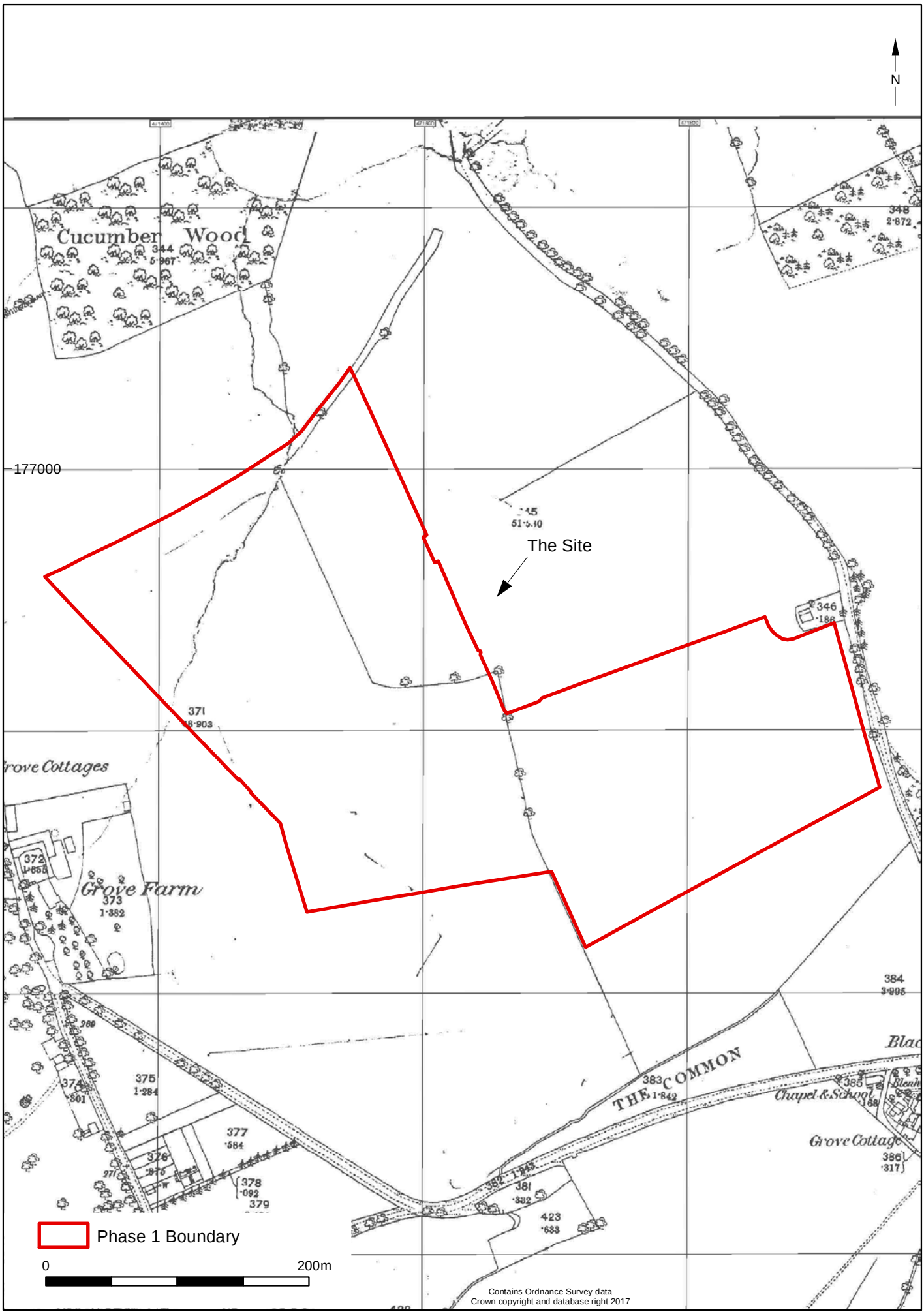
Project Ref: 190007	April 2019	Caversham Tithe map 1846	
Report Ref: 2019089	Drawn by: APS		



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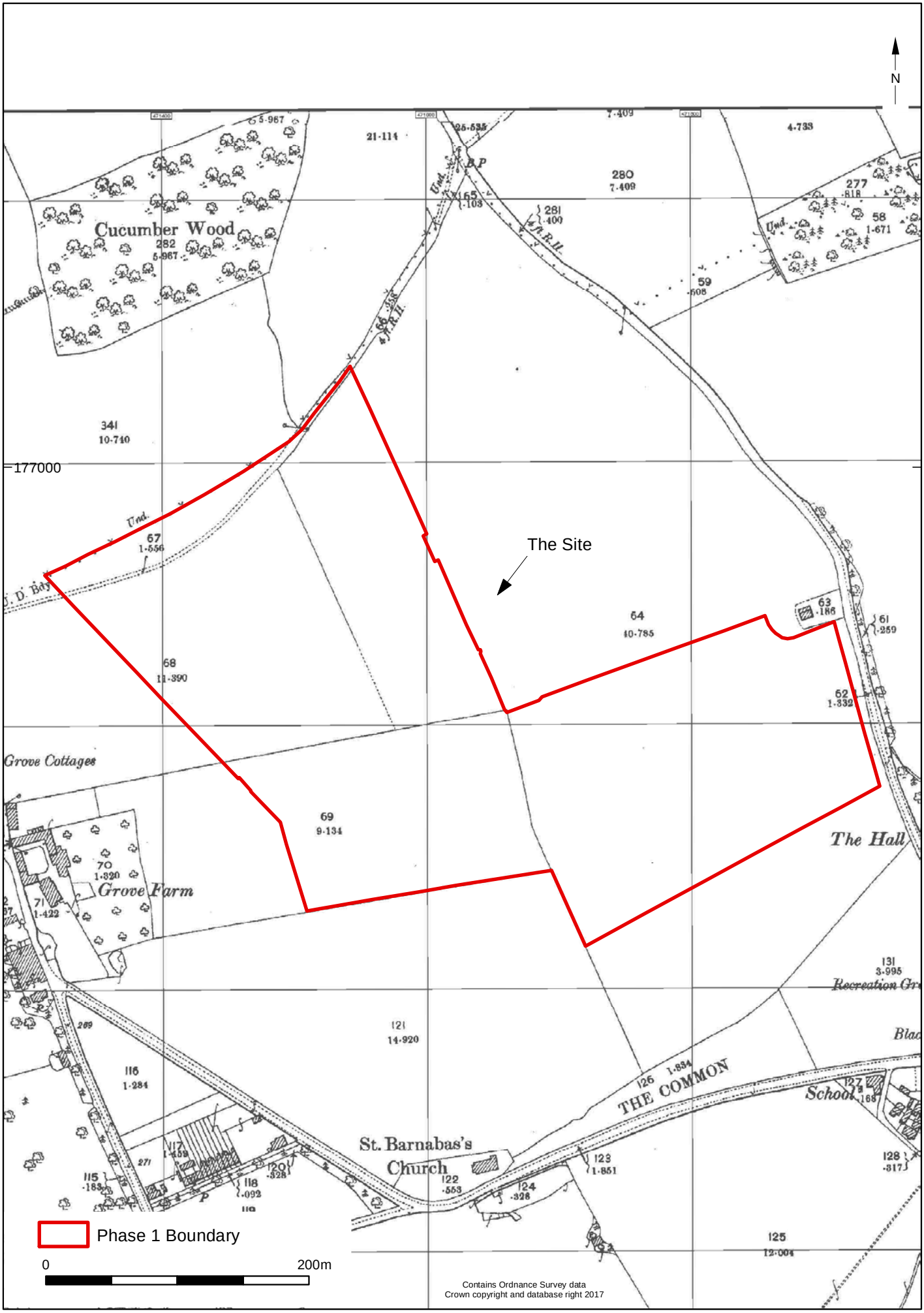
Project Ref: 190007	April 2019	1878-1879 Ordnance Survey	
Report Ref: 2019089	Drawn by: APS		



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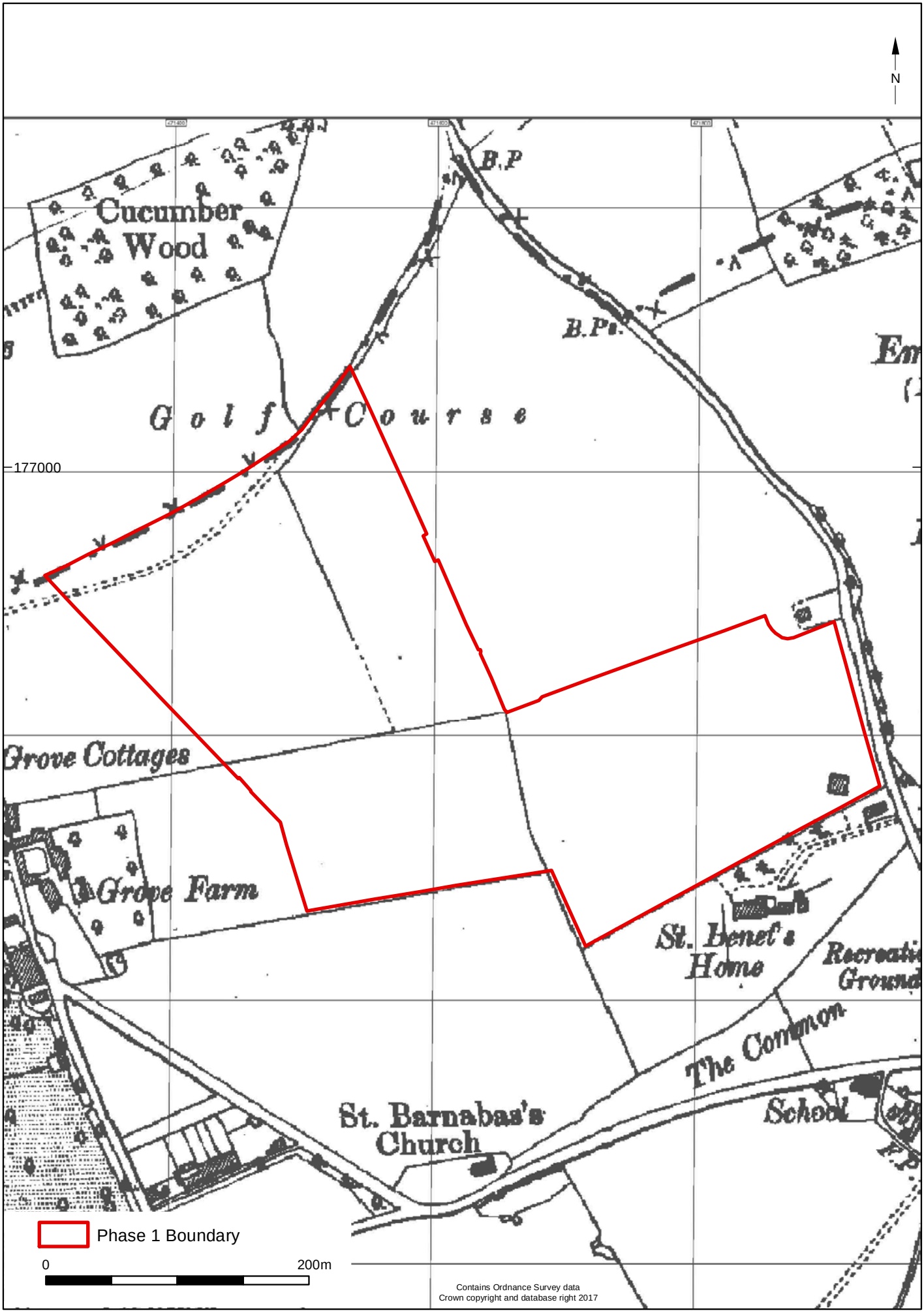

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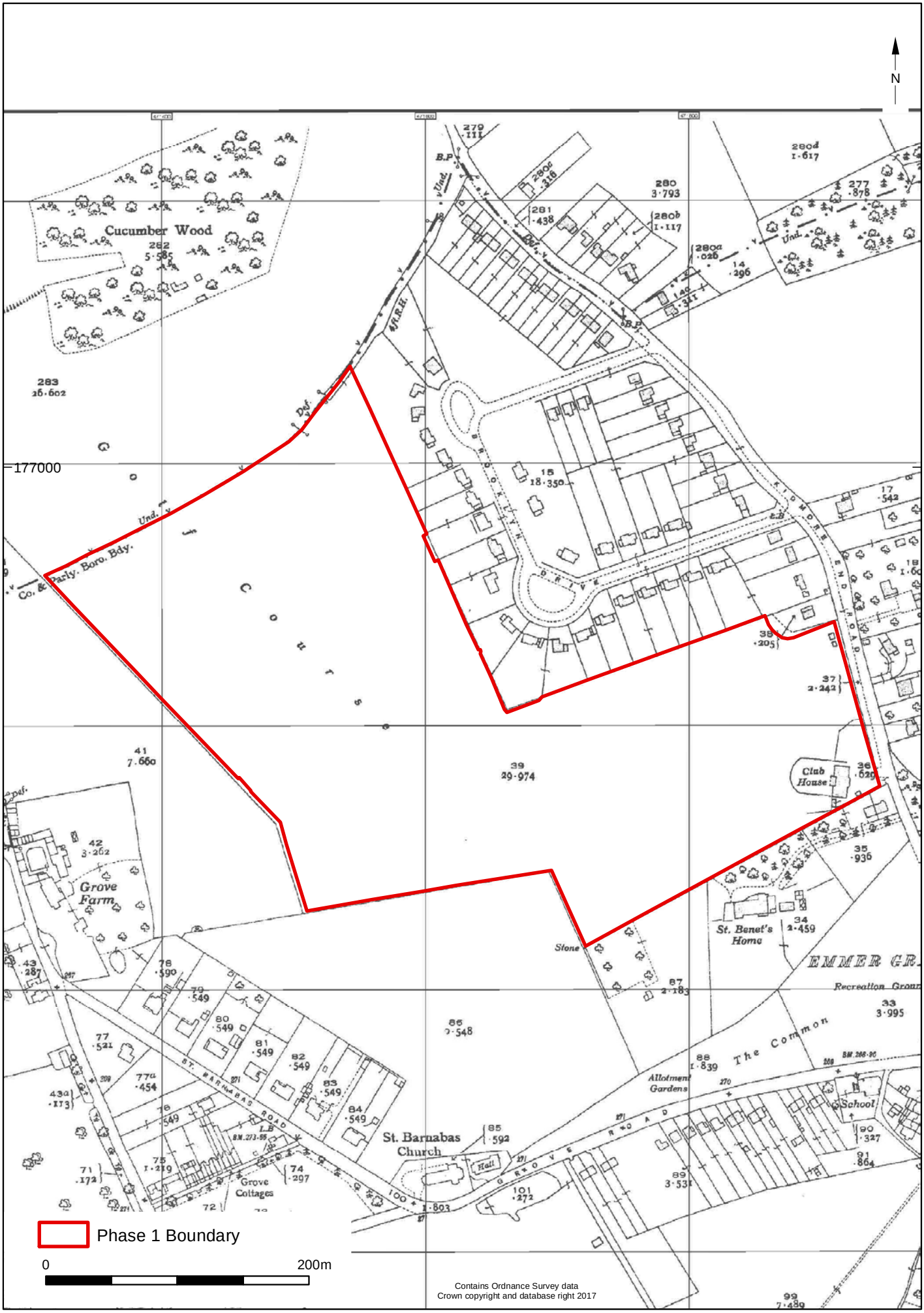

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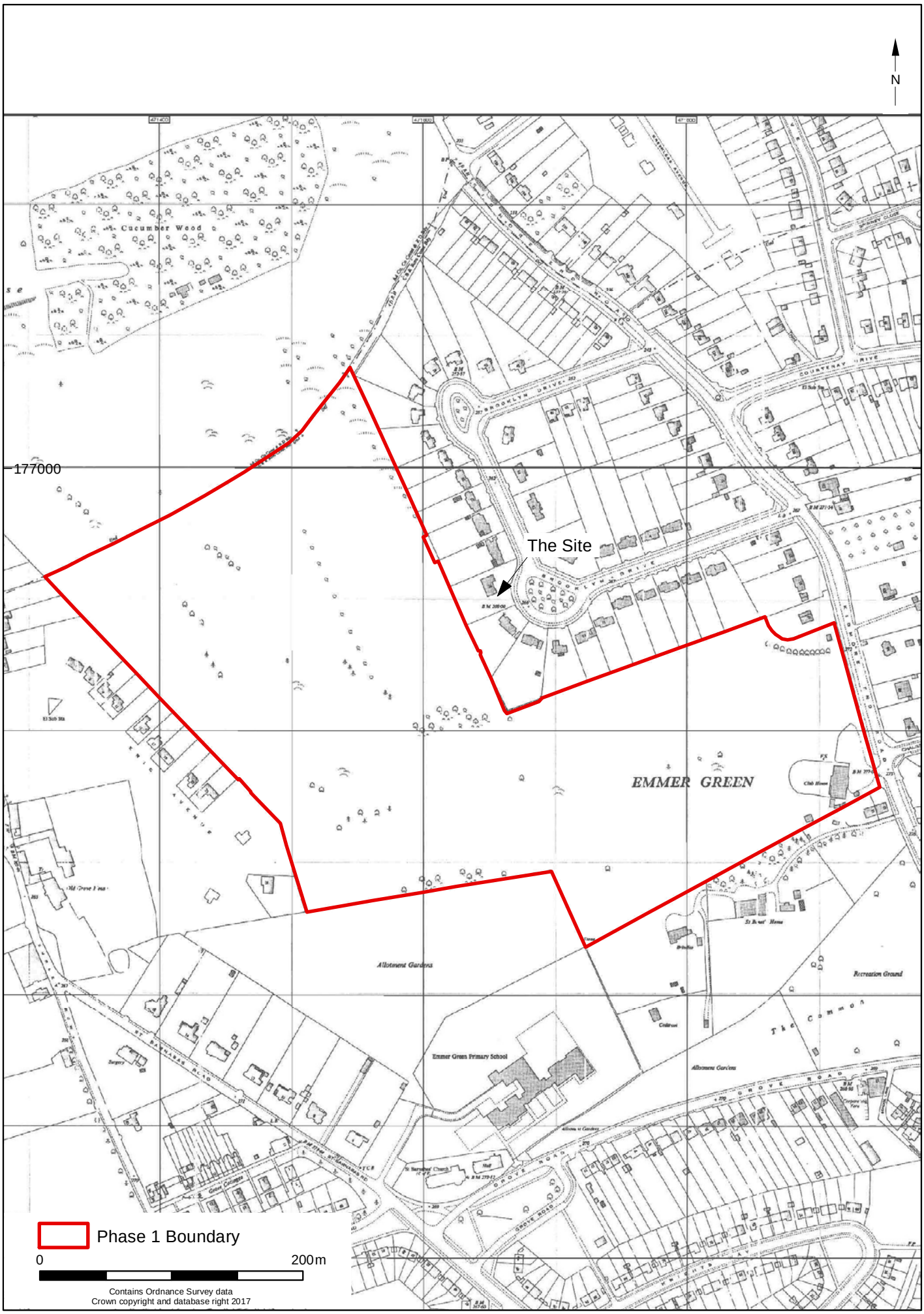

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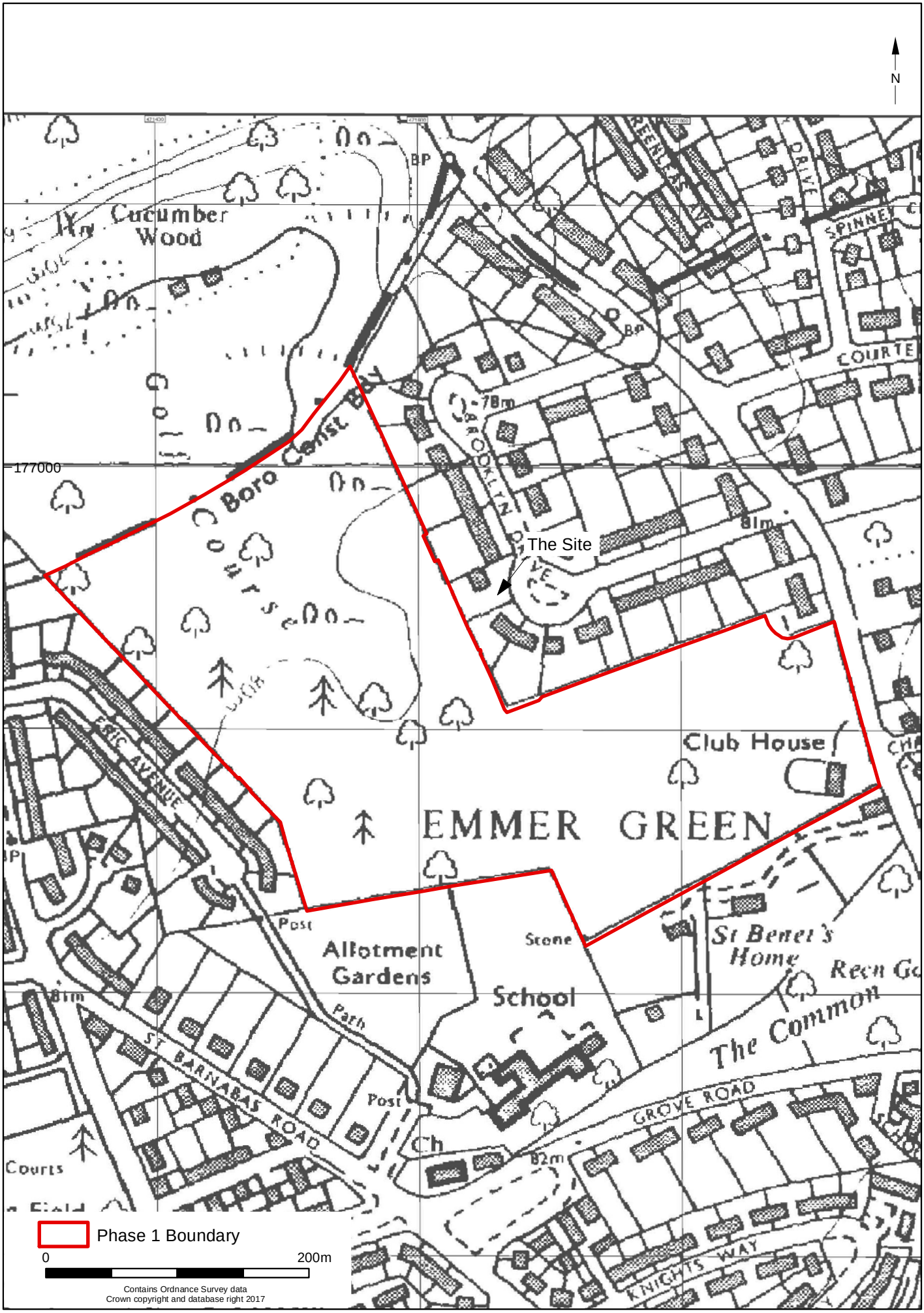

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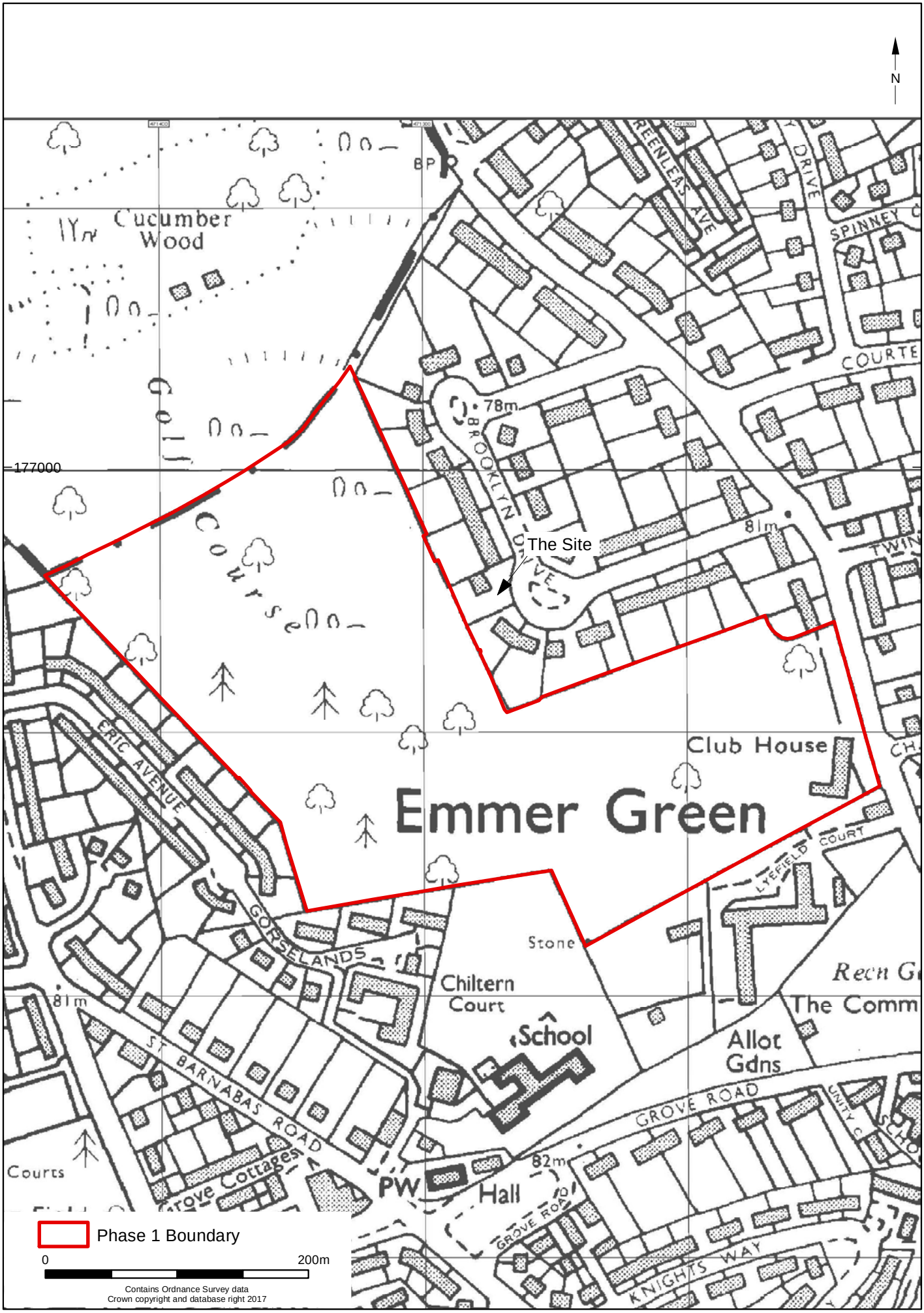

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Project Ref: 190007	March 2019	1991 Ordnance Survey	
Report Ref: 2019089	Drawn by: APS		

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