



Old Windsor Parish Heritage Survey



(Old Windsor Enclosure Map 1817)

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Old Windsor Parish Survey

For
Old Windsor Parish Council

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List of Contents

| | |
|---|-----------|
| 1 INTRODUCTION..... | 7 |
| 1.1 Background..... | 7 |
| 2 SOURCES AND METHODOLOGY | 7 |
| 2.1 Records, documentary evidence and maps | 7 |
| 2.2 Gazetteer and mapping | 7 |
| 2.3 Scope | 7 |
| 3 DESIGNATIONS..... | 8 |
| 3.1 Archaeology and landscape | 8 |
| 3.2 Listed Buildings..... | 8 |
| 3.3 Conservation Area | 8 |
| 4 NATURE OF THE EVIDENCE..... | 8 |
| 4.1 Archaeological investigations..... | 8 |
| 5 GEOLOGY AND TOPOGRAPHY..... | 9 |
| 6 ARCHAEOLOGICAL AND HISTORIC BACKGROUND..... | 9 |
| 6.1 Paleolithic and Mesolithic (<i>c</i> 500,000BP- <i>c</i> 4,100BC)..... | 9 |
| 6.2 Neolithic (<i>c</i> 4,100BC- <i>c</i> 2,200BC) | 10 |
| 6.3 Bronze Age (<i>c</i> 2,200BC- <i>c</i> 900BC)..... | 10 |
| 6.4 Iron Age (<i>c</i> 900BC- AD 43)..... | 11 |
| 6.5 Prehistoric - general..... | 11 |
| 6.6 Roman (AD 43-410)..... | 12 |
| 6.7 Early Medieval (AD 410-1066)..... | 13 |
| 6.8 Medieval (AD 1066-1550) | 14 |
| 6.9 Post-medieval (1551-) | 15 |
| 6.10 Summary of Archaeological Potential..... | 17 |
| 7 GENERAL HISTORIC CHARACTER OF LANDSCAPE | 18 |
| 7.1 Summary of Landscape character..... | 18 |
| 8 ARCHITECTURAL HERITAGE..... | 19 |
| 8.1 Development of the village and built heritage..... | 19 |
| 8.2 Style and Materials | 21 |
| 8.3 Different uses of the buildings and types | 21 |
| 8.4 Listed Buildings..... | 22 |
| 8.5 The Conservation Area..... | 23 |
| 8.6 Subsequent development of the Housing Stock | 23 |
| 9 SENSITIVITY OF THE ARCHAEOLOGICAL, BUILT AND HISTORIC LANDSCAPE..... | 24 |
| 9.1 Relevant national planning policy | 24 |
| 9.2 Heritage restrictions within the parish..... | 25 |
| 9.3 Areas less sensitive to development within the parish | 26 |
| 10 CONCLUSION | 26 |

List of Figures

- Figure 1: Site Location Map
- Figure 2: Heritage Designations
- Figure 3: Archaeological sites by period
- Figure 4: Archaeological Interventions
- Figure 5: Building phase plan
- Figure 6: Charles Bridgeman's Plan of Windsor Forest 1720
- Figure 7: Rocque's Map of Berkshire 1761
- Figure 8: Boyce 1st Ordnance Surveyors Drawing 1811
- Figure 9: Enclosure map for Old Windsor 1817
- Figure 10: Ordnance Survey 6" map of 1912
- Figure 11: Heritage sensitivities and constraint map

List of Plates

- Plate 1: The Parish Church of St Peter and St Andrew
- Plate 2: The White Hermitage (image courtesy of Jane Dawson)
- Plate 3: The Gatehouse of Burfield Lodge (image courtesy of Jane Dawson)
- Plate 4: Albany Road, late 19th- early 20th-century houses with date stones
- Plate 5: Albany Road, 1960s infill
- Plate 6: 19th-century cottages on St Luke's Road (image courtesy of Jane Dawson)
- Plate 7: Late Victorian terraces on St Luke's Road
- Plate 8: Inter-War social housing on Lyndwood Drive
- Plate 9: A 20th-century bungalow on Straight Road (image courtesy of Jane Dawson)
- Plate 10: Mixed development on Church Road
- Plate 11: 19th-century tapestry factory on Straight Road
- Plate 12: 19th-century stained glass works on Straight Road
- Plate 13: Mid 20th-century shops on St Luke's Road
- Plate 14: Methodist church on St Luke's Road
- Plate 15: Mid 19th-century workhouse on Crimp Hill
- Plate 16: Fox and Castle public house on Burfield Road
- Plate 17: Early 19th-century listed brick-built houses on Straight Road (image courtesy of Jane Dawson)
- Plate 18: A loft conversion in Albany Road

List of Appendices

- Appendix 1: Gazetteer of heritage sites
- Appendix 2: Bibliography and Sources
- Appendix 3: National, District and Local Planning policies

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1 INTRODUCTION

1.1 Background

- 1.1.1 Oxford Archaeology (OA) was commissioned by Old Windsor Parish Council to carry out an assessment of the heritage of the parish. The parish occupies an area of c 1740 hectares, is centred on NGR SU 96824 72492 and is identified on Figure 1.
- 1.1.2 The report looks at the heritage potential of the parish broken down into the three main cultural heritage elements: archaeology, historic buildings and historic landscape. The report uses this information to identify areas where heritage sensitivities may affect development proposals and areas where these constraints may be less.

2 SOURCES AND METHODOLOGY

2.1 Records, documentary evidence and maps

- 2.1.1 The Berkshire Historic Environment Record (BHER) were consulted to obtain data on known archaeological sites within the parish and a small 100m study area around it. Data on designated sites located within the parish was obtained from the English Heritage website. Historic maps, documentary sources, photographs and bibliographic sources were consulted, as supplied by the Parish Council and as held by OA. A full list of sources can be found in Appendix 2. A walkover and drive-through of the parish, not including the Windsor Registered Park and Garden, was undertaken by both a historic buildings specialist and a historic landscape specialist.

2.2 Gazetteer and mapping

- 2.2.1 Appendix 1 is a gazetteer of cultural heritage assets and past events within the parish and study area. Each entry has been allocated an OA number, added to the gazetteer, referred to in the text and discussed in the text where appropriate. Figure 2 shows designated assets such as scheduled monuments, listed buildings etc. Figure 3 shows all undesignated sites identified by the HER by period. Figure 4 shows the archaeological interventions which have been carried out within the parish, showing those where archaeology was found and those where it was not. Figure 5 shows the historic development of the building resource in the parish by phase.

2.3 Scope

- 2.3.1 The study focuses primarily on the area outside the Windsor Registered Park and Garden, as this is the area most likely to be affected by potential development proposals.

3 DESIGNATIONS

3.1 Archaeology and landscape

3.1.1 All designated sites have been plotted on Figure 2. The south western two-thirds of the parish lies almost entirely within the Grade I Registered Park and Garden of Great Windsor Park, which contains a number of important monuments and earthworks, some of which are Scheduled Monuments and listed buildings. A small area in the west of the parish lies within an undesignated part of Windsor Great Park, to the west of Cranbourne Chase.

3.1.2 There are three scheduled monuments within the parish:

- A large area in the north east of the parish extending both sides of New Cut, representing the area of the high status early medieval and medieval settlement of Kingsbury (OA 8). This actually contains 5 separate constraint areas, some joined or slightly dislocated, such as that in the south of Ham Island
- The medieval, moated site at Tileplace which includes a number of upstanding earthworks with associated ridge and furrow (OA 116)
- The medieval, moated, manorial site at Bear's Rails (OA 133)

3.1.3 All sites are discussed within their context below and detailed descriptions can be found in the gazetteer.

3.2 Listed Buildings

3.2.1 There are 31 listed buildings in the parish of which four are statutory (a war memorial and gate piers and walls). Of the remaining 27 buildings, 20 are located in the main village and vicinity, of which 3 are Grade II* and 17 are Grade II; the only Grade I listed building in the parish is the statue of George III in the Great Park.

3.3 Conservation Area

3.3.1 The Conservation Area is located around the area of the parish church; bounded to the east by the river, the south and west by the driveway and garden boundary of The Priory, and to the north by the trackway across the sports field north of Church Road, joining the river along the property boundary of The Manor.

4 NATURE OF THE EVIDENCE

4.1 Archaeological investigations

4.1.1 The main excavation of the (now) scheduled area was undertaken in the 1950s when the early and later medieval settlement were discovered (OA 66). Since then a series of small archaeological interventions have been undertaken within the area of Scheduled 'Kingsbury', with two large excavations undertaken to the east (OA 7) at the sewage treatment works and just to the north of the parish boundary (OA 2), within the area of Southlea Farm. Other interventions mostly relate to housing and infrastructure projects, primarily within Old Windsor itself, many of which have not produced any significant archaeology. All interventions have been plotted on Figure 4. This map shows that away from the north east of the parish very little archaeological work has been carried out. The lack of information about areas of the parish which have not been investigated archaeologically will therefore be more to do with lack of investigation rather than lack of archaeology.

4.1.2 Whilst aerial photographs were not examined as part of this project, their study has led to a number of cropmarks sites being added to the BHER. This has contributed to the understanding of the archaeology of the parish, in particular relating to easily

identifiable cropmarks/earthworks which are diagnostic of their period. For example, ridge and furrow earthworks, moats and associated features, reflecting medieval settlement and landuse and ring ditches which in this area are probably the remains of Bronze Age barrows or hut circles. Numerous non-dated cropmark sites have also been identified and many of these are likely date to from the prehistoric period. Cropmark sites are more likely to be identified in arable land and whilst pasture marks can be identified in grassland this is less common. The evidence of early prehistoric sites can also be masked where they lie close to the river, buried under areas of later alluvium.

- 4.1.3 Antiquarian finds and excavations have also identified a number of important sites, such as the discovery in of the Roman cremations at Tileplace (OA 117). Other discoveries are less significant and the value of the finds are reduced through uncertainty as to where discoveries were exactly found. Many of the abundant finds from the River were found in antiquity (and only plotted to the nearest grid square), often through dredging. However, chance finds found at any time, whilst may not in themselves be particularly informative, do help build a picture of the archaeological potential of the area.

5 GEOLOGY AND TOPOGRAPHY

- 5.1.1 The parish of Old Windsor forms an elongated strip of land stretching from the River Thames in the north-east to Virginia Water in the south-west. The Parish is situated mostly on London Clay which dates from 34 to 56 million years ago, formed in the Palaeogene Period (BGS website <http://mapapps.bgs.ac.uk/geologyofbritain/home.html>). Two outcrops of Bagshot Beds Sand, which date from the same era as the clay, are located in the far south west and south east corners of the Parish. The London Clay would, at least initially, been more suited to woodland than any other landuse in antiquity. Superficial deposits of Taplow and Shepperton Gravel are located close to the River Thames in the far north corner of the Parish. These deposits date between 3 million and 300,000 years BP. Some alluvial deposits are to be expected on the river's floodplain.
- 5.1.2 The parish rises from the flat land associated with the Thames floodplain *c* 15 metres OD in the far north east, up to *c* 70 metres OD close to its centre point in Windsor Great Park. To the south of this high point the land is gently undulating and averages *c* 60 metres OD. There is then a noticeable dip down to 35 metres OD in the far south east corner around the Royal Estate at Virginia Water. A ridge up to the forest is also present off the flood plain to the west of Old Windsor Green. Ham Island, which lies within a large meander of the River Thames, is separated from Old Windsor by the New Cut, created in 1822 to aid navigation of the River Thames.
- 5.1.3 Land use within the parish away from the woodland Windsor Great Park and the floodplain is mainly is a mixture of pasture and arable and there are a number of farmsteads and agricultural buildings within this arable area.

6 ARCHAEOLOGICAL AND HISTORIC BACKGROUND

6.1 Paleolithic and Mesolithic (*c* 500,000BP- *c* 4,100BC)

- 6.1.1 The human population at this period were transient and left few archaeological remains. Subsistence was through hunting and gathering (Chisham 2006. 5). The majority of finds of this time are flint in the form of tools, cores or flakes (*ibid*, 1).
- 6.1.2 In the east of the County the Late Mesolithic is the best represented period of these epochs (Chisham 2006. 1). During this period there was a preference for lowland and

specifically riverside activity rather than upland settlement (*ibid*, 7). The shortage of identified sites beside the Thames has been attributed to the alluvial silting effects and rising water levels sealing layers from discovery in deep deposits (*ibid*, 2). Within both periods rivers would have been favoured areas, both as routes through the landscape and for key resources.

- 6.1.3 There is some evidence of Palaeolithic and Mesolithic activity in Old Windsor, mostly close to, or actually from within, the River Thames. Within the scheduled area a number of Mesolithic-Bronze Age flints have been found on Ham Island (OA 12). Mesolithic and Neolithic flints were also discovered during an evaluation to the north west of the village (OA 103). Mesolithic finds have been retrieved from the Thames including 2 Tranchet axes (OA 19), a flint scatter (OA 60) and a quartzite pebble macehead (OA 93 inaccurately plotted by HER).

6.2 Neolithic (c 4,100BC- c 2,200BC)

- 6.2.1 The Neolithic was marked by a shift away from hunter gathering to domesticated animals and crops. Cattle, pig and sheep bone, though not in vast quantities, have been found from Berkshire sites but there is very little evidence of charred cereal and other crop varieties. Identified sites from this period are usually found to contain one or more postholes, pit features and/or flint (Ford 2006a. 2-3).
- 6.2.2 Although the number of archaeological sites in East Berkshire from the Early Neolithic are not as frequent as they were in the Mesolithic (Ford 2006a.1), the pattern for favouring riverside sites continues (Ford 2006a.4). During the Neolithic there have been substantial quantities of ceremonial flint and stone axe offerings discovered from the bed of the Thames (*ibid*, 6).
- 6.2.3 It has been argued that the lack of settlement evidence may be due to Neolithic sites and finds being attributed to earlier eras (Ford 2006a. 3). Neolithic settlements near the river tend to be on slightly raised islands defined by now silted streams and tributaries (Lewis, 2015, 6).
- 6.2.4 Neolithic finds have mostly been found near or in the River, for example on Ham Island (OA 7) and from the Thames such as spearheads (OA 49), and axes (OA 49, 60, 87, 88, 32). A chance find of a Neolithic axe was found in the Park to the west of the village (OA 138) and an evaluation just to the north west of the village discovered both Mesolithic and Neolithic finds (OA 103).

6.3 Bronze Age (c 2,200BC-c 900BC)

- 6.3.1 There is some continuity of activity from the late Neolithic into the Bronze Age in the area with an increase in the size of flint scatters on identified sites suggesting larger occupation areas than the early-mid Neolithic (Ford 2006a. 4).
- 6.3.2 Middle Bronze Age sites are rare and have eluded even thorough investigations along the Thames. This lack of evidence may be due to Middle Bronze Age sites being mistaken for earlier settlements (Ford 2006b.1-2).
- 6.3.3 For the later part of the Bronze Age there are more identified sites which can range from small one or two round house settlements to more complex, albeit rarer, enclosed settlements. There is a notable example of a ditched enclosure at Eton Wick across the river from Old Windsor. This site is indicative of a ruling class settlement (Ford 2006b. 2-3).
- 6.3.4 The position of Old Windsor on the Thames is important due to the evidence for Late Bronze Age 'Emporia' sites. These are riverside settlements, are defined by bronze finds, indicating their role in trade. These Emporia are noted along the Wallingford-Runnymede stretch of the Thames, upon which Old Windsor lies. There has been

strong reason to presume that there are still well preserved examples of these types of activity to be found along the banks of the river (Ford 2006b. 3).

- 6.3.5 Most of the Bronze Age sites and finds discovered within the parish lie to the east of the village on the floodplain. Only two find spots lie to the west within the Park, finds of palstaves (OA 137), and a palstave and axe (OA 143). To the east of the village Bronze Age pits and finds (OA 7) and possible ring ditches have been found on Ham Island (OA 14), with further ring ditches seen near the Manor (OA 37), to the south of the church (OA 75, and possibly 76) and *c* 700m to the north west of the Manor and Church (OA 71). These features may indicate the presence of Bronze Age burial mounds, built to be seen from the Thames, or perhaps the remains of hut circles which may represent a settlement in this area.
- 6.3.6 Many Bronze Age metal high prestige finds have been dredged from the Thames itself (OA 86), including a bronze sword (with tip missing) (OA 3 & 23) and spears (OA 32, OA 114). Two Bronze Age ‘razors’ were found in the Thames in the late 19th century (OA 92). A number of reasons have been given for the rich array of finds found within the Thames including that they are the remains of high status funerals where the body and its weapons are interred within the Thames or that they were votive offerings to the Thames itself. Often the objects are either used or deliberately damaged as part of this ritual.
- 6.3.7 Two other Late Bronze Age sites nearby, Rams Hill and Taplow Hill, have similar concentrations of high status finds found in the river and these concentrations are associated with hill top enclosures associated with settlements below the hill. Lambrick (2014, 130) suggests that Old Windsor may also have the potential to have a similar settlement pattern.

6.4 Iron Age (c 900BC- AD 43)

- 6.4.1 During the Iron Age, evidence from settlement and activity in East Berkshire becomes sparser. This is also reflected in the parish of Old Windsor. Furthermore the Thames was known to have been used for transport, trade and communication in the Late Bronze Age (*ibid*, 3) and this probably continued into the Iron Age. Examples of ironwork have been found as ritual depositions in the Thames revealing a continuation of this tradition from the Neolithic (Ford 2006b. 8-9). Within the study area a number of iron spearheads (OA 3) and horse bits (OA 32, OA 49) have been found in the Thames.

6.5 Prehistoric - general

- 6.5.1 Various elements of field systems, enclosures and boundaries, which have been attributed to the prehistoric period may date to the Iron Age or earlier periods, including those seen on Ham Island (OA 9, 15, 17 and 18) and to the west of the Island (OA 26, 29, 30 31), in the area of the Manor (OA 33, 36, 38), to the west (OA 55 and OA 73) and at OA 59 and OA 121 in the very north of the parish.
- 6.5.2 Prehistoric finds have also been found during excavations to the west and south of the scheduled area during the Flood Alleviation scheme, where it was suggested that later disturbance had removed features, but where prehistoric finds were found (OA 77). A large late Bronze Age or early Iron Age pottery rim was discovered close to the river in the south (OA 85) and a gold coin was found to the south of St Peters School (OA 125).
- 6.5.3 Both the features and finds suggest there was obviously some prehistoric occupation/utilization of the area but where or how intensive this activity was can not be surmised with the evidence available to date.

6.6 Roman (AD 43-410)

6.6.1 In the Roman period, the area that is now Berkshire was part of the *civitas* of the Atrebates whose administrative centre lay at *Calleva*, the Roman town near Silchester in Hampshire. Evidence indicates that the landscape of Roman Berkshire was as varied as today's, populated by towns, villages, hamlets, isolated farms both big and small, small industrial sites and religious areas, all linked by a network of major and minor roads and paths (Greenway 2006, 2). It is understood that the predominant industries operating in Roman Berkshire were animal husbandry and crop cultivation, cloth production, pottery and tile making (*ibid*, 16-18).

6.6.2 Burial grounds are often an important source of information about the population at this time. Unfortunately in Berkshire very few large burial groups are known in spite of the considerable evidence for widespread settlement (Greenway, 2006 pg 14). However, individual burials or small groups do have significant information to offer in the county (*ibid*, 15). An example of this are the two Roman tile tombs found at Old Windsor, which indicate a sophisticated form of burial rite (*ibid*).

6.6.3 These tile tomb burials, found at Tileplace Farm (OA 117, now scheduled), were reported on in the Proceedings of the Antiquaries Society (Feb 8th 1866, 243-4) and described in the Illustrated London news, January 6th ,1866 (22) thus:

The discovery was made by workmen in some drainage works on the farm of Mr Allen of Tyleshod, and consists of two tombs, the chambers of each forming a cube of four feet. The remains were found about two and a half feet below the surface of the soil.

One tomb contained an elegant glass bottle with an ornamental handle and some charred human bones but no urn to contain them but the second tomb at about 18" from the first contained a handsome cinerary urn of half baked clay about 14" in height. Within the urn was a quantity of charred human bones almost as white as ivory; and beside the urn were the fragments of a fine terra-cotta bottle. Both tombs occupied positions due north, south, east and west. The interiors were filled to a depth of 18" with a thick deposit of clay. No inscription, ornament or any coins were found in either tomb to denote its age; but the site where they were found is thought to be a Roman byway, leading from "Caesar's Camp" on Bagshot Heath through Bracknell and Datchet. John Horsley (c. 1685-1732), the British archaeologist, fixed the Roman station, Pontes, near Old Windsor; but others prefer Staines, in Middlesex.

6.6.4 These burials would have been well away from the flooding which is likely to have occurred on the floodplain as the water levels rose at this time. Excavations have shown that a series of Roman pits established on Ham Island were seen to have developed then deteriorated as the whole site gradually became covered with alluvium, probably associated with rising water levels in the mid Roman period (OA 7).

6.6.5 However, it is known that there was a settlement or buildings to the west of these excavations dating to this period, located with scheduled area on the floodplain to the north and north east of Old Windsor, possibly situated between the church and the river (OA 8) and suggested by finds to the south (OA 77) and at the Friary (OA 78). Roman material has also been found at The Manor (OA 33, 34, with evidence for occupation to the east (OA 36). Close by near the churchyard a possible Roman villa or small settlement was discovered in the 1950s (OA 47). Roman bricks presumably from this settlement, can be seen reused within the fabric of the current church (Keene 2015, 7).

6.6.6 Within the parish, random find spots of this date include a silver bronze foil in the south of the village (OA 108). There was also still a continuation of the prehistoric practice of casting votive offerings into the river (Greenway 2006, 13). This waterway continued to be used in trade and transport and there may be as-yet unidentified small ports along the Thames (*ibid*, 7). Apart from the tile burials no Roman remains have been discovered to date away from the east of the parish and the River.

6.7 Early Medieval (AD 410-1066)

6.7.1 The wide-spread exploitation of the Thames and its use for transport, communication and trade continued during this period (Clark 2006, 26). Once again many Saxon metal high prestige finds have been dredged from the Thames in this area including a number of iron spearheads (OA 3, OA 60) and a bone comb (OA 89).

6.7.2 Astill (1984) identified a number of sites in Berkshire that appear to be ‘central places’ of higher importance, often at the centre of secular or church administrative units (Dodd, 2014, 202). Old Windsor appears to conform to this model and it is suggested that it could be the most important of these settlements (*Ibid*). Evidence from excavations on the floodplain here supports this theory.

6.7.3 Whilst Hope-Taylor’s excavations in the 1950s remain unpublished, Keene in Dodd 2014 and in Lewis 2015, has interpreted and published a summary of the results. The evidence appears to show that Old Windsor changed from an ordinary, probably small riverside settlement in the 7th - 8th century, into an elite centre with a number of timber halls, some with glass. The finds suggest a high-status place with widespread trading links which was probably used intermittently by the royal court (*ibid*). As well as the remains of domestic buildings a large mill with associated leats was discovered, which would probably have been associated with further channels, a weir and possible lock (OA 8, OA 66). The residential accommodation was represented by five main hall type wooden buildings superimposed on top of each other.

6.7.4 The presence of such a settlement has been explained partially by the increasing importance of trading links in which the Thames and London had an important role, with salt perhaps making an important contribution to this trade (Keene, 2015, 8). It can also be explained by the need for the king to forge alliances and links with other nobles, reinforced by providing both hospitality and hunting in the nearby forest.

6.7.5 The evidence from the excavation revealed that the mill and other buildings were burnt down in the 9th/10th century, although the mill and perhaps the site itself appears to have been abandoned prior to this, in first half of the 9th century.

6.7.6 Whilst people still lived in the vicinity of Old Windsor the royal link was lost until the middle of the 11th century, probably associated with Edward the Confessor, and a number of royal councils were held there. The first church also may have been built here in the 11th century. Once again it was thought that the re-established settlement was used for trade, with royalty visiting to establish links and diplomacy (Keene, 2015, 13). However, this phase of use was short lived, maybe only lasting from 1050 to 1150, as Windsor castle was constructed and occupied in the later part of the 12th century. Excavation here showed that during the life of this second phase of settlement a number of buildings were laid out on a street parallel to both the river and Old Road (which was realigned in the 19th century and can be traced on 18th century maps) with occupation also extending to the north east of the existing, later church.

6.7.7 These excavations lay in what is now the scheduled area to the north and north east of the current village, in an area that in the 16th century became known as Kingsbury. Windsor Great Ditch, a major boundary ditch surviving over a length of 400m

between Church Road and Manor Farm, and dated to the 7th century, was also excavated in this area. Just to the west of the church an isolated burial, which may date to the Saxon period, was found in a garden (OA 65).

6.8 Medieval (AD 1066-1550)

- 6.8.1 As discussed above the royal link remained until the middle/late 12th century, but became increasingly diminished after the construction of the new riverside Castle. However, the Old Windsor initially retained its importance. Domesday records it as a substantial settlement with urban characteristics and Keene suggests that it was the second largest settlement in Berkshire at this time (Keene, 2015, 15). Its importance and size declined dramatically so by 1359 only a few houses remained (*ibid* 16).
- 6.8.2 Keene has identified three medieval open fields on the floodplain; Ham Field in the east, Alsworth Field in the north of the parish and North Field to the south of this. These were recorded as place-names from the 13th century onwards. They are all defined to the west by the curving boundary of what is now Burfield Road, known as The Moor or Old Windsor Green and recorded as waterlogged land. Land beyond this rose steeply and was known, as now, as Woodside.
- 6.8.3 By the 16th century and probably before, the concentration of settlement near the church was replaced by more scattered inhabitation, including cottages spread along Old Windsor Green (*ibid* 17). Perhaps this shift was related to increased flooding of the floodplain. This evidence of more scattered settlement can be seen on Charles Bridgeman's Plan of Windsor Forest, dated 1720 (Fig. 6).
- 6.8.4 The current church dates to the 13th century (OA 48). Documentary evidence suggests in 1225 the church obtained an enclosure which was used for a cemetery (Keene, 2015). The current Church Road was probably established since at least the 16th century as a pathway (*ibid*). In the grounds of the Manor a watching brief revealed the remains of 5 bodies considered to be a mass grave and thought to date to the medieval period (OA 35) and the suggestion is that this area lay within the original graveyard before it was enclosed in 1225. Located close to the church was The Grange which had its origins in the Saxon period with buildings dating to the 13th -14th century (OA 63). Further medieval activity has been noted elsewhere in the parish, ranging from buildings and associated features (OA 2, 5 & 13), burials (OA 3), find spots and spreads (OA11, 17, 18 & 19) and burgage plot activity (OA2, 3, 4, 5, 7, 13, and 14).
- 6.8.5 Away from the floodplain, it is likely that most of this area was initially part of the large tract of land covered by the medieval Royal Windsor Forest. This would not necessarily have been all forest, just subject to forest law. This area was reduced and it is thought that the eastern boundary of the forest thereafter followed the approximate line of the present eastern boundary of the Great Park (Roberts, 1997, 8). The medieval boundary of much of the Park can still be seen today in Old Windsor in the form of a Park Pale. Roberts suggests that the introduction of moats to the houses and lodges in the area occurred at the same time as the Great Park was being consolidated in around the mid-13th century (Roberts, 1997, 9).
- 6.8.6 A moated manor has been identified to the west within the Park Pale at Bear's Rails (OA 133 and 134). The moat still survives as an upstanding feature and excavations at the beginning of the 20th century discovered buildings interpreted as Edward III manor which was demolished in 1395 (OA 133). The HER disputes this interpretation saying that it is the site of the 14th century manor of Wychemere (OA 134), an assumption that Roberts agrees with (Roberts, 1997, 9). A further moated manor site lies in the south east of the Park (OA 158), mentioned as early as the reign of Richard II and in 1406 referred to as the Manor in Windsor Park. The park itself contains other areas of earthworks, hollow ways and medieval ridge and furrow, suggesting previous settlement and arable use (eg OA 160, 161, 162).

6.8.7 One other notable moated site has been recorded at Tileplace, where a large trapezoidal moat with two causeways with associated platform can be seen and which has been scheduled. Further possible settlement evidence has been identified from aerial photographs to the east of the moat at Tileplace (OA 115), where a possible building and traces of ridge and furrow were seen (probably the same also identified as OA 118) and to the north (OA 119)). Ridge and furrow with earthworks of a possible small settlement have also been found just to the south of this at St Peters Hill (OA 120) with a further possible earthwork identified nearby (OA 123). The located of these earthworks along the ridge may suggest that this aspect, on the ridge, between the wood and Thames, may have been a favoured location for settlement during this period. Possible boundary ditches have also tentatively been dated to this period in the north of the parish (OA 127) and a number of spearheads have been found in the Thames (OA 32).

6.9 Post-medieval (1551-)

6.9.1 A number of historic maps were consulted as part of this appraisal, which has allowed a map regression to be undertaken which has provided an overview of the main changes which have occurred to the parish since the early 18th century. As with the rest of the appraisal it concentrates on the area outside of the Registered Park and Garden. This section mainly deals with the development of this historic landscape. The development of the built resource is discussed below in Section 8.

6.9.2 The earliest map viewed dated to 1720 (Charles Bridgeman, Plan of Windsor Forest – Fig.6). It shows Old Windsor as a small settlement divided into two cores, each with about a dozen buildings. A cluster of c. 10 appears either side of what appears to be Church Road leading to the river and the other cluster is strung out along Burfield/St.Lukes Road with an additional house on a road off to the west, probably that which exists today leading to Crimp Hill.

6.9.3 The 1761 Rocque's map of Berkshire, shows the area in much more detail (Fig.7). Aside from the houses clustered around the church it shows the western part of the parish to the east of the Park as being quite populated with a number of concentrations of houses scattered throughout. The largest concentration lies in the south east, off Lions Green north east of the land associated with Bowmon Lodge. A further small cluster lies just to the north of this between what is the original alignment of the new Straight Road, and the river. As seen on the previous map, houses also lie either side of Burfield Road which opens out into an open area recorded as Windsor Green, around which further houses have been built.

6.9.4 To the north of this green three roads lead off to the west, the southernmost one to Crimp Hill is still used as a road today, the other two roads have now been blocked and/or used as private access roads. The map shows some buildings along these roads. A final cluster of buildings can be seen in the area now occupied by the Dower House and Woodside. They are set back from the edge of the Park and road and the southern most is labeled Turret House.

6.9.5 The 1811 Ordnance Surveyors (OS) Drawing (Fig. 8), shows a similar picture but in less detail. There is still a significant cluster of houses round Old Windsor Green and Windsor Lodge is labeled on this map. The three westerly roads to the north of the green are shown, the northernmost with Clayhall Farm labeled and with Seales Farm off it to the south. This appears to have changed its name after the Roman tile burials were found after 1866 to Tileplace Farm. '*Poor house*' is annotated alongside houses which lie to the north of the road up to Crimp Hill with Woodside Farm and Woodside House labeled and with a non-labeled building in between, probably the Dower House.

- 6.9.6 Lawrence's Farm is shown for the first time in the north of the parish, in the location of the current Manor Farm, along with its long drive and ponds. A road to the north of the farm runs to Windsor and is probably that stopped up during improvement works in 1846, discussed below. This is the Old Road discussed above and is likely to date to the 12th century at least and leads to the church to the south. The map also shows the landing place of the Old Windsor ferry just to the south of the church. Beaumont Lodge is now shown but the majority of houses seen in this area by Lions Green in 1761 are now gone. Priory Cottage is shown to the north of this. The 1st edition OS 1 inch map of 1822 shows a very similar picture though in less detail.
- 6.9.7 The Enclosure map of 1817 shows the parish in great detail (Fig.9). The immediate change to note is the new straight road to New Windsor (now the A308/Straight Road). The map shows the build-up of housing in the area of what was the Green and in areas mentioned previously.
- 6.9.8 The map also shows ownership of the main blocks of land. Land belonging to Keppel to the north of Clayhall Lane and that owned by Isherwood are recorded. Roberts (1997, 259) records how Queen Victoria attempted to consolidate the Royal Estate by continuing the policy of buying land between Great and Little Parks. The acquisition of the Keppel and Isherwood estates in 1843, added the Clayhill and Tileplace estates to the agricultural land of the Estate and also the medieval moated manor of Tileplace Farm. The Enclosure map also shows that quite a lot of land in Old Windsor was owned by Queen's College and it clearly shows a slightly detached part of the parish with buildings in the south west, labeled Bishops Gate on the 1811 map. This is no longer part of the parish, lying as it does just to the north of the village of Bishopgate.
- 6.9.9 The 1st edition OS 6 inch map (1868-9) is the first consulted to show Albert Bridge. This was built as part of the 'Windsor Improvements' carried out to provide the Royal family more privacy. This involved the radical overall of all the roads in the area of the castle and Little Park in 1846 (Roberts, 1997 97). It included the construction of the bridge and the building of a new road into Old Windsor at its north end and preventing public road access along the road through Home Park. The northern part of Old Road was also stopped up as discussed above.
- 6.9.10 This map is also the first to show New Cut, a channel cutting off the eastern loop of the Thames to aid navigation. A bridge was constructed to take the original Ham Lane over this cut and this still exists today. The map shows Manor Farm, on the site of Lawrence's Farm. It shows and labels the buildings around the churchyard and shows the woodland within this area. Buildings are set within their own large grounds along many of the roads, with concentrations round the Green and in the south of the parish. Clayhall Lane (now private) is labeled in the north, as is Millers lane just to the south (now also private). The road up to Crimp Hill, labeled Old Windsor Road, has the school shown to its north and leads to the Bear's Rails gate and to the newly built Union Workhouse. Woodside Farm and House are shown and many properties have wells. The south western nib of the parish is still shown within Old Windsor parish and labeled The Dell. Beaumont has now become a school. The Priory Cottage seen on the earlier map is now called the Friary, with the building just to the south labeled The Priory, with the Old Windsor ferry just to the east of this. The Royal gardens are shown just to the north of the northern parish boundary.
- 6.9.11 The 1912 map shows much the same picture with little additional development (Fig.10), except in the area around Albany Road. It clearly shows the layout within the village and surrounding farms and shows the earthworks on Peter's Hill (OA 120). However, the main change seen on this map is the development of the sewage treatment works on Ham Island and cottages along the north side of New Cut. Little change is seen on the Revision of 1931, with many changes seen on the 1960 map when developments to the east and west of the Albany Road and A308 are laid out.

Ten years later the maps show the housing development within the village as being much as it exists today.

6.10 Summary of Archaeological Potential

- 6.10.1 All of the areas north and north east of Old Windsor, including Ham Island have a high potential for prehistoric archaeology. This is based on evidence seen elsewhere in the wider Thames Valley and specifically within the parish by excavations within Ham Island Water Treatment Works (WTW), a number of crop marks, find spots and a typical array of finds dredged from the Thames.
- 6.10.2 Whilst not all of Ham Island is scheduled the whole low gravel peninsula would have been topographically attractive to early settlement and exploitation. However, as water levels rose in the Iron Age it may have been partially abandoned with periodic flooding leading to alluvium being deposited after the middle of the Roman period closest to the river. Evidence from excavations in this area do show however, that further away from the river a settlement/villa did lay in this area. The tile tomb burials, found at Tyle Place Farm also indicates a Roman presence in the area.
- 6.10.3 The area of Kingsbury Scheduled Monument is of the highest archaeological potential and any development will be subject to Scheduled Monument Consent. The potential of those areas outside of the scheduled area but within the floodplain and gravel terraces of the River Thames (which includes all of the area within the built up area of Old Windsor), is also high for prehistoric and later remains, including evidence for the 12th century town and the earliest buildings seen on maps of the 18th century. This can be ascertained both from evidence elsewhere in the Thames Valley on similar geology and locations but also by evidence found during archaeological interventions within the built up area.
- 6.10.4 South and west of the built up area of the village on the London Clay, the archaeological potential is less clear, given the geology and former and current land use. The area to the south west of the village and to the east of the forest is a mixture of pasture and arable and is all likely to have been cultivated at some point in the past, evidenced by the remains of ridge and furrow identified in some areas. This may have led to some disturbance to the upper levels of any features and deposits present. It may be that prehistoric settlement and monuments may be present on the ridge overlooking the Thames and be present elsewhere. The location of a series of earthworks including the medieval moated Tileplace and at St Peter's to its south, may suggest that this aspect, on the ridge, between the wood and Thames, may have been a favoured location for settlement during the medieval period at the very least.
- 6.10.5 However, given that very little work has been undertaken in the areas away from the floodplain, the absence of archaeological sites may be more due to lack of investigation than an actual absence of sites.

7 GENERAL HISTORIC CHARACTER OF LANDSCAPE

7.1 Summary of Landscape character

- 7.1.1 The two areas retaining the greatest historical integrity have been annotated on Figure 11.
- 7.1.2 The area to the east of the village and in the area of Ham Island is a typical Thames floodplain landscape, flat and mainly featureless apart from some trees. The current character of the landscape has its origins in the later medieval and post-medieval periods when it would have been periodically flooded and used for seasonal grazing during the wetter periods and more permanent grazing in drier periods. The Enclosure map appears to show it cultivated at this time, although some of the land divisions seen on this map can still be traced, but the integrity of the open, empty landscape seen on the Enclosure map, has been affected by later development and building on the floodplain. Today the majority of this area is under pasture with some cultivation away from the scheduled area to the north. The historic character of Ham Island has been partially compromised by the sewage works on the Island.
- 7.1.3 The north western part of the parish to the north of Clayhall Lane (now a private road) is defined by the Battle Bourne, canalised in places. The three arable fields in this area have lost their internal divisions seen on the Enclosure and the 1811 OS maps, and Holly Drive seen on the 1st edition 6" map which currently divides the western two fields is not present on the earlier maps.
- 7.1.4 The land between Claylands Land and what was Millers Lane is mostly arable apart from the pasture and woodland surrounding Seales Farm/Tileplace Farm. This pasture area has retained many of its earlier features and boundaries seen on the Enclosure map, both defining it and within it. Together with the historic buildings and moat, it has retained much of its historic character. The fields around have retained many of their historic boundaries, with the loss of some internal divisions.
- 7.1.5 Between Millers Lane and Crimp Hill running parallel with it, there has been the loss of the majority of the historic field boundaries. This had taken place by the 1865 OS map, although some can still be seen surviving as slight earthworks/pasture marks. St Peter's Hill earthworks also lie in this area. The majority of this land is pasture, with a cultivated field to the west, which does retain its original boundaries. A new cemetery has been located in this field south west corner.
- 7.1.6 The area of land to the south of Crimp Hill is a mixture of old and improved pasture. The eastern area has retained the most historic character, with many of the historic field boundaries and divisions still in existence or partially extant today. There has been some intrusion of modern housing along the eastern boundary. More woodland has been planted in the south and in the enclosed land associated with the Beaumont Estate than seen on historic maps. Land associated with the Dower House and Woodside has been significantly reworked. Conversely the land surrounding Woodside Farm has retained much of its historic boundaries and character.
- 7.1.7 One area which has not been discussed due to its small size and out of the way nature is a small area of approximately 9ha of land at the extreme west of the village adjoining Cranbourne. This lies partially in woodland within the undesignated Cranbourne Chase and partially alongside Mounts Hill and is currently pasture. The enclosure map viewed does not cover this area but the map of 1832 (H Walter's 'Map of Windsor Forest and its Vicinity and the parish boundaries noted') shows that the area looks very similar to that seen today with most of its field boundaries intact, although Rocque of 1761 appears to show the area to the west of the Chase as waste alongside the road.

8 ARCHITECTURAL HERITAGE

8.1 Development of the village and built heritage

Old Windsor Parish

- 8.1.1 Geographically, the majority of the parish of Old Windsor is set within the Registered Park and Garden of Windsor Great Park. Whilst this area contains a number of architecturally and historically significant buildings and developments, including a 1930s estate workers' village, this architectural summary is focussed upon the main village development at the north east of the parish.
- 8.1.2 The phasing of the various phases of development within the village, produced partly from a walkover survey and partly from historic mapping, can be seen on Figure 5. The buildings of Old Windsor are predominantly domestic and all low-rise, with a high proportion of the estate developments having been built within the last three decades of the 20th century.

The Area Surrounding the Church

- 8.1.3 The development of Old Windsor originated in the east of the village where excavations have provided evidence of the early medieval and medieval settlement, although no above-ground evidence other than the church of St. Peter and St. Andrew. The current church building dates to the 13th century but is likely to have replaced an earlier building dating to the 11th century related to the early settlement. The Grade II* church was much-altered by George Gilbert Scott in 1863-64 (Pevsner 1966), including the addition of the shingled broach spire (P01).
- 8.1.4 Several of the village's surviving earlier buildings are located in this area, and are set away from the road and not readily visible. The White Hermitage (P02), Vicarage and Priory are broadly 18th century buildings which have undergone diverse alterations, most notably the Priory which was remodelled after Strawberry Hill under the direct influence of Walpole.
- 8.1.5 The Manor House to the north east of the church dates to the later half of the 19th century and replaces an earlier manor house (Gilson 1995). Lived in by the Maharaja of Rajpipla in the 1920s to the 1950s, and subsequently a nursing home, the building has been considerably extended since its construction.

Development of the Early Estates

- 8.1.6 The centre of development of the modern village is to the north west, in the vicinity of Albany Road and is first seen on the OS map of 1912. A historic core is not evident; however, groups of buildings from similar periods demonstrate the development of the village.
- 8.1.7 The early arrangement of the area of the parish outside of the Great Park consisted of several larger houses with modest estates. This is still visible in the piecemeal development of the village over the course of the 19th and 20th centuries.
- 8.1.8 Some of the larger Georgian and Victorian properties survive, surrounded by the dwellings built on their former grounds, such as Burfield Lodge and its gatehouse (P03), both Grade II listed, and Grove House. During the late 19th and throughout the 20th century, having sold off all of the land for development, many of the houses were converted to alternative use, in the case of Grove House, to a residential home.
- 8.1.9 Another indication of the development of open space is seen near to the junction of Meadow Way and Meadow Close, on the housing estate to the east of Straight Road, in which the early 20th-century Friary cottages, on the farmland of Friary Farm, are

incorporated into the layout of the later mid 20th-century development. This mid 20th century development itself contains infill of the later 20th century.

- 8.1.10 To the less developed south west of the village, Woodside provides one example of an estate which has retained its grounds and continues in a semblance of its original form. Beaumont, having been converted to a school in 1854, retains its grounds for the school's use, whereas at other estates such as Lyndwood and Newton Court the grounds have been lost altogether following the demolition of the house as a result of development within their grounds.

Early Small-Scale Speculative Housing Development

- 8.1.11 The northernmost end of the village is the main starting point of the speculative development which occurred in small groups of plots spreading northwards along Albany Road. Started in the closing years of the 19th century and the opening decade of the 20th century, most of the pairs of brick-built predominantly semi-detached houses display a date stone which indicate that the construction took place at a rate of a few dwellings each year (P04).
- 8.1.12 Undeveloped plots were later infilled in the second quarter of the 20th century with groups of 1960s houses completing the development along the east side of the road (P05) and an estate development, Tyle Place, set behind the houses to the west, constructed in the 1960s and extended in the latter years of the 20th century.
- 8.1.13 A similar style of development infilling the space between the 19th-century properties (P06) occurred with less intensity along the length of St Luke's Road, beginning with the late Victorian terraces (P07) and semi-detached houses, with later infills constructed in most decades of the 20th century.

20th-Century Housing Development

- 8.1.14 The inter-war period is largely represented by the construction of social housing focussed in two planned developments at the north of the village, infilling between St Luke's Road and Straight Road, and to the centre of the village (P08); the latter has been added to in recent years. Further social housing is interspersed in small developments around the village including a small development of two-storey flats to the north of Church Road added in the 1960s.
- 8.1.15 Buildings at the northern end of Straight Road consist of numerous groups of early to mid 20th-century small speculative developments of short terraces, semi-detached and detached properties of both bungalows and two storey buildings, all of typical designs of their period (P09). Mostly of brick and part-rendered walls and tiled roofs, the majority contain extensions and alterations such as replacement windows and porches.
- 8.1.16 The southern end of Straight Road, is fronted mainly by 20th-century individually designed detached properties constructed piecemeal throughout the whole century with frequent infilling. There are few earlier buildings. Later small housing estates have been constructed to the rear of the properties, often accessed on a roadway constructed along a single building plot.
- 8.1.17 The development of the mid to late 20th-century small to medium housing estates which infilled the area between St. Luke's Road/ Burfield Road and Straight Road was carried out in stages where farmland, and later the occasional brownfield site such as the site of Newton Court, were built upon.
- 8.1.18 The eastern part of Church Road, leading towards to the parish church, is a mixture of 20th-century development with houses of most decades represented, consisting of terraces, semi-detached and detached, flats and bungalows of brick and render (P10).

8.2 Style and Materials

- 8.2.1 The predominant building material for all periods is brick. Although the earlier Victorian buildings are mainly in red brick, the late 19th- and early 20th-century houses favour a yellow brick with red brick detail, a scheme picked up in some of the later infill terraces along Albany Road. The majority of the 20th-century houses are of mass produced red brick, although occasionally fashion for alternative colours, such as the yellowish beige of Pollard Close and the pink of William Ellis Close provides an alternative colour scheme.
- 8.2.2 Many of the 19th- and some of the early 20th-century houses are rendered, either with roughcast or with a smooth Stucco-type render, which has been reflected in some of the more recent housing developments, such as the new row of houses along Lyndwood Drive which replaced the low rise flats.
- 8.2.3 Whilst the roofs of the earlier buildings tend towards slate, most buildings and replacement roof coverings dating to the second quarter of the 20th century onwards, are predominantly tile, of both ceramic and concrete.

8.3 Different uses of the buildings and types

Commercial and Industrial:

- 8.3.1 The number of commercial and industrial premises has remained fairly stable throughout the later years of the 19th century and throughout the twentieth century. However, some specialised industries existed such as the tapestry manufacture and the stained glass works, but these ended in 1890 without an alternative industry taking their place.
- 8.3.2 The tapestry manufactory was built in 1876 to house both the looms and the workers for the newly established industry (Gilson 1995). Built of red brick in a mock Tudor style, reflecting the Arts and Crafts influence on the tapestry industry, the buildings were in use for less than two decades before the factory was closed. Its hall was then used as the village hall before being converted to flats in 1970 (P11).
- 8.3.3 The stained glass works was located opposite the tapestry building and was closed at the same time. This was based in small, yellow brick premises, since converted to cottages and extended in the mid-20th century (P12).
- 8.3.4 Small retail premises are located around the village in three main groups reflecting the expansion of the village. The earlier shops are incorporated into the late Victorian terraces along the north stretch of St. Luke's Road to service the early development which now forms the north west of the modern village. This was supplemented in two or three stages in the early to mid 20th century by two pairs of shops within domestic style buildings and an extension to the Victorian dwelling at the corner of Albany Road and St. Luke's Road. In the 1960s, a flat-roofed block of five shops with flats above, typical of the period, was built opposite to the original shops.
- 8.3.5 In the 1950s, a row of shops, incorporating a bank, with flats above was built to the south of St. Luke's Church to serve the southern expansion of the village (P13). Straight Road has two small groups of early to mid 20th-century shops with flats above which again reflects the southern expansion of the village.
- 8.3.6 The majority of the remainder of the commercial premises, relating mainly to the fuel, car and boat businesses, are located at the southern end of Straight Road.
- 8.3.7 The village is well served by public houses which are located around the village; several have since been converted to dwellings, and two are owned by chain

restaurants. However, the traditional public houses appear to thrive and are amongst the earliest buildings in the village.

Educational

- 8.3.8 St. Peter's School on Crimp Hill consists of buildings added throughout the 20th century to the original red brick Victorian school buildings. The mixture of pitched and flat roofed buildings are each typical of their age and function and each display their own alterations and extensions in similar materials in accordance to the school's needs.
- 8.3.9 In the 1960s, a school was built on the grounds of Burfield Lodge comprising mainly of flat-roofed buildings typical of the period.

Places of Worship

- 8.3.10 In addition to the previously discussed Parish Church of St. Peter and St. Andrew, a mission church dedicated to St. Luke was built to the west of the village, now St. Luke's Road, in 1867. This building became unsafe and was replaced by the current timber clad and brick building in 1967.
- 8.3.11 Two further non-conformist churches were built in the village: north of the junction of Crimp Hill and St. Luke's Road is the Methodist Church, built in 1897 in the yellow brick with red brick detail characteristic of the domestic buildings previously discussed and with a recent apsidal addition to the front elevation (P14).
- 8.3.12 The Roman Catholic Church dedicated to Our Lady of Lourdes is a wooden-clad prefabricated building built in 1956 on St. Luke's Road, to the south of the junction with Albany Road (Gilson 1995). (*Now a Nursery*)

Institutional

- 8.3.13 The workhouse at the west of the village on Crimp Hill was designed by George Gilbert Scott's architectural partnership, Scott & Moffatt in c 1835 and is notable in that it is of Tudor style, rather than the Classical style, which was standard at the time (Pevsner 1966). Later converted to a hospital, and then to domestic use in the late 1990s and renamed Bear Rails Park, the building is listed (Grade II) for its special architectural or historic interest (P15). A group of detached and semi-detached brick built houses were constructed to the south of the complex at the time of conversion to domestic use.
- 8.3.14 Also on Crimp Hill to the west of the village is a group of almshouses. The brick built single storey buildings visible from the road were built in 1975 (Gilson 1995), although earlier, albeit much altered, buildings lie to the rear of these.
- 8.3.15 In 1967, a probation hostel was constructed at the north of Straight Road, opposite to the Tapestries. The dominant feature is the series of slate mono-pitched roofs with hung slate first floors; the ground floor is of a similar yellow brick to the adjacent former glass works.

8.4 Listed Buildings

- 8.4.1 The listed buildings in the village comprise 17 residential, including the boarding schools and converted buildings, those listed in pairs of houses and 3 non-residential buildings, including the parish church, the chapel at Beaumont College and The Fox and Castle public house.
- 8.4.2 The listed buildings are mainly located along St. Luke's Road/ Burfield Road, with three located in the Conservation Area at the eastern end of Church Road, with three on Crimp Hill to the west of the village.

- 8.4.3 The parish church is the earliest of the listed buildings, originating in the 13th century as described above. The Fox and Castle public house, although much altered, was constructed as a timber-framed hall house in the late 15th century according to the list entry, although Gilson (*ibid*) cites earlier origins, and it is the earliest surviving vernacular building in the village (P16).
- 8.4.4 The prevalence of country houses and larger houses with their associated buildings such as lodges, is apparent in the listed building stock, with Priory House and Beaumont College graded as II*. This reflects the aforementioned architectural styles of Priory House and the importance of the 1790 remodelling of Beaumont (now Beaumont College) by locally based architect Henry Emlyn to his proposed 'English Order' of neo-classical architecture (Pevsner 1966).
- 8.4.5 Scott's previously described Tudor-style workhouse, and the later Secure Unit, appear on the List and its description relates to its later use as the Old Windsor unit of the King Edward VII Hospital.
- 8.4.6 The remainder of the listed buildings within the village are predominantly examples of the later 18th century and 19th century brick-built houses (P17).

8.5 The Conservation Area

- 8.5.1 The Conservation Area is located around the area of the parish church; bounded to the east by the river, the south and west by the driveway and garden boundary of The Priory, and to the north by the trackway across the sports field north of Church Road, joining the river along the property boundary of The Manor.
- 8.5.2 Conservation Areas are designated for their 'special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance' and this is demonstrated by the inclusion of two Grade II* buildings, the parish church and The Priory.
- 8.5.3 The Manor House, White Hermitage, The Cottage and their respective associated cottages and coach houses are within this area. A mixture of listed and unlisted buildings, and most much-altered since their construction, generally characterised as an area of polite architecture. Although not the only area of the village to contain this type of building, many of the buildings of similar size and status elsewhere have been encroached upon following sale of their grounds.
- 8.5.4 The predominant use of the land in the Conservation Area is associated with the properties: the churchyard, the gardens of each dwelling and the grounds of the nursing home in The Manor House. Fields to the north and west are used for sports and for horses respectively.
- 8.5.5 The area has a secluded feel, a feeling of enclosure in the public areas, generated at least in part by the presence of tall trees and hedges. The feeling of seclusion and separateness is also enhanced by the fact that it can be only accessed from the rest of the village by unbuilt up small roads.

8.6 Subsequent development of the Housing Stock

- 8.6.1 As with all domestic structures, the needs and expectations of the owners change and buildings have been adapted, modified and repaired.
- 8.6.2 Whereas the buildings within the Conservation Area and buildings listed in their own right are protected from unsympathetic replacements, such as uPVC windows and doors and unsuitable extensions, a high proportion of the buildings in the village have, due to age, had uPVC windows and doors fitted in place of their softwood originals. This may not be out of place for the later 20th-century buildings, but perhaps not quite as suitable for mid 20th-century and earlier buildings.

- 8.6.3 Many of the houses have been extended where growing families would rather stay in their home than move house. Albany Road contains several examples of loft extensions which, although the materials and architectural details are generally sympathetic to the building, the overall appearance is dramatically altered (P18).

9 SENSITIVITY OF THE ARCHAEOLOGICAL, BUILT AND HISTORIC LANDSCAPE

9.1 Relevant national planning policy

- 9.1.1 The National Planning Policy Framework (NPPF) (DCLG 2012¹) replaced Planning Policy Statement 5: (PPS5) Planning for the Historic Environment (issued March 2010) which in turn replaced the two Planning Policy Guidance Notes, PPG 15 and PPG 16.
- 9.1.2 The NPPF sets out the Government's planning policies on the conservation of the historic environment and the rationale for its conservation. It covers all aspects of the historic environment within a common set of policies, which recognise that heritage assets are a non-renewable resource and that heritage conservation has wider benefits, while accepting that the level of conservation should be commensurate with the significance/sensitivity of the assets concerned. It is supported by developing guidance, in this case, Conserving and enhancing the historic environment, updated 10/04/2014.
- 9.1.3 The policy takes a holistic approach to the historic environment, identifying all elements within this environment that are worthy of consideration in planning matters as 'heritage assets'. A heritage asset is identified by NPPF as an environmental component that holds meaning for society over and above its functionality. This term includes buildings, parks and gardens, standing, buried and submerged remains, areas, sites and landscapes, whether designated or not and whether or not capable of designation. NPPF states that:

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

“In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance.” (para 128).

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

9.1.4 Appendix 3 has more details on both national and local policies.

9.2 Heritage restrictions within the parish

9.2.1 The areas with heritage restrictions have been plotted on Figure 11.

Designated Sites

9.2.2 The majority of the parish consists of the designated heritage asset of the Registered Park and Garden of Windsor Great Park and is therefore protected from unregulated development. In addition, the scheduled areas to the north and east of the village are similarly protected, including much of Ham Island, St. George's Farm and Manor Farm. Smaller areas associated with Tileplace Farm and the Listed Buildings within the village are also protected.

Setting

9.2.3 It is not just the areas defined by these designated areas which would be protected, but as stated above, anything which adversely affects their setting would also be a material consideration within the planning process. All designated sites have been plotted on Figure 11, together with a buffer within which any development which occurred could potentially affect the setting of these sites. This buffer should be seen as general guide, if development is actually proposed in these areas then a detailed assessment of the effects of development on setting would have to be undertaken.

9.2.4 Whilst the setting of the scheduled monument on the floodplain has monument has already been partially compromised by the sewage works on the Island the character of the island is one of tranquillity and relative openness, which would be affected if development took place.

Historic landscapes

9.2.5 In addition to the designated sites, parts of the landscape have retained their historic character better than in others. These areas have also been located on Figure 11. The area to the west of Burfield Road and north of Millers Lane, has retained much of its historic integrity and character. In addition any development on the slopes and ridge would be very visible from the surrounding area and potentially from the Listed Buildings along Burfield Road. Slight earthworks associated with the scheduled medieval moated site have also been identified on this slope (OA 115). The second area identified as retaining its historical integrity is the area surrounding and to the west of Tileplace Farm, although development in this area would also be restricted anyway due to its proximity to the scheduled monument and Registered Park and Garden.

Archaeology

9.2.6 It is also likely that, especially on the floodplain and associated with Tileplace Farm, further archaeological remains will be present outside the scheduled areas and the risk of this would have to be evaluated prior to any planning decisions made if threatened by development.

9.2.7 Even in areas away from the scheduled areas, given the high potential for discovering archaeological deposits across the parish, it is likely that in any area where development is proposed, where the ground is relatively undisturbed, an evaluation to understand the risk of discovering unknown archaeological remains, would need to be carried out prior to any planning decisions made, as specified in NHPP.

The Built Environment

- 9.2.8 Within the village there are very few areas which have not been subject to infilling and those open areas remaining are integral to the communal use and recreation of the village. Such spaces include the allotments in the north, the cemetery off Church Road and parks/sports pitches in the centre off the village off Robin Willis Way. The Conservation Area protects the land round the Church. If development is proposed within the built up area of Old Windsor, larger scale developments (e.g. several houses or more) would need an archaeological risk assessment and potentially mitigation if development were approved.

9.3 Areas less sensitive to development within the parish

- 9.3.1 Three possible areas have been identified, which where development may be less damaging to the integrity of the village's heritage. These have also been located on Figure 11. One area lies to the south west of Beaumont where little of the historic character of the landscape has been retained and which is sheltered from view by a belt of trees from the nearby Registered Park.
- 9.3.2 The second area lies between Crimp Hill Road and Millers Lane, where the historical integrity of the area has been compromised and which is shielded from the Registered Park by a boundary and trees (although the possible medieval earthworks at St Peter's Hill (OA 120) should be avoided).
- 9.3.3 The third area is a small area in the triangle of the A308 and B3021 to the north of the northern junction into the village and the small area of land just to the east of A3021. This has already had its historical integrity compromised but care would have to be taken not to allow any development here to affect the setting of the scheduled monument to the east and the registered park to the west.
- 9.3.4 Whilst other areas within the parish have also had their historic landscape integrity compromised development in these areas could potentially affect the setting of designated sites (also shown on Figure 11). For example, to the south of Battle Bourne the edge of the Registered park is visible from a long way over this area due to the location of the Park on higher ground. Similarly, development in the area to the east of Tileplace would clearly affect its setting, given its position on the ridge overlooking the village. Given the flat nature of the floodplain any development in the vicinity of the scheduled monument on the floodplain itself is likely to affect the setting of the scheduled monument both in the area to the west of the New Cut and within Ham Island. There may also be restrictions caused by the very restricted access via Ham Bridge to the island.

10 CONCLUSION

- 10.1.1 The parish of Old Windsor has a long history and the potential for discovering significant archaeology dating from all periods, especially on the floodplain is high. Its association with the early Kings of England and presence of a settlement dated to the 8th century at least makes it one of the most important sites in Berkshire. The discovery of the Roman tomb and its associated finds also makes the parish special. Whilst the existing settlement itself is not particularly significant and only contains a few historic houses, the historic integrity of its surroundings is in some areas high. This coupled with the fact that much of the parish is covered by the designated Registered Park and Garden and the scheduled monuments, means that there are few areas where development could take place without affecting the statutory designated sites, and just as important their settings. These areas which potentially could be used for development from a heritage point of view have been identified and mapped, although any development would have to be preceded by heritage assessments to identify the likelihood of archaeological remains being discovered prior to

determination to allow decisions as to whether any mitigation is required, either through preservation by record or *in situ*, and to ensure that any the effects of development on the setting of the historic assets of the area has be assessed.

Oxford Archaeology

July 2015

Appendix 1: Gazetteer of Cultural Heritage Assets

Abbreviations used in text:

ASL=Archaeological Solutions Limited

C=century

BAS=Berkshire Archaeological Society

BCC=Berkshire County Council

BAU=Berkshire Archaeological Unit

BHER=Berkshire Historic Environment Record

CEU=Central Excavation Unit

JMHS=John Moore Heritage Services

NMR=National Monuments Record

OA=Oxford Archaeology

TVAS=Thames Valley Archaeological Services

WA=Wessex Archaeology

| <i>OA Ref. No</i> | <i>Feature Type</i> | <i>Description</i> | <i>Source</i> |
|-------------------|---------------------|--|---------------|
| OA 1 | Historic Route | The Richmond - Windsor section of the Windsor, Staines and South Western Railway, also known as the Staines West Branch Railway, opened in 1846. | BHER:1359067 |

| <i>OA Ref. No</i> | <i>Feature Type</i> | <i>Description</i> | <i>Source</i> |
|-------------------|-------------------------|--|----------------------------|
| OA 2 | Archaeological Event | Evidence of Prehistoric Settlement at Southlea Farm Datchet - Phase 1. Work carried out by MoLA between March 1998 and December 2000. The earliest features identified are possibly three of the four ring ditches in Field 2, which appear to be Bronze Age burial mounds. A field system and trackway which probably also date to the Bronze Age were also identified. The next phase of occupation is represented by a possible Iron Age sub-rectangular enclosure and annex, together with a linear pit alignment. Features immediately to the south in Field 4 appeared to be on a similar alignment as the Iron Age enclosure. To the east of the Iron Age enclosure and annex there appeared to be another sub-rectangular enclosure (although the magnetic response is much weaker). This enclosure is later than the Bronze Age field system and could date to the Iron Age or Romano-British period. Anomalies in the corner of Field 4 and in Field 3 suggest that this is probably the focal point of the Romano-British settlement. A number of pits were also identified across the whole of Field 2, some within the bronze Age field system, others within the Iron Age enclosure. Linear anomalies in the south west corner of Field 6 have been identified from the enclosure map of 1834, as post medieval walls. The discovery of cropmarks in Field A, nearer to the river was followed up with further geophysics in part of Field 7. Results from this survey show another large complex of overlapping features dating possibly from the Bronze Age to the Romano-British period. Fieldwalking recovered thousands of pieces of worked flint (over 250 pieces retouched), 4000 sherds of pottery, medieval ceramic tile, metal, bone, burnt flint and a complete quernstone were recovered. On examination the pottery was found to date from the early Neolithic through to post-Roman, although the majority were of later Palaeolithic or Roman date. | BHER:ERM876 |
| OA 3 | Archaeological Findspot | An iron spearhead was dredged from the backwater of the Thames in Old Windsor. As was a late Bronze Age sword (with tip missing) and an Ehrenberg no139 spearhead with narrow basal loops and a triangular channelled blade with circular-section midrib. Another iron spearhead of 6th - 7th century date was also dredged from the Thames (NMR251100). | NMR:251100 BHER:MRW7758 |
| OA 4 | Historic Boundary | The former medieval boundary of Windsor Forest. | NMR:1004184 |
| OA 5 | Historic Settlement | Eastward extension of previously identified early medieval and medieval settlement in Old Windsor (OA 8) | BHER:MRW399 |
| OA 6 | Historic Building | A temporary corrugated iron smallpox hospital built to cope with an epidemic of that year. By 1899 a modest brick building had been added for administration purposes. The original iron ward block was replaced c1910-1923. | NMR:1050709 |

| <i>OA Ref. No</i> | <i>Feature Type</i> | <i>Description</i> | <i>Source</i> |
|-------------------|----------------------|--|--|
| OA 7 | Archaeological Event | <p>Excavations at Windsor Sewage Treatment Works by OA in 1989. The site is located on a low gravel peninsula known as "Ham Island". The project began with an archaeological assessment of the ground to be affected by the proposed sewage tanks. This involved about 300m of trenching, and revealed a low gravel terrace forming the centre of Ham Island promontory, with a single phase field system. The field system extended onto the lower levels on the south side of the site, where it appeared that a ditch had been filled with alluvial silt soon after it had been dug. Shortly after the completion of the assessment, a full archaeological excavation of two areas of the site was undertaken. This revealed an area of Neolithic and Bronze Age activity as indicated by Neolithic flints and Bronze Age pottery and pit features (MRW463/4). The excavation also confirmed evidence for small enclosure ditches (MRW462, 465-7) as seen in the assessment trenches and this was shown to have been established by the Roman period, developed and then deteriorated. The lower levels of the site became covered in alluvium, a change which seems to have occurred after the middle Roman period and may have been associated with a rise in permanent water level.</p> <p>A watching brief was carried out by Lang Hall Archaeology in 1996 in the south west corner of the Site (ERM 442). No archaeological observations were made.</p> | NMR:652391, 921782, 1085079, 1085802, 1326648 BHER:ERM437, 442 & 1000/1 MRW462-70 |
| OA 8 | Scheduled Monument | <p>The SM comprises five constraint areas forming an extensive and high-status early Medieval and Medieval settlement with Romano-British antecedents on the west bank of the River Thames at Kingsbury, Old Windsor. The monument includes: - An Early Medieval settlement dating from the 7th or 8th centuries AD. Excavation during the 1950's suggested that the settlement represented a village or farmstead. An early Medieval and Medieval royal palace. Documentary evidence demonstrates that the Old Windsor site was a royal palace or vill of Edward the Confessor and the early Norman Kings. The last court to be held at Old Windsor took place in AD 1107. Thereafter Windsor Castle became the focus of the royal estate.</p> <p>Archaeological evidence suggests that the royal status of the site may have originated as early as the 9th century A.D. Excavation revealed a series of structures including a domestic masonry built building, possibly with a tiled roof and glazed windows, and a large sophisticated mill. The "Windsor Great Ditch". A major boundary ditch surviving as an earthwork over a length of c 400m between Church Road and Manor Farm. The ditch is considered to date to the 7th century AD. A Roman building possibly situated between the church and the river Thames. A service trench south-east of the church revealed large quantities of Roman pottery and building materials. All upstanding buildings within the scheduled area are excluded from the schedule, though the ground beneath them is included.</p> | NMR:1006995 |

| <i>OA Ref. No</i> | <i>Feature Type</i> | <i>Description</i> | <i>Source</i> |
|-------------------|--------------------------|--|-----------------------------|
| OA 9 | Archaeological Event | New Access Road, Zinnia, Ham Island, Old Windsor. Watching Brief carried out by TVAS in 2010. Aerial photographs taken of the area have established the existence of a number of cropmarks (OA 10) within the area of the scheduled monument (OA 8). One of these, an L-shaped cropmark located in the corner of the field is in very close proximity to the site. Also during the observation of the construction of a water pipe trench to the west of the site, a number of undated ditches were revealed. No datable finds were recovered from the stripped surface or from the augur holes. Despite the width of the feature, it has shallow depth suggesting that its profile is more of a hollow than a ditch. The L-shaped feature appeared to represent the L-shaped cropmark as interpreted from the aerial photographs by Gates (1975). The cropmark comprised two linear features aligned NNW–SSE and WSW–ENE. Both ends seem to stop at modern landscape features. The cropmark has two gaps one in each element. Within the margins of error of plotting, the linear feature is a close match for the cropmark. Also recorded are maculae, which are possibly large pits. Three of these pits would now be located under the made ground and the other pit was located just beyond the southern edge of the access road. | NMR:1526538 BHER:ERM1137 |
| OA 10 | Archaeological Cropmarks | Probable enclosure and pits of unknown date seen as cropmarks on air photographs. | NMR:1024093 |
| OA 11 | Archaeological Features | Pits or tree root holes scattered over this area | BHER:MRW400 |
| OA 12 | Archaeological Event | Ham Island, Old Windsor. Watching Brief carried out by TVAS in 1995 during the excavation of a water pipe trench within the Scheduled Monument (OA 8) area. Two undated ditches (MRW6616) were exposed and recorded, together with 7 struck flints of general Mesolithic-Bronze Age. | BHER:ERM999 MRW6616 |
| OA 13 | Archaeological Event | Weir Point, Ham Island, Old Windsor. Watching Brief carried out by TVAs in 1996 during the digging and laying of electricity and telephone cables. No archaeological features or artefacts were observed at any stage of the groundworks. | NMR:1085909 BHER:ERM443 |
| OA 14 | Archaeological Feature | Possible cropmark ring ditch at Old Windsor. A cropmark of a possible ring ditch or a horse training ring. | BHER:MRW404 |
| OA 15 | Archaeological Features | An irregular oval or 'D' shaped enclosure with two possible entrances on the east side. This eastern side may be formed by a pit alignment. An archaeological watching brief revealed a north-south aligned linear feature measuring 3.6m wide which is a close match for part of this cropmark. The eastern side of a 'D' shaped enclosure appears to be formed by three short stretches of pit alignments. However, this effect may have been produced by recent ploughing. | BHER:MRW401/2 |

| <i>OA Ref. No</i> | <i>Feature Type</i> | <i>Description</i> | <i>Source</i> |
|-------------------|--------------------------|--|-----------------------------|
| OA 16 | Archaeological Event | Bridge House, Ham Island, Old Windsor. A watching brief was carried out by TVAS in 1998 following a planning proposal for the erection of a new stable block and tackroom on land adjacent to Bridge House. During the watching brief no archaeological features were observed | BHER:ERW12, ERM1001 |
| OA 17 | Archaeological Cropmarks | Possible enclosure of unknown date, seen as cropmarks. Morphological description: an incomplete, symmetric, curvilinear enclosure, 58m by 25m, with 1 straight side, defined by 1 ditch with 1 entrance. | NMR:1024091 |
| OA 18 | Archaeological Cropmarks | Possible field boundaries of unknown date, seen as cropmarks. Morphological description: parallel linear features, each defined by 1 ditch with a maximum length of 45m. | NMR:1024092 |
| OA 19 | Archaeological Findspot | Two Mesolithic tranchet axes were found in the River Thames at Old Windsor. | NMR:251225 BHER:MRW12639 |
| OA 20 | Archaeological Event | Kingfisher, Ham Island. Monitoring of development groundworks by TVAS in 2001 recorded no significant archaeological activity. | NMR:1357812 BHER:ERW121 |
| OA 21 | Archaeological Event | Kingfisher, Ham Island. Monitoring of development groundworks by JMHS in 2011 recorded no significant archaeological activity. | NMR:1541010 BHER:ERM1204 |
| OA 22 | Archaeological Event | The Willows, Ham Island, Old Windsor. A watching Brief was carried out by OA in 2005. No archaeological activity was recorded, although the foundation trenches for the new development has been filled with concrete prior to archaeological monitoring. | BHER:ERM516 |
| OA 23 | Archaeological Findspot | A LBA bronze sword (tip missing) was dredged from the backwater of the Thames at Old Windsor, by W. East in Aug. 1962 | NMR:251097 |
| OA 24 | Historic Route | River navigation between Lechlade and Teddington. The Lechlade-Oxford section is 30 miles long with 11 locks. The Oxford-Wallingford section is 23 miles long with 8 locks. The Wallingford-Reading section is 17 miles long with 5 locks. The Reading-Maidenhead section is 8.5 miles long with 3 locks. The Maidenhead-Windsor section is 21 miles long with 8 locks. The Windsor-Shepperton section is 13.5 miles long with 3 locks, and the Shepperton-Teddington section has 2 locks on its 11.5 mile length. | NMR:1341177 |
| OA 25 | Archaeological Event | Battle Bourne Flood Alleviation Scheme, Old Windsor. A Watching Brief carried out by OA in 2012 during flood alleviation works. No archaeological features were present. | NMR:1573400 BHER:ERM1439 |
| OA 26 | Archaeological Cropmarks | A cropmark field system visible on aerial photographs. NMR aerial photograph cover - detail confined to west of New Cut. | BHER:MRW403 |
| OA 27 | Historic Building | Remains related to the original former pump house and associated worker's house, built in 1872 to pump water to Windsor Castle. | BHER:MRM16074 |
| OA 28 | Archaeological Event | Monitoring of extension groundworks by JMHS in 2006 recorded a sunken-floored brick outbuilding and probable service trench only. | NMR:1448918 BHER:ERM594 |

| <i>OA Ref. No</i> | <i>Feature Type</i> | <i>Description</i> | <i>Source</i> |
|-------------------|--------------------------|--|---|
| OA 29 | Archaeological Cropmarks | Possible field boundaries of unknown date, seen as cropmarks. Morphological description: interrupted, perpendicular linear features, each defined by 1 ditch with a maximum length of 60m. | NMR:1024088 |
| OA 30 | Archaeological Cropmark | Possible field boundary of unknown date, seen as cropmark. Morphological description: a single linear feature, defined by 1 ditch with a maximum length of 50m. | NMR:1024090 |
| OA 31 | Archaeological Cropmarks | Possible enclosure of unknown date, seen as cropmarks. Morphological description: an incomplete, rectangular enclosure, ??m by 40m, defined by 1 ditch, with 3 sides visible. | NMR:1024089 |
| OA 32 | Archaeological Findspots | Neolithic axes and an Iron Age horse bridle bit were recovered from the Thames at Old Windsor. The horse bridle bit is of three link Arras type, Clarke's Class IIB. It is decorated in La Tene style and is dated not later than 50 BC. Bronze Age and medieval spearheads were also dredged from the Thames at this point (251094) | NMR:251094 BHER:MRW7902 |
| OA 33 | Archaeological Event | The Manor, Old Windsor. OA carried out an evaluation in March 1992. Four trenches were excavated and showed 19th century building and dumping to the south and east of the manor and a buried old ground surface to the north. Romano- British and medieval pottery, post-medieval tile, five pieces of bone and prehistoric struck flint were recovered from layers forming the old ground surface. The range of material contained within the old ground surface layer (MRM15884) indicates that it was the ground surface until the manor was built in the late 19th century. | NMR:1228586 BHER:ERM440 MRM15884 MRW116 |
| OA 34 | Archaeological Event | Limited excavation by TVAS in 2006 within The Manor revealed evidence of Roman, Late Saxon, medieval and post-medieval activity. | NMR:1526276 |
| OA 35 | Archaeological Event | The Manor, Old Windsor. A watching Brief carried out by TVAS in 2006. This monitoring recorded what was considered to be a mass grave, containing the remains of a minimum of five people (MRM15833). If medieval in date, this fits with other burials previously located north of Church Road and suggests that this area was within the original graveyard before it was enclosed in 1225. If the burials are later medieval or post-medieval in date other factors such as disease epidemics may account for their location just outside the churchyard | NMR:1462147, 251425 BHER:ERM684 |

| <i>OA Ref. No</i> | <i>Feature Type</i> | <i>Description</i> | <i>Source</i> |
|-------------------|--------------------------|---|---------------------------------------|
| OA 36 | Archaeological Event | The Manor, Old Windsor. Excavation carried out in 2002. Two struck prehistoric flakes were recorded (MRM16096), together with finds of Roman tile and pottery across the site. Only one or possibly three small pits were thought to be of Roman date (MRM16047). This indicates Roman occupation, which supports conclusions based on Roman finds from previous archaeological investigation on the site. The archaeological investigation did not reveal any structural remains of early or middle Saxon date, but activity of some sort is represented by the sherds of unstratified and residual pottery from this period (MRM16097). When compared with similar finds from previous archaeological investigations of the site, this indicates that extensive Saxon occupation of the site may be present. More substantial remains date from the late Saxon and early medieval periods, with the vast quantity of pottery dating from the mid/late 11th century to mid-12th century (MRM16099). Evidence of later medieval and early post-medieval activity on the site was slight (MRM16098). The final phase of activity on the site, and that forming the majority of the deposits recorded, dates to the 18th or 19th century. | BHER:ERM756 MRM16047 MRM16097-9 |
| OA 37 | Archaeological Cropmarks | A possible Bronze Age round barrow is visible as cropmarks on aerial photographs. It is defined by two concentric ring ditches with diameters of 8m and 25m. A ditched boundary appears to cut through or pass underneath the barrow. It is 200m long and the barrow is situated at its southern end. | NMR:251432 BHER:MRW405 |
| OA 38 | Archaeological Feature | A linear ditch running northeast southwest across a double concentric ring ditch (OA 37). | BHER:MRW406 |
| OA 39 | Archaeological Event | Trial trenching by OA in 1987 located a 12th century ditch; an iron working site & associated postholes, pits & gullies. | NMR:652393 |
| OA 40 | Archaeological Event | St George's Farm, Old Windsor. An evaluation was carried out by JMHS in 2010. Despite the high potential for archaeological remains identified an earlier desk-based assessment the evaluation did not reveal any archaeological horizons or deposits | BHER:ERM1162 |
| OA 41 | Archaeological Event | Remote Survey by EH in 1982 to attempt to trace the Great Mill Ditch. A magnetometer survey conducted at Test Area A located only the line of a former field boundary, but not the edges of the Saxon ditch. The resistivity traverses did identify a band of low readings on the correct alignment and the presence of a backfilled pond. Area surveyed 1.1ha | BHER:ERM1186 |
| OA 42 | Archaeological Event | Land At St George's Farm. Evaluation by JMHS in 2010. Three trenches excavated, recording modern activity only. | NMR:1539508 |
| OA 43 | Archaeological Features | Possible pits, of unknown date, are visible as cropmarks on aerial photographs. Six pits are arranged in a random fashion. | NMR:1233760 |

| <i>OA Ref. No</i> | <i>Feature Type</i> | <i>Description</i> | <i>Source</i> |
|-------------------|--------------------------|---|----------------------------|
| OA 44 | Archaeological Cropmarks | Post-medieval cropmark trackway within Scheduled Monument (OA 8). | BHER:MRW407 |
| OA 45 | Archaeological Event | Old Windsor Parish Church. A Watching Brief carried out by TVAS in 1998. A watching brief on two areas of ground disturbance associated with the installation of a new septic tank and its drain runs. A 2.5m square trench was dug for the septic tank to a depth of 2.10 m. It contained numerous disarticulated human bones and several roof tile fragments. There was only a single obvious grave cut visible in the south east corner cut into the natural gravel. No other archaeological features were encountered. | BHER:ERW48 |
| OA 46 | Archaeological Findspot | Roman pottery sherd - Old Windsor Churchyard, Old Windsor. A redeposited single sherd of Roman pottery was recovered from the subsoil during a watching brief on a pipe trench just to the north of the vestry door. No other archaeological features were encountered and only tile fragments and disarticulated human bone were found. | BHER:MRW15521 |
| OA 47 | Archaeological Site | Hope-Taylor suggests a Roman villa or small settlement near the churchyard at Old Windsor. Between 1953 and 1958 Dr Hope-Taylor carried out excavations in Old Windsor. Residual Roman finds and re-used tiles found during the excavations suggest a nearby Roman settlement. A service trench cut to the south-east of the church provided much Roman pottery and building materials which increased towards its northern end. It is possible that the Roman settlement stood in the area between the church and the river. | BHER:MRW416 |
| OA 48 | Listed Building | Church Of St Peter And St Andrew, Old Windsor. Parish church. Early C13, chancel and nave partly rebuilt mid C14. Restored 1863-4 by Sir Gilbert Scott, north chancel aisle, south porch and spire added at the same time. Grade II* Listed Building. | NMR:1119805 |
| OA 49 | Archaeological Findspot | Four Bronze Age spearheads (251433) were found at Old Windsor, together with a decorated Iron Age bronze bridle bit (251424) and seven Neolithic axes (251430) that were found in the Thames at Old Windsor in 1897. | NMR:251433, 251430, 251424 |
| OA 50 | Archaeological Event | An archaeological evaluation was carried out in the graveyard of Old Windsor parish church by TVAS in 1993 on the site of a proposed Sunday school. The area is close to the site of the Saxon Royal Palace (OA 8). No archaeological features of any significance (i.e. of Medieval or earlier date) were encountered in any of the three trenches excavated. A small number of finds of Saxon and medieval date were found in the Post-medieval deposits but their residual context cannot be taken automatically to have any bearing on the archaeological potential of the immediate vicinity of their discovery. | BHER:ERM444 |
| OA 51 | Archaeological Event | An archaeological watching brief was carried out by TVAS in 1999 at The Chalet Bungalow, Church Road, Old Windsor. No archaeological deposits were encountered in the course of the groundworks and no artefacts were recovered from the spoil. | NMR:1354703 BHER:ERW69 |

| <i>OA Ref. No</i> | <i>Feature Type</i> | <i>Description</i> | <i>Source</i> |
|-------------------|--------------------------|---|---|
| OA 52 | Archaeological Event | A watching brief was carried out in 1978 on the construction of a small rear extension at The Chalet Bungalow, Church Road in Old Windsor. One animal bone (thought to be fairly modern) was recovered in this disturbance together with lots of roots. No other surface finds were made. | BHER:ERW52 |
| OA 53 | Archaeological Event | Church Road/Ham Lane, Old Windsor. A watching brief was undertaken by WA during the construction of a new stable block in 2012 within the Scheduled Monument at Old Windsor. The only finds recovered were four modern bottles and pieces of modern brick, ceramic and plastic. No archaeological finds or deposits were present. | NMR:1573375 BHER:ERM1373 |
| OA 54 | Archaeological Cropmark | A short length of parallel ditches may be a trackway. The area also has a possible enclosure and several other ditches suggesting grubbed out hedgerows. | BHER:MRW408 |
| OA 55 | Archaeological Cropmark | A possible square enclosure associated with a track (OA 54) but confused by old hedgerows. | BHER:MRW409 |
| OA 56 | Archaeological Event | Priory Gate, Church Road, Old Windsor. Monitoring of groundworks by TVAS in 1997 on the site recorded an undated feature and post-medieval finds. | NMR:1326554 |
| OA 57 | Archaeological Event | No. 1 Manor Cottages, Old Windsor. A Watching Brief by WA in 2000 involved observing the excavation of foundation trenches up to 1m in depth on the southern and western sides of the property. No archaeological features, deposits or finds were identified within the excavated trenches. | NMR:1385697 BHER:ERW93 |
| OA 58 | Archaeological Site | Dubious linear features at south end of linear trackway? The ditches project from Manor Farm. Personal communication from Brian Hope-Taylor (10/11/85) informed that flint blades/flakes had been recovered during excavations in the 1950's. Some are of Mesolithic date and others are presumed to be Prehistoric. | BHER:MRW415 |
| OA 59 | Archaeological Cropmarks | Two parallel 'ditches' forming a possible trackway extending northwest from Manor Farm and terminating just short of modern field boundary. North end splays out slightly. Seems to be a genuine feature, but might be a possible modern tractor track. | BHER:MRW414 |
| OA 60 | Archaeological Findspot | Saxon spearheads (MRW7829) recovered from the River Thames near Old Windsor, Berkshire. In the Rawlins Collection. Also found in this part of the river was a Neolithic Axe (251232) and Mesolithic flint scatter (1214133). | NMR:251232 & 1214133 BHER:MRW7829 |

| <i>OA Ref. No</i> | <i>Feature Type</i> | <i>Description</i> | <i>Source</i> |
|-------------------|----------------------|--|----------------------------|
| OA 61 | Archaeological Event | The Paddock, Church Road, Old Windsor. An evaluation by OA in 1987. The eastern part of the field is archaeologically the most important. A 12 th century ditch (MTW444), with finds suggesting ironworking, runs almost due north before curving north-east in trench F, and appears to enclose the land to the east. In this area are a number of probable postholes and gullies (possibly of structural significance) cutting a probable 12th century soil layer. There was therefore some surviving stratigraphy in this area of which the 12th century ditch is the most recent feature. No intact medieval floor surfaces were encountered although the possibility of them surviving does exist. To the west of the ditch are a number of possibly 12th century pits. No complete dimensions of any were found, but they appear to be quite large – approx. 1.5-2.0m in diameter) and conceivably contain waterlogged deposits in their lower levels. Traces of a possible 12th century structure exist in the CS part of the paddock, although largely disturbed by medieval ploughing. Although very few features were found at the northern end, quantities of medieval tile suggest the presence of a building nearby (unless the tile was dumped at some distance from its point of origin). The western part of the field was very sparse, both in terms of finds and features, and may have been avoided for settlement because of the clay geology | BHER:ERW75, MRW444 |
| OA 62 | Archaeological Event | Kingsbury Cottage, Church Road, Old Windsor. A Watching Brief carried out by TVAS in 2011. No archaeological features were observed. It was considered that any archaeological features in the area are likely to be at a greater depth than affected by the development. | BHER:ERM1309 |
| OA 63 | Historic Site | The site of a building known as 'The Grange'. It was the last notable feature of the Saxon palace site. The building was of 13th-14th century date and referred to in contemporary documents as 'the Grange' | BHER:MRW433 |
| OA 64 | Listed Building | House, now 3 flats. Early C19 altered late C20. Stock brick in Flemish bond; low-pitched, hipped slate roof. Nearly square plan. Two storeys. 2 chimneys in centre with clay pots. Sash windows with glazing bars, those on the ground floor with gauged brick arches. Grade II Listed Building. | NMR:1119804 |
| OA 65 | Archaeological Event | Priory Cottage. In September 1970, a shallow undated burial was found in the back garden of Priory Cottage, Church Lane, Old Windsor during the digging of a sump. As the site is within the area of a scheduled monument, the area was investigated by the Inspectorate of Ancient Monuments, Ministry of Public Building and Works. The skeleton was of a young adult male, and was found in a grave 5ft 9 inches long and 2ft wide that was dug into the natural gravel. It was aligned east-west. The dating of the burial is uncertain, and nothing was found with the skeleton. There were, however, stray finds of Late Saxon/Early Medieval pot sherds (29 sherds), together with sheep, pig and cattle bones found in the disturbed areas of the garden and in the flower beds. The absence of any grave goods, together with the graves alignment and its proximity to the early Church of St. Peter, would suggest this was a Christian burial of Late Saxon or Early Medieval date | NMR:652229 BHER:ERM1066 |

| <i>OA Ref. No</i> | <i>Feature Type</i> | <i>Description</i> | <i>Source</i> |
|-------------------|----------------------|--|---------------|
| OA 66 | Archaeological Event | <p>In 1951 attention was drawn to the site at Kingsbury, Old Windsor when new sewer trenches revealed large areas of disturbed ground rich in pottery and animal bones. Analysis of the pottery indicated that the site had been occupied either consistently or intermittently from the seventh to the 13th century. This confirmed the historical identification of the site as the location of Edward the Confessor's Palace. In September 1953 the Berkshire Archaeological Society sponsored a short season of excavation, led by Brian Hope-Taylor. The excavation found remains of 11th and 12th century date, but also recovered early Saxon occupation material. A number of Saxon rubbish-pits were excavated, including one, which measured between thirty-five and forty-five feet in diameter and over eight feet deep. It may have originally been a pond or waterhole. Other features included a Saxon hearth, possibly connected with a hut. Also an unmortared flint base was found which might have been part of an ancient building.</p> <p>In view of the discoveries in 1953, the Chief Inspector of Ancient Monuments decided that Kingsbury should be excavated on a larger scale, in anticipation of its development as a housing estate. Therefore in 1954-55 and 1957-58 the most important accessible features of the site were examined by Brian Hope-Taylor for the Ministry of Works. Features revealed included a Saxon hut, a huge ditch of probable 7th-8th century date and the "cellar" of a late 11th or early 12th century hovel. Numerous rubbish pits of the early 12th century.</p> <p>The final season at the site was undertaken from 31st March until June 1958. From the results of the excavations, Brian Hope-Taylor provided a provisional interpretation of the occupation sequence. The original focus of settlement would have been located on the highest ground, on or near the site of the existing parish churchyard. However it was not possible to excavate in this area so the nature and duration of Phase I settlement remains hypothetical. Investigation of the available ground nearest to the churchyard did however disclose what appears to be a peripheral zone of secondary development. This is tentatively presumed to represent Phase II, and the structures and finds suggest that this was no more than a village or farmstead. From the pottery recovered, this phase can be dated from 650-750AD. With Phase III the character of the sites changes. The pottery for this phase can be dated from the beginning of the 9th century. A large and sophisticated mill with three vertical water wheels working in parallel dates to the end of this phase. This was served by a great ditch or leat, which was dug across the neck of the loop of the Thames within which the site lies. The leat was nearly ¾ mile long with a flat bottom over 20 ft. wide and a maximum depth in the section examined of about 12 ft. The leat was recut several times before going out of use in the early part of the 11th century. Rubbish from the peat included burned daub and plaster, overlain with a tumble of large blocks of flint, chalk and sarsen, accompanied by thick tile of Roman appearance. The rubbish deposits excavated from the leat represent the remains of a stone building. This building was a domestic building contemporary with the mill and probably had glazed windows and possibly a tiled roof. There are signs of other buildings nearby, which remain to be investigated. The evidence points to total destruction by fire in the late 9th or early 10th century.</p> | BHER:ERW156 |

| <i>OA Ref. No</i> | <i>Feature Type</i> | <i>Description</i> | <i>Source</i> |
|-------------------|--------------------------|--|----------------------------|
| OA 67 | Listed Building | The Priory. House. Mid C18, altered in late C19 or early C20. Built for Richard Bateman, a friend of Horace Walpole pioneer of the "Sharawagge" or Chinoiserie style. Constructed in the 1740s but modified in Gothic style in 1759 when a cloister (since demolished) was added by Richard Bentley; further altered in 1761-2 when a Gothic octagon room was added to designs by Johann Heinrich Muntz. Grade II* Listed Building., | NMR:1119806 |
| OA 68 | Archaeological Event | 'Windermere' Priory Road, Old Windsor. Monitoring of extension groundworks by TVAS in 2004 recorded no significant archaeological activity. | NMR:1404741 |
| OA 69 | Archaeological Event | Priory Lodge, Church Road. Monitoring of development groundworks by TVAS in 2003 recorded no significant archaeological activity. | NMR:1382378 |
| OA 70 | Archaeological Event | 4 Cell Farm, Church Road, Old Windsor. A Watching Brief carried out by TVAS in 2002. No archaeological finds or confirmed features predating the late post-medieval period were observed during this watching brief. Some post-medieval walls were recorded. | NMR:1442817 BHER:ERW131 |
| OA 71 | Archaeological Cropmarks | Possible Bronze Age round barrow, seen as cropmarks. Morphological description: a circular enclosure, diameter 20m, defined by 1 ditch. | NMR:251183 |
| OA 72 | Archaeological Features | A triangular field which can be seen to be very uneven. The field has not been ploughed according to Mrs Islam, who reported this site to be of possible archaeological interest | BHER:MRW15753 |
| OA 73 | Archaeological Cropmarks | Cropmarks suggest an enclosure in this area, however, agricultural marks may be responsible for some of the patterning. | BHER:MRW410 |
| OA 74 | Archaeological Cropmarks | A dubious double ditched vegetation mark in dark crop or sown grass. Alignment can be traced onto grass to east of modern hedge. Possible former trackway (does not fit in with present field pattern) or drainage. | BHER:MRW413 |
| OA 75 | Archaeological Cropmarks | A possible Bronze Age round barrow is visible as cropmarks on aerial photographs. It is visible as a ring ditch with a diameter of 18m. | NMR:1233762 |
| OA 76 | Archaeological Cropmarks | A complete dark ring vegetation mark, poorly defined, but visible on aerial photographs. The poor definition may be due to the quality of the prints. | BHER:MRW411 |

| <i>OA Ref. No</i> | <i>Feature Type</i> | <i>Description</i> | <i>Source</i> |
|-------------------|----------------------|--|----------------------------|
| OA 77 | Archaeological Event | Old Windsor Flood Alleviation Scheme. A Watching Brief was carried out by OA in 1997 during groundworks associated with this scheme. Overall, the absence of cut features from the stripped areas would seem to imply low levels of activity for the areas concerned. However, certain parts of the easement, particularly the southern boundary of the SM, clearly had been disturbed in recent times, and it is possible that this activity may have removed any cut features present. Prehistoric activity in the general area may be indicated by the scatter of burnt flint and the two struck flints and sherd of MBA-LBA pottery. No finds were associated with features, although in view of the proximity of Bronze Age cropmark ring ditches the presence of such material need not be a surprise. A small proportion of the tile recovered was of Roman date. Dr Hope-Taylor found residual Roman finds and re-used Roman tile to the north during excavations of Old Windsor in the 1950's. Their presence here may suggest a Roman settlement in the vicinity, possibly between the church and the river. | BHER:ERW46 |
| OA 78 | Archaeological Event | The Friary, Site 13, Old Windsor. Investigations by BAS in 1956. Numerous fragments of Roman tile were found and as a result a further series of trenches were dug in the western half of the area and along the other boundaries. The lines of trenches were terminated about 15 ft to the west of the proposed buildings, at which point the distribution of tile showed a distinct falling off. More westerly trenches produced very large tile fragments and a small bronze bell of Roman type. Roman tile has been previously discovered at the Priory site and it was considered to have been looted from a Roman building somewhere in the vicinity. Its presence on Site 13 seems to indicate the presence of that building at no great remove to the west, where there is slightly higher ground. | NMR:627951 BHER:ERW153 |
| OA 79 | Archaeological Event | The Friary, Old Windsor. Investigations were conducted by the BAU in 1975. Nine trenches were dug mechanically in the areas which would be destroyed by proposed housing. In all trenches there was approximately 10cm top soil and a further 30cm of silt which appears to be similar to the flood deposits found at site 17 (OA 83). Abraded tile fragments were occasionally found in the top soil and more rarely in the silt. No pottery was recovered. Natural gravel was encountered below the silt and was excavated to a depth of 2m to ensure archaeological deposits were not sealed below. | BHER:ERW155 |
| OA 80 | Archaeological Event | 2 Saxon Way, Old Windsor, Berkshire. A Watching Brief carried out by TVAS in 2005. The existence of archaeological deposits relating to the Saxon palace known to have existed in this area or any other period cannot therefore be ruled out, although they were not encountered here. | NMR:1434640 BHER:ERM420 |
| OA 81 | Archaeological Event | 23 Saxon Way, Old Windsor. A Watching Brief carried out by BCC in 1988. No archaeological features were encountered and the ground was extensively disturbed by previous/recent development on the site. | BHER:ERM1002 |

| <i>OA Ref. No</i> | <i>Feature Type</i> | <i>Description</i> | <i>Source</i> |
|-------------------|-------------------------|--|----------------------------|
| OA 82 | Archaeological Event | The Friary, Site 25, Old Windsor. Investigations carried out by BAS in 1956. Four trial trenches, dug on the boundary of this site, revealed that rubbish formerly dumped on its surface had been bulldozed deep into the soil. | BHER:ERW154 |
| OA 83 | Archaeological Event | The Friary, Site 17, Old Windsor. Investigations carried out by the BAS in 1955. Eight long trial trenches were dug; four along the boundaries of the plot, the remainder in the central area. The only archaeological object discovered was a small fragment of Roman imbrex tile at a high level. The trenches disclosed thick floor deposit overlying the normal gravel, indicating conditions unfavourable to early occupation. | BHER:ERW152 |
| OA 84 | Archaeological Findspot | A LBA/EIA pot sherd found 21 inches below the surface at Mr Ricardo's grounds, Old Windsor, near The Bells of Ouzeley in July 1888. The British Museum describes this as a substantial rim sherd from a large thick-walled jar with a high pronounced shoulder and short upright neck. Rim top decorated. | BHER:MRW7905 |
| OA 85 | Archaeological Event | 103 Straight Road, Old Windsor. An archaeological evaluation carried out by AOC in 1995. A late medieval boundary ditch and a post-medieval pit were recorded. Fragments of Roman tile were also recovered. | BHER:ERW70 |
| OA 86 | Archaeological Findspot | Various prehistoric and Bronze Age finds from the River Thames at Old Windsor. | BHER:MRW7885 |
| OA 87 | Archaeological Findspot | Two Neolithic flint axes were dredged from the Thames at the Bells of Ouzeley Public House. | NMR:251421 BHER:MRW7899 |
| OA 88 | Archaeological Findspot | A greenstone axe dredged from the River Thames above Magna Carta Island | BHER:MRW7901 |
| OA 89 | Archaeological Findspot | A Saxon bone comb was found in the River Thames between Runnymede and Old Windsor. | BHER:MRW7893 |
| OA 90 | Listed Building | Sheelin Cottage. Pair of houses. Early C19. Stock brick in Flemish bond with low pitched, hipped slate roof. Rectangular plan. Two storeys. Chimneys have been removed. Paired brackets to eaves soffit. Sash windows with glazing bars and gauged brick heads. Symmetrical 4-bay front. Central paired 6-panel doors with rectangular fanlights under a trellised porch with metal-covered hipped roof. Grade II Listed Building. | NMR:1323662 |
| OA 91 | Listed Building | Abbey Cottage. Pair of houses. Early C19, extended C20. Stock brick in Flemish bond with low pitched, hipped, slate roof. Rectangular plan with extensions at rear and right hand side. Two storeys. 2 chimneys with clay pots. Paired brackets to eaves soffit. Sash windows with glazing bars and gauged brick heads. Symmetrical 4-bay front. C20 doors under a large gabled porch with arched front and sides containing fretted decoration. Grade II Listed Building. | NMR:1323663 |
| OA 92 | Archaeological Findspot | One of two Bronze Age razors found at Old Windsor. One of the bronze razors was found in 1898 and the other in 1899. | BHER:MRW15530 |

| <i>OA Ref. No</i> | <i>Feature Type</i> | <i>Description</i> | <i>Source</i> |
|-------------------|--------------------------|--|----------------------------|
| OA 93 | Archaeological Findspots | A possible Mesolithic quartzite pebble macehead with an hour-glass perforation was found in the Thames at Old Windsor (251406). Other Bronze Age objects found at Old Windsor (251409) include a Late Bronze Age socketed axe (from the Thames), a bronze spearhead (found 1898), two bronze razors (found in Thames in 1898 and 1899). All were last recorded in Richmond Library. | NMR:251406, 251409 |
| OA 94 | Listed Building | Ouseley Lodge. House, now 5 flats. Mid C19; altered and extended C20. Stock brick with stucco dressings, low pitched slate roof. Central staircase plan, 2-storey extension on left, C20 flat roof extension at rear. Grade II Listed Building. | NMR:1323656 |
| OA 95 | Archaeological Event | 8-11 Newton Lane, Old Windsor. An evaluation carried out by ASL in 2013. No archaeological features or finds were present in any of the five trenches that were excavated. | BHER:ERM1559 |
| OA 96 | Archaeological Event | 4 Newton Lane, Old Windsor. A Watching Brief carried out by TVAS in 2003 during the excavation of foundation trenches for a new extension. The watching brief did not locate any finds or deposits of archaeological interest. | NMR:1385449 BHER:ERW179 |
| OA 97 | Listed Building | Lodge To Beaumont College. Lodge, now disused. Late C19, probably by Hansom as chapel and college. Stock brick in Flemish bond, slate gabled roof. L-plan. Grade II Listed Building. | NMR:1119798 |
| OA 98 | Listed Building | Gate Piers and Walls to Beaumont College adjacent to Lodge. Late C19. Part stock brick, part rendered. 2 gate piers with linking walls either side of entrance. 2 inner piers are rendered with inset panels, moulded bases and cornices, with iron lanterns on top. Outer piers brick, with every sixth course projecting; moulded bases and heads. Linking walls are of brick with balustraded tops. Grade II Listed Building. | NMR:1119799 |
| OA 99 | Listed Building | The Hollies Walnut Cottage. Pair of houses. Early C19, extended early C20. Part stock brick in Flemish bond, part painted render; hipped, slate roof. Rectangular plan, extension at rear. Grade II Listed Building. | NMR:1323659 |
| OA 100 | Listed Building | Pearmain Cottage. Small house. Mid C18, altered C20. Painted render, hipped old tile roof. L-plan with narrow end facing road. Grade II Listed Building. | NMR:1323657 |
| OA 101 | Listed Building | Church Cottage. Mid C18 extended C19. Painted stucco; hipped, tiled roof. Rectangular plan extended at rear. Grade II Listed Building. | NMR:1323658 |

| <i>OA Ref. No</i> | <i>Feature Type</i> | <i>Description</i> | <i>Source</i> |
|-------------------|----------------------|---|---------------|
| OA 102 | Historic Area | The Royal Estate Home Park. Landscape park, pleasure grounds and gardens, which include some Pulhamite features, at Windsor Castle. The gardens originate from the 15th century but most of the surviving features date to the 19th and 20th century. The earliest gardens were situated on the moat, forming the main castle gardens, were first documented in the early 15 th century and shown in sketches dating to circa 1660 and circa 1770. Redeveloped during the early 20th century involved terracing and construction of a rockery. Another major garden element, the Maastricht Garden was designed in 1701 and laid out during the first part of the 18th century, however, it was soon in neglect and elements are visible on aerial photographs. Other gardens include a formal terrace garden which was laid out during the mid-1820s by Sir Jeffry Wyattville replacing a 17th century garden. The Royal Gardens, the castle kitchen gardens, were constructed during the 1840s. The pleasure grounds date from the 1780s and were extended during the 1820s. Further development took place in the 1840s with more tree planting, and construction of paths, bridges and other associated structures. The park is mainly pasture and has its origins in the Medieval royal deer park. James Pulham II (1820-1898) and possibly James Pulham III (1845-1920) were responsible for some terracotta work within the grounds of Windsor Castle, probably sometime between 1838 and 1865. | NMR:1331297 |
| OA 103 | Archaeological Event | Old Windsor. Evaluation carried out by OA in 1991. Mesolithic and Neolithic flint scatters were recorded here. | NMR:655670 |
| OA 104 | Listed Building | Rosemary Cottage. Mid C18, extended late C18, and early C19; altered C20. Painted brick with hipped and gabled roofs of different heights. Rectangular plan of 3 sections, C20 extension at left and rear. Grade II Listed Building. | NMR:1323660 |
| OA 105 | Listed Building | The Fox and Castle Public House. Hall house, now public house. Late C15, altered and extended C19 and mid/late C20. Timber frame with painted render infill panels; part painted brick; part underbuilt in painted brick. Some false timberwork. Old tile gabled roof. L-plan of 2 framed bays with a cross wing of one framed bay. Flat roof extension at rear; extensions at each end. Grade II Listed Building. | NMR:1119802 |
| OA 106 | Listed Building | The Gatehouse, the Little Gatehouse and Stable Walks. Gatehouse and stables and stable walls, now 2 houses. c1830 altered mid to late C20. Part multi-coloured stock brick, part Roman cement; low pitched slate roof. Classical style. U-plan with former stables and grooms accommodation on north-west. C20 single storey extension in similar style on south-west. Grade II Listed Building. | NMR:1119803 |
| OA 107 | Listed Building | Burfield Lodge. Large house now divided into 3. Early C19. Painted render, hipped, slated mansard roof; sides of mansard are slated in a fishscale pattern. French Renaissance style. Rectangular plan with 2, square bay projections on south-east. Grade II Listed Building. | NMR:1119800 |

| <i>OA Ref. No</i> | <i>Feature Type</i> | <i>Description</i> | <i>Source</i> |
|-------------------|--------------------------|---|---------------|
| OA 108 | Archaeological Findspot | A silvered bronze folis of Diocletian ((295-305 AD) was found at 2 Ashbrook Road, Old Windsor. The reverse reads: "GENIO POPULI ROMANI" genius standing left. It was found 3 inches down in the garden of 2 Ashbrook Road, Old Windsor in January 1967. | NMR:MRW12654 |
| OA 109 | Listed Building | Pelling Cottage. Small house. Early C19, altered C20. Part stock brick, painted stuccoed front. Low pitch, hipped, slate roof. Rectangular plan with one bay extension at rear in similar style. Grade II Listed Building. | NMR:1119801 |
| OA 110 | Listed Building | Chapel of Beaumont College. Chapel for the Jesuit College, now offices. 1870 by Hansom, interior decorated by JF Bentley in 1873-6. Stock brick, tile, coped gabled roof rising above the buildings of Beaumont College. Grade II Listed Building. | NMR:1119796 |
| OA 111 | Listed Building | Beaumont College. Large country house in parkland, now offices and training school. Original house 1705 by James Gibbs for Lord Weymouth. Re-built and extended in early C19 by Henry Emlyn of Windsor for Henry Griffiths; altered and extended in 1870 by Hansom; altered and further extended in late C20. Grade II* Listed Building. | NMR:1119795 |
| OA 112 | Listed Building | War Memorial at Beaumont College approximately 45 Metres from north west corner of main building. War memorial. C 1920 open-air altar and Calvary by Sir Giles Gilbert Scott. Ashlar. Symmetrical. Podium of 4 steps which rises to a plain altar with flanking bench seats, and tall cenotaph. Console brackets to projecting inscription panel bearing a bronze commemorative plaque, with blocking course with acroteria and finial of laurel wreath and swords. Above is a large round arched opening containing a bronze Christ on stone cross; moulded cornice and pediment top and frieze with motto. The incised text below the inscription plaque reads:- REQUIEM AETERNAM DONNA EIS DOMINE. Grade II* Building. | NMR:1119797 |
| OA 113 | Historic Site | Icehouse at Beaumont College. Icehouse illustrated on the 1912 OS map, however not illustrated on revised 1932 OS map. | BHER:MRW15672 |
| OA 114 | Archaeological Findspot | A Bronze Age bronze spearhead was found in the River Thames between Old Windsor and Runnymede. It is in Newbury Museum. | NMR:251417 |
| OA 115 | Archaeological Cropmarks | Light blurred soilmarks immediately to the east of moat - visible on aerial photographs. No clear pattern but a possible former building. Also possible faint traces of ploughed ridge and furrow are visible. | BHER:MRW312 |

| <i>OA Ref. No</i> | <i>Feature Type</i> | <i>Description</i> | <i>Source</i> |
|-------------------|--------------------------|---|----------------------------|
| OA 116 | Scheduled Monument | Moated site at Tile Place, Old Windsor. The monument includes a trapezoidal moat 25m east of Tileplace Farm. The site is aligned north-south and has maximum external dimensions of 125m north-south and 100m east-west. The site has two causeways, to the west and east. The moat is partly water-filled and varies in width between 5m and 12m. An external bank survives to a width of 10m to the north and south of the moat while an internal bank of 10m width survives to the north of the eastern causeway and runs for a length of 18m. A platform against the northern arm of the moat is considered to be contemporary and has dimensions of 30m by 10m. The modern Tileplace Cottages are excluded from the scheduling, however, the ground beneath these buildings is included in the scheduling. | NMR:1013173 |
| OA 117 | Archaeological Event | Two Roman cremation burials enclosed with tiles, one accompanied by a green glass bottle, the second in an urn, together with a red pottery bottle, found at Tileplace Farm in 1865. | NMR:627959 |
| OA 118 | Archaeological Event | A watching brief carried out by TVAS in 1996 during removal of top soil identified an undated ridge and furrow. The site lay adjacent to Tile Place Moat, a Scheduled Ancient Monument. | NMR:1085691 BHER:ERM452 |
| OA 119 | Archaeological Features | A parcel of ridge and furrow immediately north of Tileplace Farm is visible on aerial photographs. | BHER:MRW313 |
| OA 120 | Archaeological Features | Earthworks at St Peters Hill, Old Windsor. An area of very regular ridge and furrow/drainage patterns, numerous ponds and linear features are visible on aerial photographs. Some of which are on published OS map (drains). This could be a possible small area of settlement earthworks (MRW326). | BHER:MRW325/6 |
| OA 121 | Archaeological Cropmarks | A possible soil/cropmark enclosure is visible on aerial photographs. The feature may be banked? The north and west sides are ill defined. | BHER:MRW1726 |
| OA 122 | Archaeological Event | St Peter's C of E Middle School, Crimp Hill Road, Old Windsor. An archaeological watching brief was undertaken by JMHS in 2004 during ground work reduction and the excavation of foundations for a new gymnasium located to the north of St Peter's school building. All observations made during the works were of modern date. | NMR:1409591 BHER:ERM291 |
| OA 123 | Archaeological Feature | A small area earthwork adjacent to the school at St Peter's Hill, Old Windsor. It is possibly ditched? Rectangular platform with site of building? Needs field check. | BHER:MRW327 |
| OA 124 | Archaeological Event | St Peters School, Old Windsor. A watching brief was carried out by TVAS in 1997 during groundworks for new extensions to the school. No archaeological deposits were located during the construction of the extensions to the school, and no finds were recovered. | NMR:1326569 BHER:ERM453 |
| OA 125 | Archaeological Findspot | A gold Iron Age coin was found at Old Windsor in the early 1960s. | BHER:MRW14259 |

| <i>OA Ref. No</i> | <i>Feature Type</i> | <i>Description</i> | <i>Source</i> |
|-------------------|--------------------------|--|---------------|
| OA 126 | Archaeological Event | Meadow Way, Old Windsor. Watching Brief carried out by the CEU in the 1980s. Some undated features recorded. | NMR:652394 |
| OA 127 | Archaeological Cropmarks | Possible Medieval and/or Post Medieval boundary ditches are visible as cropmarks on aerial photographs. They are roughly parallel and measure 160m and 95m long. | NMR:1233753 |
| OA 128 | Listed Building | The Dower House. House. Late C18, altered and extended late C20. Painted brick, tile hipped roofs behind parapet. Gothic style. Nearly square plan with extensions on left and rear in similar style. Grade II Listed Building. | NMR:1323655 |
| OA 129 | Listed Building | King Edward VII Hospital Old Windsor Unit. Formerly known as: Windsor Union Workhouse CRIMP HILL. Workhouse, later hospital for elderly people, vacant at time of inspection. 1835 by Scott and Moffatt. Red brick with diamond patterns of blue headers; yellow brick quoins and window dressings. Slate high pitched roof. Tudor style. Symmetrical U-plan. Grade II Listed Building. | NMR:1119807 |
| OA 130 | Listed Building | Former secure accommodation range and attached yard wall at King Edward VII Hospital, Crimp Hill. Accommodation block with attached yard wall, at former Windsor Union Workhouse (NMR:1406285) (now King Edward VII Hospital. Mid C19, altered. Brownish brick in Flemish bond; Welsh slate roofs. Grade II Listed Building. | NMR:1119808 |
| OA 131 | Historic Park and Garden | Windsor Great Park lies immediately to the south and south-west of the town of Windsor and Windsor Home Park. The main, central area is within the parish of Old Windsor (to the north-east), and the south-eastern extremity is in the parish of Egham (Surrey). The c 2500ha site (including the areas of The Savill Garden, Virginia Water, and Cumberland and Royal Lodges, is bounded to the north by Windsor and the Home Park; to the south the setting is largely wooded and rural, with various landscaped parks scattered around the south boundary, including Titness Park, Coworth Park, Buckhill Park, Wentworth Park and Ribblesdale Park. To east and west lie further landscape parks, woodland and villages. The land is hilly, with views from the northern half, particularly Snow Hill, parts of Cranbourne Park and Forest Lodge, northwards to Windsor Castle, Home Park and the town, and to the Chiltern Hills beyond. The A332 Windsor to Ascot road bisects the western half of the park. Grade I Register of Parks and Gardens. | NMR:1000592 |
| OA 132 | Archaeological Feature | Park pale at Windsor Great Park, Windsor. The medieval park boundary is traceable for long stretches and generally consists of a low spread bank with a shallow outer ditch. | BHER:MRW321 |

| <i>OA Ref. No</i> | <i>Feature Type</i> | <i>Description</i> | <i>Source</i> |
|-------------------|-------------------------|---|---------------------------|
| OA 133 | Scheduled Monument | Moated Royal Manorial site at Bear's Rails. The monument includes a moated Royal Manorial site at Bear's Rails, within the Windsor Great Park. The manor was added to the park of Windsor Castle in 1359. The moat is rectangular and comprises an inner ditch and outer earthworks aligned NNE- SSW. There is no visible causeway and the site has maximum external dimensions of 125m NW-SE and 150m NE-SW. The outer earthworks are considered to represent a second moat which, although dry, survives to a depth of 1m and a width of between 5 and 7m. The inner of the two moats is far more substantial, is water-filled and survives in good condition. The width varies from 7m on the NW arm to a maximum of 35m on the SE arm. An internal and external bank survive around part of the monument. One small island is present within the moat and has dimensions of c.7m by 5m. The main island measures 75m NE- SW and 60m NW- SE. Partial excavation on the island in 1919- 1920 revealed the footings of large buildings. After the site's construction Edward III ordered repairs to the hall, kitchen, chamber wardrobe, gate- house and granary while new houses were constructed, evidently timber-framed on stone foundations. Richard II, however, spent very little money on the site and ordered the manor to be demolished in 1395. | NMR:1013168 |
| OA 134 | Archaeological Event | Excavations were carried out on the Bear's Rails site between 1919 and 1920. The excavator, A. Vaughan-Williams believed this site to be that of the palace of Edward the Confessor, but was probably the site of the 14th century manor of Wychemere. | NMR627957 |
| OA 135 | Historic Garden | Remains of a Pulhamite garden situated within the grounds of The Dell, in Englefield Green. The garden was laid out for Baron Schroder in 1888 by James Pulham II (1820-1898) and James Pulham III (1845-1920) of James Pulham and Son. Features include a rock lined watercourse, cascades, bridge and a narrow gorge with a cliff-hung pool traversed by stepping stones which were set within a woodland planting scheme. James Pulham III also laid out another rock garden during the early 1900s, Hitching (2010) suggests in about 1909. The house has been demolished, replaced by three smaller houses, but the Pulham gardens survive and were restored during the 1980s. | NMR:1513285 |
| OA 136 | Historic Route | Route of the former London to Reading Turnpike road. The road enters the county in the vicinity of Bishops Gate, Windsor. The route through the Great Park is then unknown. | BHER:MBF6153 |
| OA 137 | Archaeological Findspot | In 1866 a hoard of palstaves was found 200 yards from Bishopsgate in The Great Park. There were 2 complete palstaves and four fragments in this hoard. | NMR251418 BHER:MRW7894 |
| OA 138 | Archaeological Findspot | A Neolithic ground and chipped flint axe was found down the Long Walk in Windsor Great Park in 1950. | BHER:MRW7903 |

| <i>OA Ref. No</i> | <i>Feature Type</i> | <i>Description</i> | <i>Source</i> |
|-------------------|------------------------------|--|------------------------------|
| OA 139 | Registered Parks and Gardens | The Royal Estate Royal Lodge. Gardens to the Royal Lodge, Windsor Great Park, laid out between 1815-30 for George IV, originally containing garden features probably designed by John Nash and W T Aiton. From 1932 the gardens were redesigned and replanted by Sir Eric Savill and Russell Page for the Duke and Duchess of York (later George VI and Queen Elizabeth). In 1936 Geoffrey Jellicoe advised on the grounds and designed a formal terrace. An azalea and rhododendron garden, designed by Sir Eric Savill and TH Findlay, was laid out in 1951. A camellia garden, containing specimens from Caerhays Castle Cornwall, was also planted. Grade I Register of Parks and Gardens. | NMR:1001435 |
| OA 140 | Listed Building | Statue of George III. Equestrian statue. Known as the Copper Horse. Erected in 1824-30. Sculptor Westmacott. Bronze statue of horse and figure on stone base. The figure of George III is in classical robes with laurel wreath. High, irregular rusticated stone base inscribed: GEORGIO TERTIO/ PATRI OPTIMO/ GEORGIUS REX On all sides of the mould on which it stands are large scattered stones. Grade I Listed Building. | NMR:1323671 |
| OA 141 | Listed Building | Queen Victoria's Chapel. Chapel, built for Queen Victoria. Mid C19. Chancel re-built in 1863 by Teulon, nave re-built in 1866, probably by Salvin. Stock brick in Flemish bond, steeply pitched tile roof with crested ridge tiles and coped gables. Grade II Listed Building. | NMR:1323668 |
| OA 142 | Listed Building | Royal Lodge. Large house. Early C19 with late C18 origins; altered and extended C20. Painted render, low pitch slate or lead roof, not visible behind parapet. Irregular plan. Grade II Listed Building. | NMR:1323669 |
| OA 143 | Archaeological Findspot | A broad butted flat axe with a widely-splayed blade. Provenanced with a palstave marked "Windsor Park". Assumed to mean Windsor Great Park but could refer to another Windsor Park. | BHER:MRW7904 |
| OA 144 | Historic Garden | Cumberland Lodge, Windsor Great Park, Old Windsor. A country house, the largest house within Windsor Great Park, surrounded by the remains of gardens and associated parkland laid out mainly in the C18. Cumberland lodge (OA 145) stands at the north-west end of this associated grounds and is a Grade II Listed Building | NMR:1331169 BHER:MRW15712 |
| OA 145 | Listed Building | Cumberland Lodge. Large house, now college. Mid C18, partly damaged by fire and consequently refaced by Wyattville early C19 in Gothic style, mid C19 enlarged by Salvin. Red brick with low-pitched slate roof cross-gabled at right. L-plan with long side at front facing north-east. Grade II Listed Building | NMR:1323664 |
| OA 146 | Listed Building | House to north west of Cumberland Lodge adjoining stable block. House. Early C18, altered C20. Red brick in Flemish bond, hipped tile roof. Rectangular plan with stable block adjoining on right. Grade II Listed Building. | NMR:1323666 |

| <i>OA Ref. No</i> | <i>Feature Type</i> | <i>Description</i> | <i>Source</i> |
|-------------------|------------------------|---|---------------|
| OA 147 | Listed Building | Stable building to Cumberland Lodge. Stables, now student dormitories. C18; restored early C19 and C20. Red brick in Flemish bond, hipped tile roof. Long rectangular plan with Cumberland Lodge adjoining on left end. | NMR:1323665 |
| OA 148 | Archaeological Feature | Park Pale at moat Park, Windsor. An extensive length of park pale consisting of a low spread bank with shallow outer ditch. | BHER:MRW246 |
| OA 149 | Archaeological Feature | Park Pale at Windsor Great Park. The medieval park boundary is traceable for long stretches and generally consists of a low spread bank with a shallow outer ditch. | BHER:MRW322 |
| OA 150 | Archaeological Feature | Park Pale at Windsor Great Park. Two sections of park pale in Windsor Great Park shown on OS map. | BHER:MRM16404 |
| OA 151 | Historic Site | Smiths Lawn Airfield. The site of a former airfield, also used as a World War Two military airfield and makeshift aircraft factory. It is situated in Windsor Great Park between Great meadow Pond and Virginia water. Smith's Lawn began as a private civilian airfield in the 1930s. With the advent of war, conversion to use by the Royal Air Force began in 1940: the military airfield opened in 1941. It remained a grass surfaced airfield and was equipped with Blister aircraft hangers. The airfield was used for aircraft assembly and as a relief landing ground for 18 Elementary Flying Training School based at Fairoaks (Surrey). It closed between 1945-7 after being also briefly used by an American unit. Since that time it has reverted to parkland and use as a polo field. | NMR:1410512 |
| OA 152 | Listed Building | Statue of Albert Prince Consort. Equestrian statue. Erected in 1887. Sculptor Boehm. Bronze figure of Prince Albert in military uniform and horse, standing on a large base and plinth of pink granite. On all 4 sides of the plinth are bronze plaques bearing inscriptions saying that the statue was presented to Queen Victoria 'from the daughters of Her Empire'. One inscription is in English, the others are in Gaelic, Latin and Sanskrit. Grade II Listed Building. | NMR:1323670 |
| OA 153 | Listed Building | Forest Lodge. Large house. Early C19 altered C20. Red brick in Flemish bond. Original slate roof behind parapet over part; later hipped tile roof over remainder. Square plan centre section with a wing on either side. Grade II Listed Building. | NMR:1323667 |
| OA 154 | Listed Building | Lodge to Windsor Great Park. Lodge. Mid C19. Painted stucco, low pitched slate roofs behind parapets. Tudor style. Rectangular plan with tall turret on south-east and one-storey extension at rear. | NMR:1323661 |
| OA 155 | Listed Building | Norden's map of 1607 shows a 'lodge' in this area of Windsor Great Park. | BHER:MRW324 |

| <i>OA Ref. No</i> | <i>Feature Type</i> | <i>Description</i> | <i>Source</i> |
|-------------------|------------------------------|---|---------------|
| OA 156 | Registered Parks and Gardens | The Royal Estate Valley Gardens. One of two landscaped woodland gardens in Windsor Great Park created by Sir Eric Savill. The gardens were laid out during the late 1940s and has a number of later additions including the Holly Collection and JB Stevenson's rhododendron collection acquired in 1950-56, the Hydrangea Garden planted in 1963-64 and a Heather Garden planted from 1954. Grade I Register of Parks and Gardens. | NMR1001176 |
| OA 157 | Registered Parks and Gardens | The Royal Estate Virginia Water (including Fort Belvedere and the Clockcase). Landscaped lake and associated landscaping situated in Windsor Great Park. The lake was created by Henry Flitcroft from 1749 by the damming of the Virginia Brook forming the largest artificial lake of its time with the area around the lake landscaped and planted by Thomas Greening. The lake was enlarged to its present size in the 1780s by Thomas Sandby. Additional landscaping around the lake took place in the mid-1820s. | NMR1001177 |
| OA 158 | Scheduled Monument | Moated Manor and Queen Victoria's Landing Stage, Old Windsor. The monument includes two arms of a water-filled moated site located immediately to the south of Virginia Water Cottage on the northern bank of Virginia Water and a 19th century jetty - Queen Victoria's landing stage built on the moat island. The north and west arms of the moat remain although the south and east arms have been destroyed and incorporated into Virginia Water. The enclosed area is now an island with access by a modern bridge on the west side. The moated site is orientated north-south with maximum external dimensions of 120m and 90m respectively. The site would originally have been between 30 and 40m wider on either axis. The island has dimensions of 70m east-west by 100m north-south. The moat which survives to the north and west varies between 20 and 35m in width and survives to a depth of 5m from the level of the island. A map of 1607 shows a moated site at this location called "The Manor". A building with projected wings is shown within the moat. The site is mentioned as early as the reign of Richard II and in 1406 is referred to as the Manor in Windsor Park. There are now no visible remains of the Manor Lodge although medieval tiles have been recovered both within the island and immediately outside, demonstrating the survival of archaeological deposits. On the southern side of the island is Queen Victoria's landing stage. This is a stepped structure of brick construction with dimensions of c.30m by 20m. It was built in the late 19th century. The two bridges joining the island to the land are excluded from the scheduling. | NMR1013196 |
| OA 159 | Archaeological Features | Platform west of Boat House, Virginia Water, Old Windsor. A regular platform bounded on the west by a grassed-over wall with a slight ditch on its west side, visible on aerial photographs. The regularity suggests a former garden feature. | BHER:MRW1789 |
| OA 160 | Archaeological Features | Earthworks west of Boat House, Virginia Water, Old Windsor. Earthwork platform and linears including a possible hollow way and ridge and furrow are visible on aerial photographs. | BHER:MRW1788 |

| <i>OA Ref. No</i> | <i>Feature Type</i> | <i>Description</i> | <i>Source</i> |
|-------------------|-------------------------|--|----------------------------|
| OA 161 | Archaeological Features | Ridge and furrow is visible in Windsor Great Park on aerial photographs. | BHER:MRW1792 |
| OA 162 | Archaeological Feature | A linear hollow which continues alignment of drain on published OS 1:10,000 map may be a hollow way. Visible on aerial photographs. There is no clear indication of former settlement although there are irregularities at SU96466935. | BHER:MRW1790 |
| OA 163 | Archaeological Feature | An angled scarp in Windsor Great Park is visible on aerial photographs. The origin is uncertain, but may be a modern feature. | BHER:MRW1791 |
| OA 164 | Archaeological Feature | Park pale at Windsor Great Park. The medieval park boundary is traceable for long stretches and generally consists of a low spread bank with a shallow outer ditch. | NMR:1233764 BHER:MBF323 |

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Sources held by Oxford Archaeology

Maps

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Rocque's Map of Berkshire 1761

Boyce 1st Ordnance Surveyors Drawing 1811

Enclosure map for Old Windsor 1817

H Walter Map of Windsor Forest and its Vicinity and the parish boundaries 1823

Ordnance Survey 1st edition 1" 1822

Ordnance Survey 1st edition 6 inch 1869-9

Ordnance Survey 6" map of 1912 and all subsequent editions

Appendix 3: Planning Policy

National policy: NPPF

10.1.2 National Planning Policy Framework Chapter 12: Conserving and enhancing the historic environment (NPPF) 2012 is the current guidance document for national planning policy. This document provides guidance for planning authorities, property owners, developers and others on the conservation and investigation of heritage assets. Overall the objectives of Chapter 12 can be summarised;

- Delivery of sustainable development
- Understanding the wider social, cultural, economic and environmental benefits brought by the conservation of the historic environment
- Conservation of England's heritage assets in a manner appropriate to their significance

10.1.3 Chapter 12 recognises that intelligently-managed change may sometimes be necessary if heritage assets are to be maintained for the long term. Paragraph 128 states that planning decisions should be based on the significance of the heritage asset and that level of detail supplied by an applicant should be proportionate to the importance of the asset and should be no more than sufficient to review the potential impact of the proposal upon the significance of the asset.

10.1.4 Heritage assets are defined in Annex 2 of NPPF as a building, monument, site, place area or landscape positively identified as having a degree of significance meriting consideration in planning decisions. They include designated heritage assets (as defined in NPPF) and assets identified by the local planning authority during the process of decision making or through the plan making process.

10.1.5 Annex 2 also defines Archaeological Interest as a heritage asset which holds or potentially could hold evidence of past human activity worthy of expert investigation at some point. Heritage assets with archaeological interest are the primary source of evidence about the substance and evolution of places and of the people and cultures that made them.

10.1.6 Designated Heritage Assets comprise World Heritage Sites, Scheduled Monuments, Listed Buildings, Protected Wreck Sites, Registered Park and Gardens, Registered Battlefields and Conservation Areas.

10.1.7 Significance is defined as the value of a heritage asset to this and future generations because of its heritage interest. This interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting.

10.1.8 In short, government policy provides a framework which protects nationally important designated Heritage assets including:

- Protecting the settings of such designations;
- In appropriate circumstances, seeks adequate information (from desk-based assessment and field evaluation where necessary) to enable informed decisions
- Providing for the excavation and investigation of sites not significant enough to merit in-situ preservation.

10.1.9 In considering any planning application for development, the planning authority will be mindful of NPPF, in this instance through the current Development Plan Policy (DPP) and other material considerations.

District Policy:

10.1.10 Planning Policy in the Royal Borough of Windsor and Maidenhead is currently guided by the policies of the 'Royal Borough of Windsor and Maidenhead Local

Plan' (adopted June 2003). In the near future this plan will be replaced by The 'Borough Local Plan', which is currently in its consultative phase. Until the new plan is adopted, the policies of the 2003 plan will continue to be used by the Council as the basis for all planning decisions. The policies of relevance to cultural heritage issues are; LB2, LB 3, HG1 and ARCH1-4. These policies are presented in full in Appendix 3 and are summarised below.

- 10.1.11 Policies LB2-3 state that the Council will have special regard for the preservation of nationally Listed Buildings and their settings and to ensure that they are used for purposes that will secure their long term future. Policy HG1 states that the council will resist development that has a detrimental effect on the appearance or settings of both nationally and locally listed historic park and gardens.
- 10.1.12 In Policy ARCH1 the Council states that there will be a presumption in favour of preserving Scheduled Monuments and avoiding any impacts on their settings through development. Policy ARCH2 states that planning permission will not be granted to development that would adversely affect heritage assets listed in the Berkshire HER unless it can be proven that the development will not harm the archaeological importance and setting of the asset and that appropriate measures have been made for the protection and management of any assets during the development. Policy ARCH3 states that development will not be permitted in areas of high archaeological potential unless an evaluation of the development area is carried out by the developer prior to the determination of the application. Policy ARCH4 states that if this evaluation finds archaeological features which do not require permanent preservation, then these features should be excavated and recorded and the results of this work published and any finds displayed, prior to the commencement of any development.

Royal borough of Windsor and Maidenhead Local Plan (Adopted June 2003)

Policy LB2: Proposals affecting Listed Buildings or their settings:

The Borough Council will have special regard to the preservation of Listed Buildings and their settings and will:

- 1) *Not grant approval for the demolition of a listed building-unless it is satisfied that there are very exceptional circumstances as to why the building cannot be retained and reused;*
- 2) *Require applications affecting listed buildings to be accompanied by detailed survey drawings, in order to ensure an accurate record of the existing building(s) and site, against which alterations can be assessed and monitored;*
- 3) *Only grant listed building consent for the alteration and/or extension of a building (subject to compliance with other relevant policies) provided that the character of the building will not be adversely affected, both internally and externally;*
- 4) *Require any works or alterations to a listed building or to buildings within their curtilage to make use of appropriate traditional materials and techniques and to be of a high standard of design;*
- 5) *Ensure that development proposals do not adversely affect the grounds and/or setting of listed buildings.*

Policy LB3: Change of Use of Listed Buildings:

Wherever possible the borough council will require that listed buildings are used for purposes which will secure their long term future and which will preserve or enhance their

physical fabric, setting, special character and interest. Proposals for changes of use of listed buildings which do not meet these objectives will not be permitted.

Policy HG1: Historic Gardens and formal landscapes:

Development proposals which would have an adverse effect on the 'special' historic interest or appearance or setting of the parks and gardens identified in the register of parks and gardens of special historic interest will not be permitted. The borough council will also resist development proposals that have a detrimental effect on the appearance or setting of historic parks and gardens and formal landscapes that are recognised to be of local significance.

Policy ARCH1: Development on Scheduled Ancient Monuments

There will be a presumption in favour of the preservation of scheduled and nationally important monuments and their settings. Planning permission will not be granted for any development likely to affect the preservation of such monuments and their settings.

Policy ARCH2: Sites of Archaeological Importance and Development Proposals

Planning permission will not be granted for proposals adversely affecting sites in Berkshire's sites and monuments record where Archaeological features merit in situ preservation unless it can be demonstrated that:

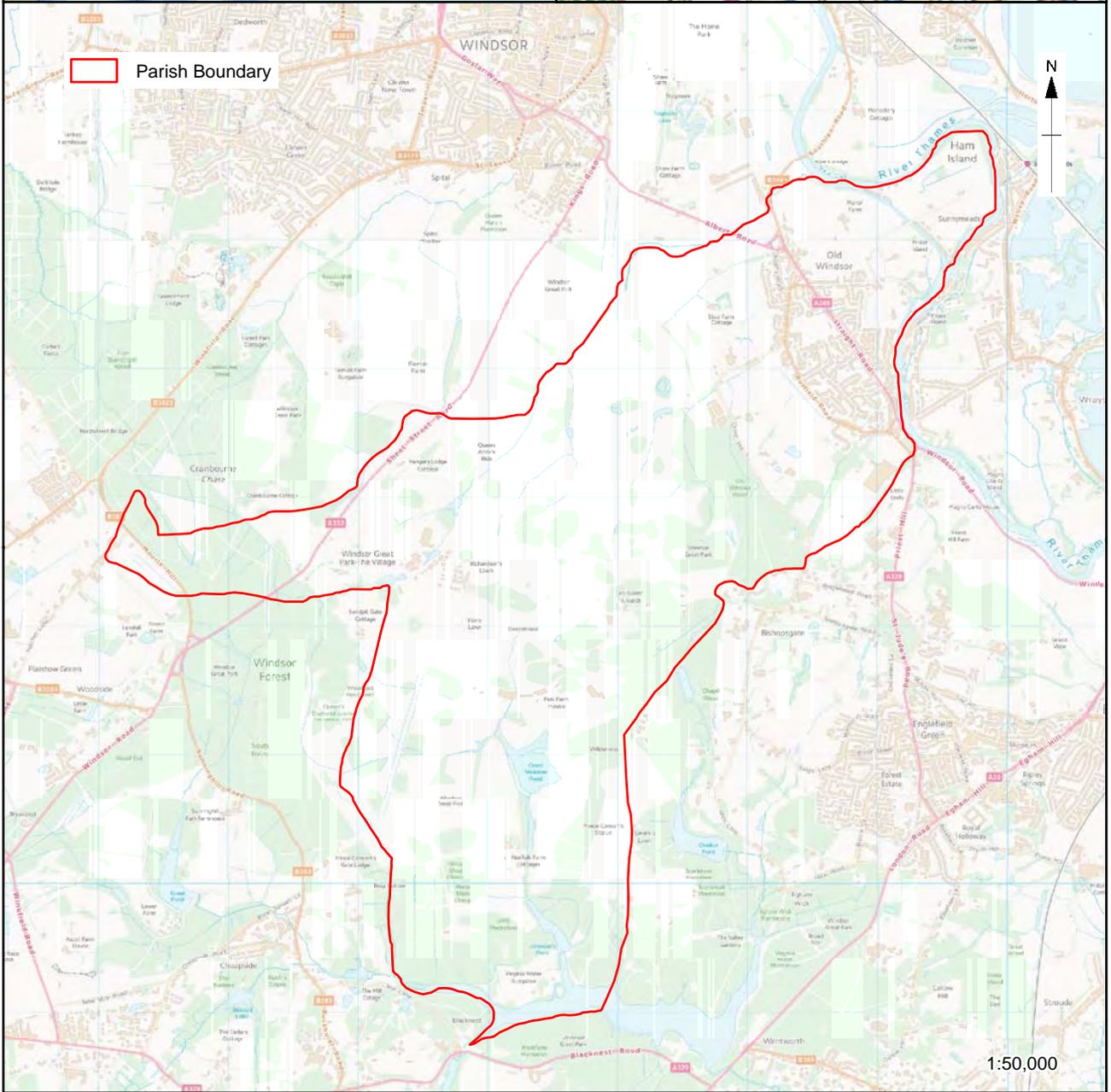
- 1) The proposals will not harm the archaeological importance of the site and its setting;*
- 2) Appropriate and acceptable provision is made for the protection and management of the archaeological remains in situ prior to and/or during development.*

Policy ARCH3

Planning permission will not be granted for proposals which appear likely to adversely affect archaeological sites and monuments of unknown importance and areas of high potential unless adequate evaluation enabling the full implications of the development on matters of archaeological interest is carried out by the developer prior to the determination of the application.

Policy ARCH4

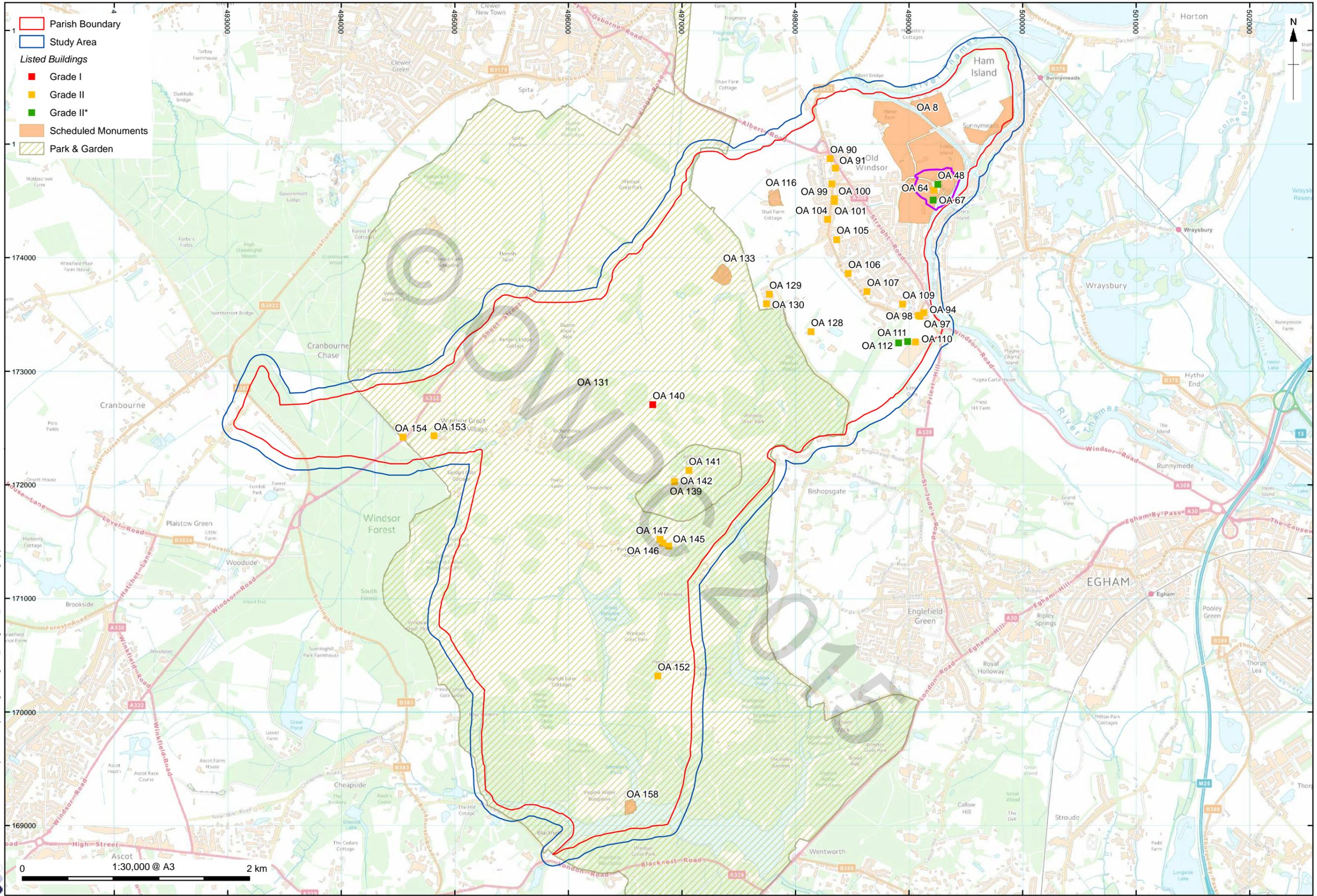
Where evaluation of a site demonstrates the presence of archaeological remains which do not merit permanent in situ preservation, planning permission will not be granted for any development unless provision is made for an appropriate level of archaeological investigation excavation, recording and off site preservation / publication / display of such remains prior to damage or destruction or to the commencement of development.



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Figure 1: Site location



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Figure 2: Heritage designations

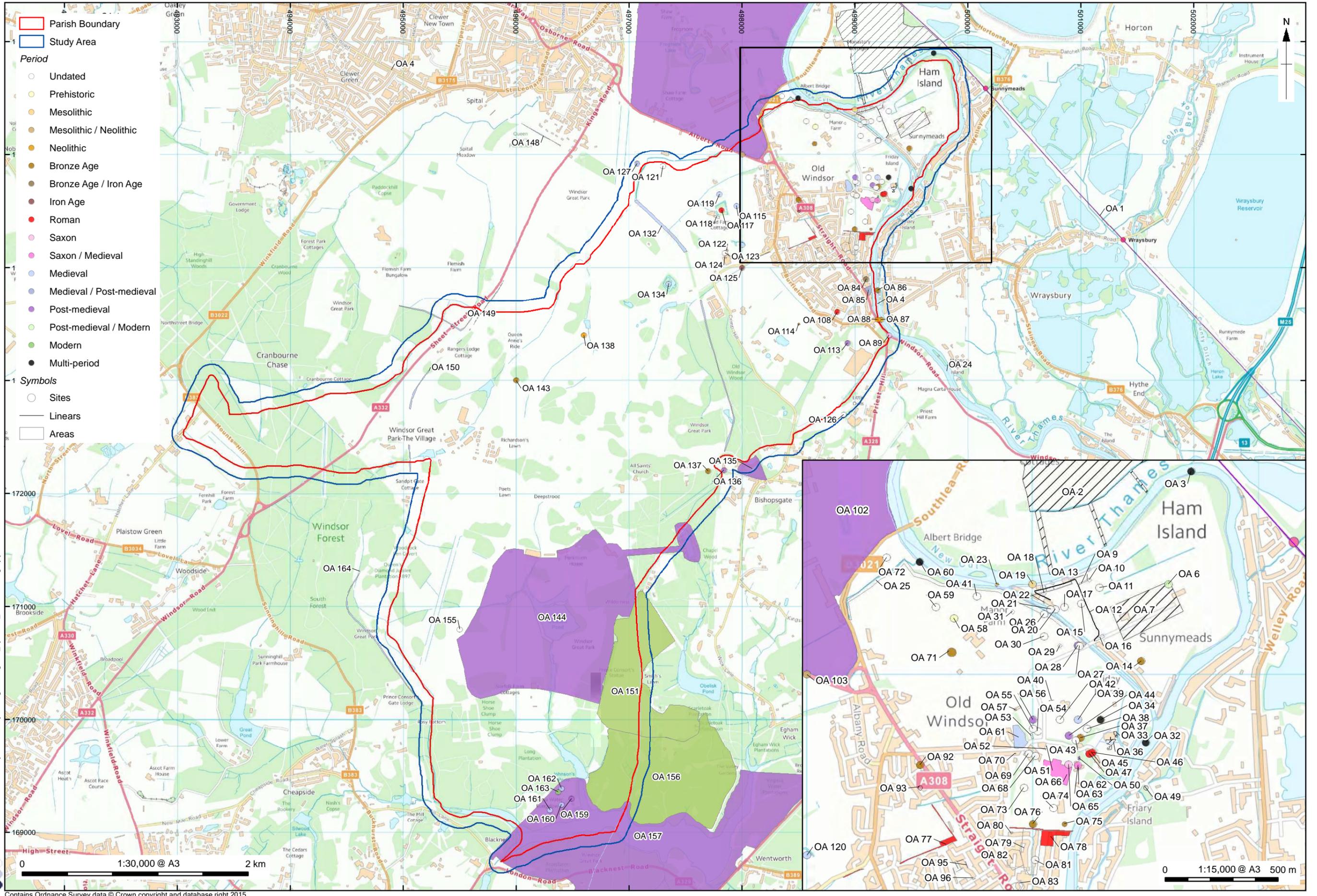
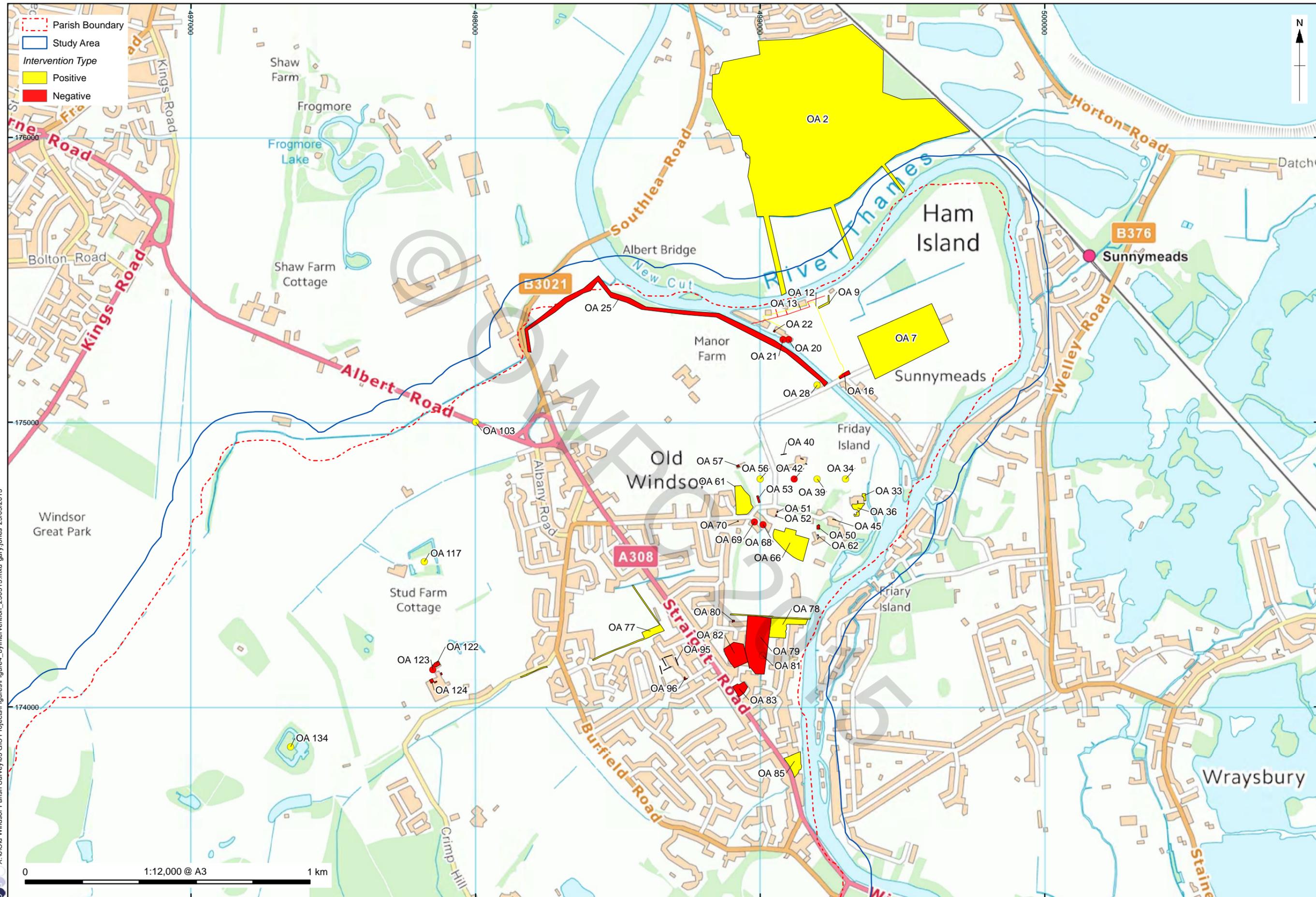


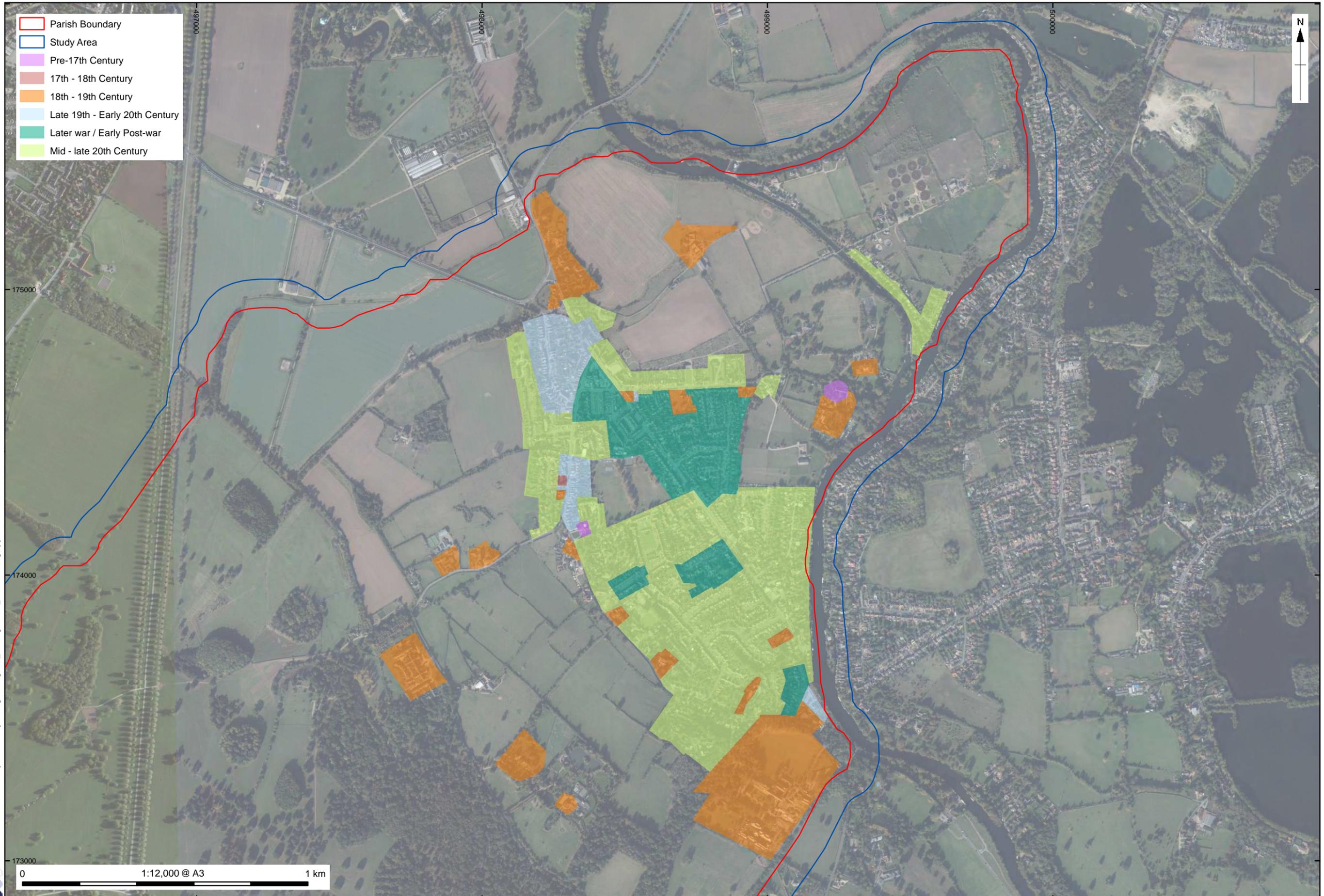
Figure 3: Archaeological sites by period



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Figure 4: Archaeological Interventions



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Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AEX, Getmapping, Aerogrid, IGN, IGP, swisstopo, and the GIS User

Figure 5: Building phase plan

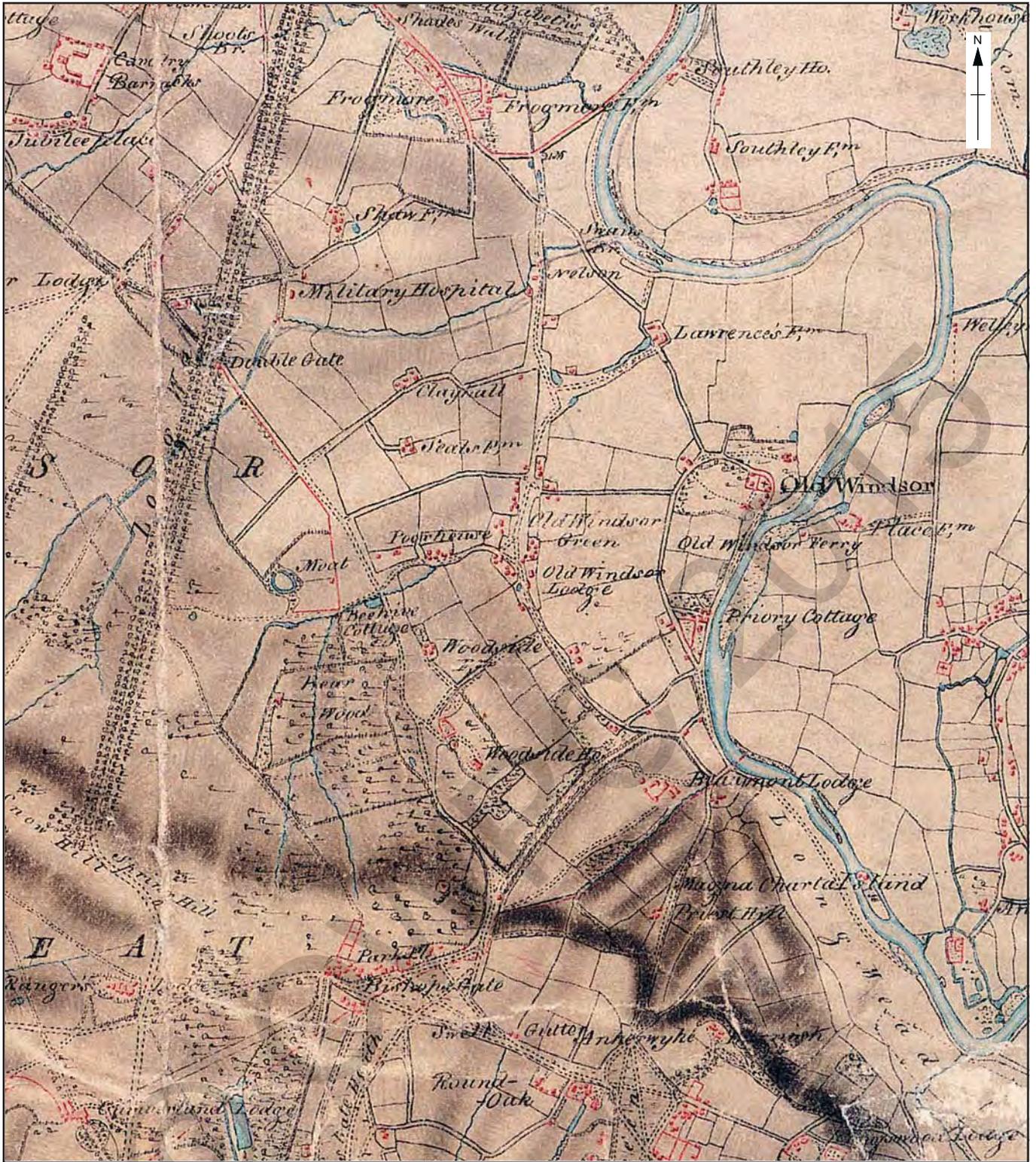


Figure 6: Charles Bridgeman's Plan of Windsor Forest 1720



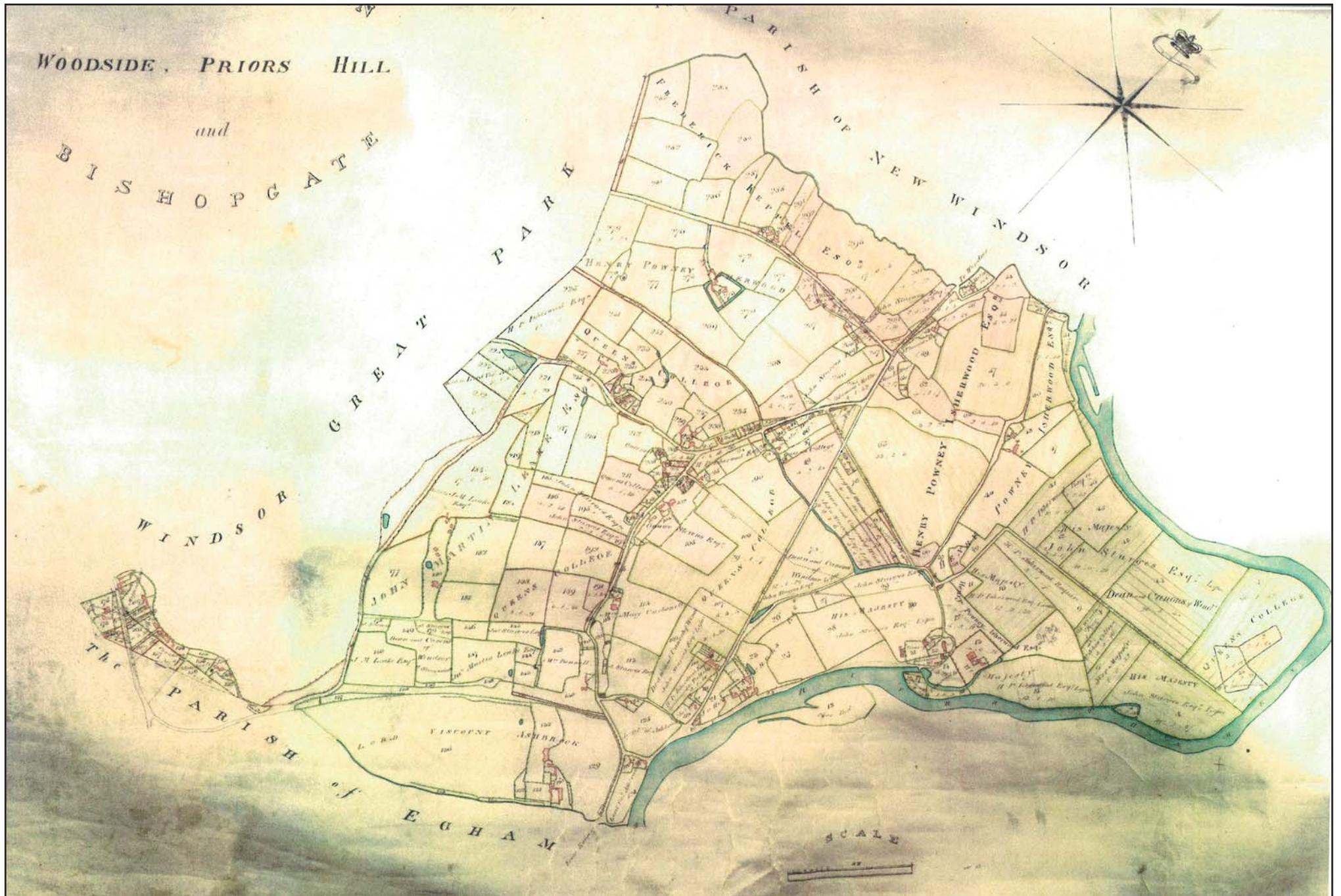
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Figure 7: Rocque's Map of Berkshire 1761



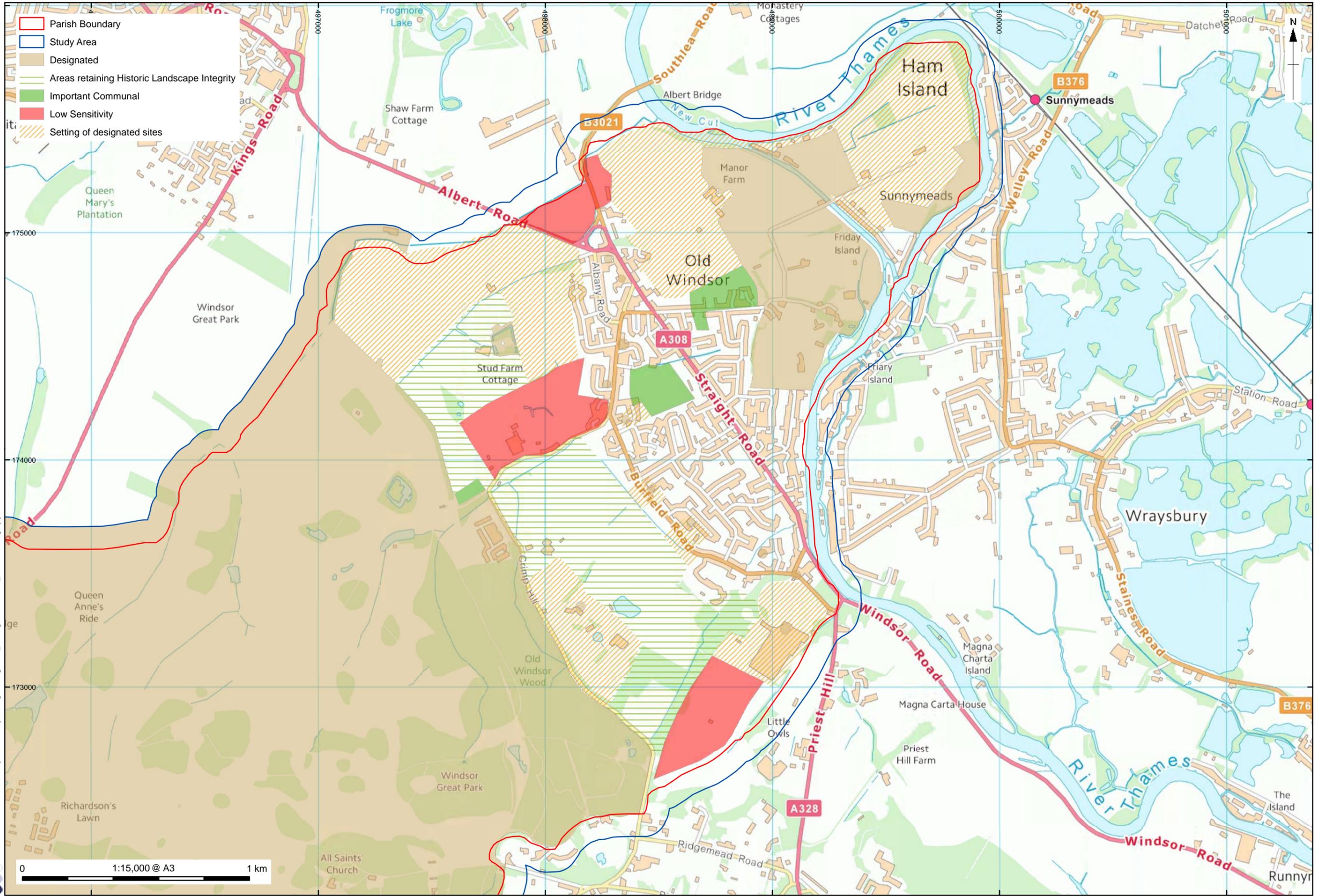
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Figure 8: Boyce 1st Ordnance Surveyors Drawing 1811



Not to scale

Figure 9: Enclosure Map of Old Windsor 1817



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Figure 11: Heritage sensitivities and constraints map

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Plate 1: The Parish Church of St Peter and St Andrew



Plate 2: The White Hermitage



Plate 3: The Gatehouse of Burfield Lodge



Plate 4: Albany Road, late 19th- early 20th-century houses with date stones



Plate 5: Albany Road, 1960s infill



Plate 6: 19th-century cottages on St Luke's Road



Plate 7: Late Victorian terraces on St Luke's Road



Plate 8: Inter-War social housing on Lyndwood Drive



Plate 9: A 20th-century bungalow on Straight Road



Plate 10: Mixed development on Church Road



Plate 11: 19th-century tapestry factory on Straight Road



Plate 12: 19th-century stained glass works on Straight Road



Plate 13: Mid 20th-century shops on St Luke's Road



Plate 14: Methodist church on St Luke's Road



Plate 15: Mid 19th-century workhouse on Crimp Hill



Plate 16: Fox and Castle public house on Burfield Road



Plate 17: Early 19th-century listed brick-built houses on Straight Road



Plate 18: A loft conversion in Albany Road

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