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Assessment Report



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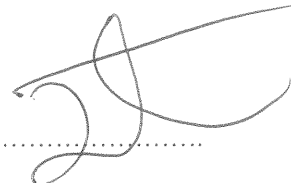
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NEWBURY HISTORIC CHARACTER STUDY

STRATEGIC STUDY FOR WEST BERKSHIRE COUNCIL

1 INTRODUCTION

1.1 Project Background

- 1.1.1 The Newbury Historic Character Study (NHCS) has been commissioned by West Berkshire Council as part of its commitment to ensuring the conservation of the historic character of the town during a period of significant development pressure. It will provide a resource for better informing future development and planning strategies in relation to the historic environment.
- 1.1.2 The importance of maintaining historic character within towns and its contribution to their economic and social success has been recognised by English Heritage (EH) in documents such as *Conservation-led Regeneration* (1998) and *Power of Place* (2000). Urban characterisation has consequently been included within urban survey projects across a number of counties, including Cornwall, Lancashire, Merseyside and Sussex. The approaches used in Cornwall and Sussex are most relevant for Newbury as these counties include a number of market towns of similar size.
- 1.1.3 The NHCS is one of a number of initiatives currently in progress, which will contribute to effective decision-making about future developments in Newbury. West Berkshire Council has produced the *Newbury 2025: A Vision for Newbury Town Centre*, which, following extensive public consultation, has drawn up a series of action points. Newbury Town Council has produced the *Newbury Town Design Statement*, which was adopted as a material consideration by West Berkshire Council in April 2005. Both documents acknowledge the importance of historic character.
- 1.1.4 West Berkshire Council has also produced detailed Design and Planning Briefs for the redevelopment of Parkway, an improvement plan for Newbury Market Place and a Development Brief for the redevelopment of Market Street. The first element of the *Local Development Framework* (LDF) came into force in April 2005. This *Local Development Scheme* has as a priority the production of the *Newbury Town Centre Plan* to take forward the Vision. The forthcoming *Design and Sustainability Supplementary Planning Document*, which includes some mapping of historic building phases across the town, will also form part of the LDF.
- 1.1.5 West Berkshire Council (WBC) is also carrying out a project to map the Historic Landscape Character of the North Wessex Downs AONB, which includes the District. The mapping from this survey will be linked to that produced for the NHCS project. The resulting detailed assessment of the historic character of Newbury and its surroundings should assist in delivery of the objectives set out in the action plan for the future of the town.

1.2 Scope of Project and Deliverables (Fig. 1a, b)

- 1.2.1 The area selected for the Newbury Historic Character Study extends across much of the modern built-up area of the town, giving a study area of approximately 7.5 km² in

total. This area, which represents the built-up area of Newbury in 1900, was chosen by the Project Steering Group. The study began by collating known archaeological and historical information for this area and this was enhanced by additional data obtained from other key sources as described below. Analysis of this data enabled the development of the town to be described and detailed mapping of key historical features, Historic Character Types, to be produced for a number of important historic periods.

- 1.2.2 It was also possible to use the data to predict the level of archaeological potential across the town for the different periods, highlighting those areas where the potential for significant archaeology is particularly high. The likely level of survival of archaeological remains, bearing in mind the nature and level of development work, was also assessed.
- 1.2.3 The key strand of this survey was an assessment of the historic character of the town in relation to its existing built environment. The town was divided into a series of Historic Urban Character Areas, each of which have distinct features. Although these describe the modern town the designations considered a wide variety of factors including:
- Built environment
 - Townscape rarity
 - Time depth
 - Completeness
 - Forces for change
 - Amenity value
 - Association.
- 1.2.4 In order to make this survey potentially accessible to a wide range of users, it has generated a range of products. This report describes the methodology and the results of the analysis and characterisation stages. In addition, all data obtained for and generated by the project has been included within an Access database as a series of tables. The database links directly to an Arcview GIS system. The town's pattern of expansion, areas of archaeological potential, Historic Character Types and Historic Urban Character Areas have all been mapped as polygons in a series of GIS layers.
- 1.2.5 The database and GIS has been designed to be compatible with the WBC Sites and Monuments Record (SMR) and the software used for the Historic Landscape Characterisation. This also enabled all new sites or structures identified during this project to be added easily to the SMR.
- 1.2.6 The historic characterisation process uses a number of very similar terms and acronyms. To reduce possible confusion a Glossary has been included as Appendix 2.

2 METHODOLOGY AND SOURCES

2.1 Previous work

- 2.1.1 Newbury was included in Astill's *Historic Towns in Berkshire: an archaeological appraisal* (1978). However, that survey was largely confined to the historic core of the town and was based on existing levels of knowledge. Since that date a considerable amount of archaeological investigation has been carried out which has added considerably to the picture of Newbury's historical development. The present study also covers a much wider area than Astill's work, focusing on most of the present town.
- 2.1.2 Newbury and its surrounding settlements are mainly included in the Victoria County History (VCH) for Berkshire Volume IV, with Greenham appearing in Volume III.

These volumes were published in 1923-4 and consequently the focus of the study and the restricted range of topics covered places some limits on the value of the articles. Similarly, the detailed histories of the town written by Money, *A History of Newbury* (1887) and *A Popular History of Newbury* (1905), are more than 100 years old.

- 2.1.3 More recent histories, such as Higgott's *The Story of Newbury* (2001), generally provide less detail and are often focused on pictures and events.

2.2 Data collection and processing

Archaeological data (Fig. 2)

- 2.2.1 The information held by the West Berkshire Council (WBC) Sites and Monuments Record (SMR) is the key resource for the NHCS study and was supplied in digital form for use in the project. Further information on archaeology was obtained from the National Monuments Record (NMR) maintained by English Heritage in Swindon and the NMR data was compared with that supplied by WBC in order to identify new archaeological monuments or events which were not already recorded on the SMR. These were allocated an OA number and the prefix 'OA' is used when these are referenced in the text. Information on such new sites was recorded in templates supplied by WBC for easy addition to the full SMR database.
- 2.2.2 An additional field was added to the dataset assigning a period code to each monument or event. Details of the period codes are given in Appendix 3. This allowed the distribution of archaeological sites for any given time period to be displayed as a GIS layer. These archaeological figures are shown on Figure 2, colour coded by period.
- 2.2.3 Both the SMR and NMR maintain separate lists of 'Monuments', which comprise archaeological and historical finds, and 'Events', which comprise archaeological interventions.

Historic Buildings (Fig. 3)

- 2.2.4 The on-line data on Listed Buildings from the English Heritage statutory lists was downloaded and compared with the data already held by WBC, which was some years old. This exercise identified a number of buildings on the local authority lists which had been delisted and suggested that the WBC data did not include some recent additions to the lists. Some inaccuracies in grid references were also identified in both data sets. A corrected dataset was used for the project mapping and forms part of the final package.
- 2.2.5 Additional fields were added to this dataset to show the century of principal origin, original function and present function. These fields enable the distribution of Listed Buildings by period or function to be displayed as a GIS layer.
- 2.2.6 Within Newbury there are a number of historic buildings which are significant either for their architecture, historic association or contribution to the town but which are not at present listed. Unlisted buildings of interest have been identified from the maps and site visits and a dataset generated. In some instances groups of buildings were identified.

Mapping

- 2.2.7 The SMR provided digital copies of both historic and modern Ordnance Survey mapping. Other historic maps, including Tithe and Enclosure maps, were consulted at the Berkshire Record Office and elsewhere. Study of these maps formed part of the historic assessment work and assisted in the formulation of the historic character. They were not added to the GIS as their format was not suitable for scanning and geo-referencing.

Aerial photographs

- 2.2.8 A modern aerial photograph of the NHCS area was supplied by WBC as a GIS layer which assisted in the assessment of survival of historic features and delineation of character areas. The area around Newbury has not yet been included within the 'National Mapping Programme' by EH, an ongoing project to plot all cropmark and earthwork features identified from aerial photographs. Some cropmark plots had been supplied to the local authority and these included features such as water meadows within the area covered by this study. The quality of the plots was not good and this, coupled with the limited scope of the data, meant that they were not added to the GIS.

Documentary sources

- 2.2.9 Documentary sources held by the Sackler, Bodleian and Rewley House Libraries in Oxford, in Newbury Library and West Berkshire Museum and at OA were also examined. Books and articles provided additional information about the history of the town, particularly the later post-medieval and modern periods. Detailed archaeological reports, including some on OA's recent work in the town, enhanced the archaeological information held by the SMR.

Statutory and non-statutory designations (Fig. 14)

- 2.2.10 Digital plots of the extents of Scheduled Monuments, Registered Parks and Gardens, Registered Battlefields and Conservation Areas were provided by WBC and formed GIS layers. These were considered in relation to Historic Urban Character Areas.
- 2.2.11 A full list of documentary and map sources is given in Appendix 1.

2.3 Deliverables (Figs 7-12)

- 2.3.1 This report provides a description of Newbury's development and its present character. To support these descriptions and to provide a firm basis for the consideration of its historic character in future planning, a number of specific strands have been developed, which are discussed in the text and, where appropriate, illustrated as Figures. These are discussed in more detail below.
- **Expansion of Town (Figs 7-10)**
Using the results of Astill's work for the medieval and early post-medieval periods and the available historic maps, a series of plots were produced which shows the extent of the town at a number of dates. This sequence provides an overview of the town's development and can highlight key periods of expansion which may be linked to particular events or developments.
 - **Archaeological Potential (Fig. 12)**
Buried archaeological remains have been identified in a number of locations across Newbury and it is likely that further remains will survive elsewhere even where development has taken place. The known distribution of archaeology for a particular chronological period may suggest areas where the potential for further discoveries is more significant. Where this is the case, a polygon has been created and these areas of archaeological potential have been added to the GIS.
 - **Research Questions**
Archaeological evidence or lack of it also serves to highlight issues where more information is needed. A list of archaeological research questions has been drawn up.

- **Historic Character Types**
A more detailed picture of the town at a number of key periods was developed by identifying Historic Character Types (HCTs) which existed within the town and its environs at these dates. These HCTs are generic types which are applicable to different dates and could be applicable elsewhere in West Berkshire. A list of those identified is given in Appendix 5. A common colour code system was developed to represent each HCT on the sequence of period GIS layers which are shown in Figures 8-11.
- **Historic Urban Character Areas (Fig. 13)**
The project area has been divided into a number of Historic Urban Character Areas (HUCAs) each of which has a distinct character. HUCAs describe the existing, modern town although the character may derive from a number of historic features. Each HUCA may include more than one HCT.

The boundaries and descriptions of the HUCAs were arrived at through analysis of a combination of information from the archive data, historic maps, aerial photography and site walkovers. The HUCAs were plotted and form a layer in the GIS. Although this project and the Newbury Town Design Statement both employ the term 'character area', the projects have different approaches and the areas described are independent of each other. The NHCS project has divided the town into more detailed, smaller blocks and the names used are different.

The areas covered by the NHCS and the area currently being assessed as part of the West Berkshire Historic Landscape Characterisation (HLC) exercise overlap. No HUCA has been created for some of the undeveloped areas around the fringes of the NHCS as it was felt that these were adequately covered by HLC. Where there is overlap, in general the boundaries for the two projects have been made contiguous although some HUCAs include more than one HLC area and vice versa. The HUCA descriptions for urban areas are more detailed than those for HLC with a different focus.

2.4 GIS

- 2.4.1 A project database was set up using Microsoft Access, which was linked to an Arc View GIS programme. Data was supplied by WBC in digital format allowing it to be displayed as GIS layers. During the course of the study, as additional information was generated tables were added to the database from which linked GIS layers were created. Details of the GIS process are given in Appendix 4.
- 2.4.2 Use of the GIS layers allows different combinations of information types to be displayed on the screen. The linked database can be interrogated to provide more details about individual features. The figures included with this report were generated using the GIS and represent a sample of possible mapping.

3 SETTING

3.1 Administrative Divisions (Fig. 1)

3.1.1 During the 20th century, the built-up area of Newbury expanded considerably and the town now extends beyond the parish boundary into the adjoining parishes of Enborne, Greenham, Shaw-cum-Donnington and Speen. The area selected for the NHCS covers a rectangular area which includes a large portion of the town and smaller parts of all these adjoining parishes. The whole study area lies within West Berkshire District.

3.2 Geology and Topography

3.2.1 The town of Newbury developed around a crossing point on the River Kennet. This river runs west-east across the centre of the area selected for this study, while the River Lambourn runs in roughly the same direction across the northern part of the area, in Shaw-cum-Donnington parish. The two rivers merge about 1 km east of the area. The study area is therefore mainly within the alluvial floodplain and gravel terraces associated with these waterways. The underlying geology has the sands of the Reading Beds overlying London Clay. To the north of the Lambourn lies the Upper Chalk. On higher ground to the north-west and south are some areas of plateau gravel.

3.2.2 The topography of the NHCS area is also linked to the rivers. The river valleys lie at around 70 m OD. To the south of the Kennet and north of the Lambourn the land rises to *c* 100 m OD while the ridge between the two rivers lies at *c* 90 m OD. These steepish increases in land height result in some fine views across the town and into the surrounding area from the suburbs. The historic core of the town is however on fairly level ground, on both sides of the River Kennet.

3.2.3 During construction work from the 19th century onwards, excavations revealed extensive peat deposits associated with the Kennet floodplain. These deposits are quite waterlogged and Newbury does experience some problems with flooding. Construction of the Kennet and Avon Canal to west of the town in the 18th century with associated works to improve navigation along the river itself will have reduced the flood risks in the town to some extent.

3.3 Communication Routes

3.3.1 Waterways have been important to Newbury since its foundation. The town has two rivers flowing through it, the River Lambourn in the north, and the River Kennet through the centre. The importance of the latter grew in the 18th and early 19th century following the upgrading of the Kennet Navigation and construction of the Kennet and Avon Canal. Although its commercial importance fell when the railway was built, the river and canal now bring significant recreational traffic to Newbury.

3.3.2 By the end of the 19th century Newbury was served by three railway lines, but only one, the line from London to the south-west, is still operating.

3.3.3 Roads have always been the principal communication routes for the town, which is situated at the junction of the main London to Bristol route and the principal road from Southampton and the south coast to Oxford and beyond. Although a sequence of 20th-century alterations to the road layout, particularly the Newbury by-pass, has reduced the flow of traffic through the centre of the town, visits to the town have shown that the through routes remain heavily used.

3.4 Designated Areas of Historic Significance (Figs 3, 14)

- 3.4.1 The historic importance of numerous features and areas of Newbury has already been acknowledged through Statutory and other designations. There are a total of 228 Listed Buildings within the NHCS area, the distribution of which is shown on Figure 3. The other Designated Areas of Historic Significance, described below, are shown on Figure 14.
- 3.4.2 The area contains one Scheduled Monument (SAM). This is the 16th-century Litten Chapel, in Newtown Road.
- 3.4.3 In the north of the NHCS area lie parts of Shaw Park and Donnington Grove, which appear on the English Heritage (EH) *Register of Historic Parks and Gardens*. Both extend northwards outside the area. The site of the First Battle of Newbury, included in the EH *Register of Historic Battlefields*, extends into the south-western side of the NHCS area. Appearance on these national registers does not convey any statutory protection to the sites, but the West Berkshire Local plan does include specific policies relating to the battlefields (Policy ENV.36) and historic parks (Policy ENV.35).
- 3.4.4 Newbury has a number of Conservation Areas, five of which are within or extend into the NHCS area. These are: Donnington Square, Shaw House and St Mary's Church, Shaw Crescent and Shaw Village, Newbury including the Kennet and Avon Canal, Stroud Green.

4 THE DEVELOPMENT OF NEWBURY

4.1 Prehistoric Period (500,000 BP – 43 AD) (Fig. 12)

- 4.1.1 Archaeological evidence of international significance relating to activity during the Mesolithic period has been recovered in Newbury. However, there is no evidence that there was significant settlement during most of the rest of the prehistoric period. Two rivers, the Kennet and the Lambourn, cross the NHCS area and there is potential for archaeological finds from all periods to be recovered from the rivers and the alluvial floodplain where there are numerous smaller streams and probably silted up palaeochannels. Waterlogged remains, including palaeoenvironmental evidence, is likely to survive around the rivers.
- 4.1.2 A number of flint artefacts dating from the Palaeolithic period have been found across Newbury, but no more than might be expected from any river valley. There is no evidence for any significant archaeological sites from this period.
- 4.1.3 Evidence for a significant level of activity during the Mesolithic period was first identified during the 19th and early 20th centuries and confirmed by excavations within the town centre during the second half of the 20th century. Finds dating to this period have been found elsewhere near to the rivers. The band of known and likely Mesolithic activity is shown on Figure 12. The presence of Mesolithic hunters in the Kennet Valley is well established with many important sites found further east around Thatcham.
- 4.1.4 From the Neolithic period onwards the Newbury area does not seem to have been a particular focus for activity although isolated finds of stone implements and metalwork have been made, often close to the rivers. The only site of later prehistoric date which has been identified is an Iron Age farming settlement on the western edge of the modern town at Enborne Gate Farm, which appears to have continued in use into the early Roman period
- 4.1.5 Alluvial floodplains were not favoured for settlement during the prehistoric period and were likely to have been used more for grazing. Settlements are more common on

the gravel terrace, which is the geology of Enborne Gate Farm. However, it is possible that prehistoric remains survive below later alluvial deposits.

4.2 Roman Period (43 AD – 410 AD) (Fig. 12)

- 4.2.1 Newbury does not seem to have been a town during the Roman period despite the possibility of a river crossing. The main Roman Road in the area was Ermin Street which ran from Silchester to Cirencester through Speen. It has been suggested that Speen was the site of a settlement *Spinae*, but no archaeological evidence has been found.
- 4.2.2 Finds dating from the Roman period have been found across Newbury, mainly in the form of single coins or pieces of pottery. Many of these are from the historic core of the town, although this is likely to be because most excavation has been carried out in that area. Significant finds have been recorded in three areas of the town. A cemetery was found in Shaw churchyard in 1878 and pottery kilns and a possible cornmill were excavated nearby. This site is near to the likely line of Ermin Street suggesting that it may represent a roadside settlement.
- 4.2.3 Another cemetery was found when the railway goods yard was constructed in the 19th century and its existence suggests some occupation nearby, possibly just to the west where there have been several finds. The possible farmstead at Enborne Gate Farm was discussed in Section 4.1. A third Roman cemetery was also found in this vicinity at Salcombe Road just to the east in 1907.
- 4.2.4 The known areas of Roman activity are shown on Figure 12.

4.3 Early Medieval Period (AD 410 – 1066)

- 4.3.1 Very little evidence for the early medieval period has been recorded, but by the time of the Domesday Book (1086) there was a manor *Ulvritone*, somewhere in the Newbury area. Its locality remains very uncertain. If it did lie within the area of Newbury itself later development may have destroyed much of the evidence for it. However, excavations in Bartholomew Street in the 1970s found some pottery and features suggesting an 11th century date and it is possible that these came from open fields surrounding the earlier manor (Vince et al 1997, 154).

4.4 Later Medieval Period (AD1066-1550) (Fig. 8)

- 4.4.1 The first mention of Newbury, then *Neoburiae*, comes from a land grant in 1079. Borough status was granted in 1189 and by 1204 there was a market, corn mill and fulling mill (Astill 1978, 49). The ownership of the manor changed frequently during the medieval period between some of the leading aristocratic families such as the houses of Salisbury, Hastings, Bohun and Ferrers and the crown. The town stayed with the crown from 1461 until 1627 when it was granted to the corporation of Newbury (VCH IV 1924, 136).
- 4.4.2 Newbury acquired some importance in the 12th and earlier 13th century when King Stephen besieged its castle. The location of the castle, once thought to be Newbury Wharf, has not been proved and it may have been dismantled following the siege. The wool trade was established with complaints about unlicensed wool exports being made. St Bartholomew's Hospital was granted a fair in 1215, another sign of prosperity (VCH IV 1924, 137). In the later part of the 13th century documentary evidence suggests that the town was in decline, reviving in the late 14th century.
- 4.4.3 There has been extensive archaeological investigation in Newbury since the 1970s which has helped, with later historic maps and documentary sources, to create a

picture of the development and layout of the medieval town. The HCTs present are shown on Figure 8.

- 4.4.4 The key elements of the town which played an important part in the development of medieval Newbury are also shown on Figure 8, marked with a number. These are listed in table below, with a short description, and the numbers are referenced in the text.

Table 1: Key Elements in Development of Medieval Newbury

Number	Description
1	Burgage plots on Bartholomew Street and Cheap Street, north of modern Market Street. The plots on Bartholomew Street are regular and wide in shape, extending back to an irregular division line against the Cheap Street plots. These are more sub-divided and the basic pattern is less discernible. All the plots exhibit a curve.
2	Burgage plots on east side of Bartholomew Street, south of modern Market Street. These are wide plots, similar to those to their north, but the rear divisions are less clear, but there was open field to the rear.
3	West side of Cheap Street, south of modern Market Street. This area is laid out in straight, wide plots extending to a back lane, beyond which was open field. The south-east corner has some oddity in its shape.
4	East side of Cheap Street, south of modern Kings Road. This triangular wedge of land is laid out in regular plots with a slight curve. To the rear a ditch formed the boundary.
5	East side of Cheap Street, north of modern Kings Road. Here there is a series of long plots running through to Wharf Road, possibly a back lane originally. The curvature of the plots increases towards the south of Cheap Street where the road to the north-east produces a singularity.
6	Market Place. The shape of the market place is typical for creation of the market by widening of a major road. There is some narrowing around the modern Corn Exchange, possibly evidence for encroachment into the market.
7	West side of Bartholomew Street. The northern part of the street has some fairly typical, narrow plots, with a curve, but there is a change to larger irregular plots to the south, suggesting two phases of development.
8	East side of Northbrook Street. This area is laid out with straight, fairly narrow regular burgage plots. These extend backwards to the line of a stream.
9	West side of Northbrook Street. This area is laid out as wide plots, which show evidence of later irregular subdivisions. Behind was common pasture.
10	Bridge over River Kennet. Timber construction.
11	St Bartholomew's Hospital. Charitable foundation of King John.

12	St Nicolas' Church. Established by at least the late 11th century and rebuilt c1500.
13	Town Mills - watermill. Probable site of medieval mill.
14	West Mills - watermill. Probable site of medieval mill.
15	Wharf Street. The regular plot layout probably housed businesses utilising access to the river behind.
16	Newbury Castle, traditional location.
17	Cheap Street. This road is the end of the route from the south-east to the river crossing at Newbury. This route passes through Stroud Green and Greenham further south.
18	Bartholomew Street. This road continued the route from the south-west to the river crossing in Newbury.
19	Northbrook Street. This road leads from the Kennet crossing to the London to Bath Road, providing an important link in the communication network.
20	Argyle Road. This route into Newbury from the south-west passes through Wash Common and Highclere.
21	Northcroft Lane. This road would have provided access to the common pasture of Northcroft Mead.
22	West Mills - lane. This road along the riverside would have lead to the two mills.
23	London to Bristol Road. This was the major east-west road and at this point formed a focus for Speenhamland. The area around Broadway is laid out in plots. To the west they are broad and irregular. To the east the narrow plots run back to the Northcroft Ditch. Broad plots lie on the north side of the road, with a possible back lane.
24	The Marsh. The area east of Northbrook Street was wet ground and served as common pasture.
25	Northcroft Mead. The area west of Northbrook Street was common pasture. It was probably accessed along Northcroft Lane.
26	Litten Chapel. The chapel of St Bartholomew's Hospital, which has an associated cemetery on the north side.
27	Bartholomew Manor. This is the site of a farmhouse.

4.4.5 The focal point of the town of Newbury is a crossing point on the River Kennet. During the later medieval period there was a timber bridge, but it is possible that crossing was originally via a ford. This crossing marks the junction of two roads from the south, which are likely to have been established from an early date. The western route, Bartholomew Street (18), leads from Winchester and that to the east, Cheap Street (17), from Basingstoke. On the opposite side of the river a single road, Northbrook Street (19), leads northward, intersecting with the important road from London to Bristol (23) to the north of the town. This distinctive Y-shaped plan can be distinguished on all available historic maps and is likely to have been fixed by at least the medieval period.

- 4.4.6 Near the river at the north-west corner of Bartholomew Street is St Nicolas' Church (12), founded in the Norman period, but rebuilt in the 16th century. It is possible that the first settlement at Newbury consists of a small number of houses close to the church, possibly with a green, and surrounded by fields. The curvature of the plots on Bartholomew Street and Cheap Street may reflect their development in these fields, or it may represent a way of ensuring fair land distribution and providing a straight street frontage.
- 4.4.7 Land south of the river lies on the gravel terrace, which would have been more favourable for settlement than the alluvial floodplain on the north. Newbury soon developed as a market town. The shapes of the plots suggests that the area between Bartholomew Street and Cheap Street and the east side of Cheap Street were developed, with the northern end of Cheap Street widened out to form the Market Place (6). It is possible that the market was originally larger, extending towards the church. However, its present shape is typical of a market in a widened street, although there may have been some encroachment on the east side, near the Corn Exchange. It could also have extended as far north as the river, but it is more likely that the plots along the river bank had been laid out and were used for dyeing or other processes requiring a plentiful water supply. There is some archaeological evidence to support this picture of the town's development.
- 4.4.8 Newbury continued to grow and the less regular plot shapes towards the south suggest that planned extensions gave way to more piecemeal development there. North of the river the town centre lies on alluvium containing extensive peat deposits and is very wet. The plot layout suggests that Northbrook Street was set out as a planned extension to the town. The east side of the street (8) has a pattern of narrow regular burgage plots, running back to a stream which formed the rear boundary. Recent archaeological work (OA 2005) has shown that land reclamation was carried out there in the 12th century. The plots on the west side of Northbrook Street (9) are not as regular. They seem to have begun as larger areas which were subdivided in an irregular fashion. The two sides may represent different phases of development or result from the lack of a clear boundary line on the west. Some medieval buildings survive. Jack of Newbury's House, a Listed Building at 24 Northbrook Street, is a rare survival of a substantial portion of a 16th-century building and a timber-framed house at 49/50 Northbrook Street is believed to date from c 1500.
- 4.4.9 Behind the developments on both sides of Northbrook Street were areas of common pasture. That on the East Side of Northbrook Street (19) was traditionally known as the Marsh (24). It is likely that Northcroft Lane (21) originated as a road leading to Northcroft Mead (25) to the west. Documentary sources and later historic maps suggest that Newbury had two open fields, East Field and West Field, both situated south of the river. The names have persisted until the present.
- 4.4.10 The Speenhamland Ditch, a stream running east-west roughly on the line of modern Park Street, seems from changes in plot layouts to have formed the northern boundary of the medieval town. To the north Northbrook Street widens out to form the modern Broadway where it intersects with the London to Bristol road. This area lies within Speenhamland, which is mentioned in documentary sources. The plots around Broadway suggest a possible primary area of settlement. To the east are regular, narrow plots running back to the ditch. The plots to the west are broader and less regular. Broad, regular plots can be seen on the north side of the road with a back lane, modern Pelican Lane, behind. No archaeological evidence dating from the medieval period has been identified, so it is not possible to say whether this development took place then or in the early post-medieval period.
- 4.4.11 A number of institutions have been linked to the prosperous medieval town of Newbury. The documentary record refers to two mills, which are thought to have

stood on the sites of those known to have existed since the early post-medieval period. The north side of the churchyard is bounded by a lane, West Mills (22), which leads along the river past two mill sites, Town Mills (13) and West Mills (14).

- 4.4.12 Newbury Castle (16) appears in the documentary record. It had been thought that the castle lay at the east end of Wharf Street, but there is no archaeological evidence to support the hypothesis. The only medieval material found in that area suggests land reclamation. It is now thought that the castle may have been a short-lived siege earthwork (Vince et al 1997, 156), located outside the town, possibly at Hamstead Marshall to the west (Higgott 2001, 16). The Hospitaller's Preceptory, a women's leper hospital and a chapel in Northbrook Street are recorded, but their sites have not been discovered.
- 4.4.13 Medieval Newbury extended along Bartholomew Street southwards to the point where St Bartholomew's Hospital (11) was founded in the early 12th century, at the junction with Argyle Road (20). The hospital cemetery and its chapel, the Litten Chapel (26), lay on the north side. Part of an early 16th-century chapel building survives and is now a Scheduled Monument.
- 4.4.14 Opposite the hospital site is Bartholomew Manor (27) a Listed Building. Behind post-medieval rebuilding are remains of a possible 14th-century hall house, thought to have been a farmhouse. The term 'manor' is a late association.
- 4.4.15 To the north of historic Newbury, the land begins to rise to a ridge separating the valleys of the River Kennet and River Lambourn. A settlement existed at Shaw, on the Lambourn gravel terrace, north of a crossing point.
- 4.4.16 Shaw was totally separate from Newbury and the manor and park are documented. A mill was also listed and probably stood by the bridge over the River Lambourn where there was a mill by throughout the post-medieval period. No evidence for a manor house has been found, although it is believed to have stood to the west of Shaw House. The medieval church was destroyed in the 19th century before the present building was erected. Shaw had three open fields.
- 4.4.17 Beyond the southern limit of the town the land begins to rise. Greenham parish contained mainly dispersed settlement during the medieval period and it is likely that there would have been some occupation around Stroud Green. When the post-medieval Greenham Mill site was redeveloped in 2001 a medieval mill race was found (OA 2001).

4.5 Post-Medieval Period (AD1550-1900) (Figs 3, 4, 5, 7, 9, 10)

- 4.5.1 The likely extent of the town at the end of the medieval period is shown in Figure 7. Little expansion took place during the early post-medieval period, but the town appears to have extended northwards to include Speenhamland. According to Astill (1978) there was also some growth on the west side of the town, near to the mills. The town extent shown for that period on Figure 7 corresponds with that recorded on the Willis' map of 1768.
- 4.5.2 Many of the older buildings in the core of the town were rebuilt, or at least refronted during this period. These have survived well and there are many well-preserved Listed Buildings along these streets (Figure 3). Following the Reformation the charity of St Bartholomew's Hospital was diverted towards a school, which was originally housed in Litten Chapel, and by 1618 almshouses had been erected on the former hospital site.
- 4.5.3 During the 16th century, Newbury was a fairly prosperous wool town and the Winchcombe family, who included Jack of Newbury, was among the most prominent merchants. Another wool-trade family, the Dolmans, acquired Shaw Manor and built

the present house, which was finished in 1581. Rocque's Map of 1761 (Figure 4) shows the formal layout of Shaw Park with the tree-lined canal leading south of the river Lambourn to the London Road. Shaw House has been the subject of intensive investigation.

- 4.5.4 The wool trade had dwindled by the end of the 16th century. In an attempt to assist cloth workers John Kendrick paid for the Cloth Hall to be established in 1625 as a form of workhouse. By the end of the century it had closed and been converted to other purposes (Jackson 2004, xlii). The remains of this building in Wharf Street are now part of West Berkshire Museum.
- 4.5.5 Newbury played an important part in the Civil War. Donnington Castle, just north of the NHCS area was a Royalist garrison and Charles I stayed at Shaw House in 1644. In 1643 the First Battle of Newbury took place in the south-west of Newbury and in 1644 the Second Battle of Newbury was fought around Speen and Shaw, on the north side of the town. Neither battle produced a clear victor (Tolman 1994, 72-4).
- 4.5.6 The first battle is listed in the English Heritage *Register of Historic Battlefields*, but the area shown only includes areas that have not been developed. The actual extent of the battlefield and that of the second battle have not been determined, but are likely to be extensive.
- 4.5.7 Newbury's cloth industries did not revive following the Civil War. To assist the poor, wealthy individuals established a large number of almshouses. St Bartholomew's Hospital had become a grammar school following the Reformation, but almshouses had been built on the site in 1618. Raymond's almshouses were built opposite them in 1676 and these were followed by Pearce, Coxedd and Hunt almshouses in West Mills and Robinson's and Childs in Northcroft Lane around 1700. Some of the charities later relocated or ceased to operate, but many of the buildings survive.
- 4.5.8 The economic position in the town began to improve from the late 17th century when Bath began to gain popularity as a health resort. Newbury lay midway between Bath and London, making it a regular overnight stop, particularly following some improvements in roads arising from the Turnpike Acts between 1707 and 1756. The fast mail coach service was introduced in 1784. Coaching inns opened, mostly in Speenhamland, into which Newbury had expanded by 1700, although the former remained part of Speen parish. Many inns survive as Listed Buildings, some still operating as hostelrys. The largest was the George and Pelican on The Broadway, which could reputedly accommodate 300 horses. In 1802 the Pelican Theatre opened behind 12 Oxford Street, in Gilder's Square, for the entertainment of travellers. The theatre closed in the mid 19th century, but was only demolished in 1976.
- 4.5.9 Newbury's prosperity received a further boost in 1725 when work on the Kennet Navigation was completed, making the river navigable between Reading and Newbury. A basin and wharves were constructed on the east side of the town centre to handle bulky materials and food. Following redevelopment in the late 20th century the only remains are Wharf House (formerly Kendrick House), the Stone Building and the Grain Stores which are now part of the museum. A single crane from the railway goods yard, is preserved as a feature on the river bank.
- 4.5.10 The Kennet and Avon Canal was built between 1794 and 1810 to extend this navigable link to Bath. Newbury Bridge was rebuilt in 1769 (without provision for a towpath). West of the bridge is Newbury Lock, which has unusual lever-operated paddle mechanisms on the top gate. The earliest map clearly showing the canal is the Newbury Tithe Map of 1840. The Lock Keeper's Cottage, set on an island, burnt down in 1989.
- 4.5.11 The HCTs mapped on Figure 9 shows the pattern of land-use in and around Newbury in 1800.

- 4.5.12 The cloth industry tried to remain viable by diversifying into silk and introducing machinery, but failed to defeat northern competition. Greenham Mill, the most progressive, closed in 1817. Towards the end of the 18th century Plenty opened his agricultural engineering works and by 1830 there were five iron foundries in the town, including the Eagle Works to the north of Market Street. The 1st edition OS map (Figure 5) shows timber yards and maltings around the wharf area, while the Park Way area had a brewery and tan yards. Along the west side of Bartholomew Street were several maltings and some large breweries, including West Mills Brewery and Phoenix Brewery. Another brewery lay south of Pelican Lane. A number of joinery companies also opened, among them Elliott's Moulding and Joinery Company Ltd.
- 4.5.13 In 1841 the railway line from London reached Newbury. Its rapid delivery times caused it to replace the canal for goods transport and allowed distribution of cheaper materials from areas of larger-scale manufacture. The goods depot was constructed east of the railway station in 1856 and Newbury began to expand southwards and along the line of the railway. From that time Newbury reverted to a predominantly market town. The 1849 Enclosure Map for Newbury shows how much of the open fields remained until the railway had been built.
- 4.5.14 The 1st Edition Ordnance Survey (OS) of 1878-85 (Fig. 5) shows piecemeal expansion of housing around Newbury following local government reorganisation in 1878, which transferred Speenhamland from Speen to Newbury, which also gained part of Greenham parish in the east. Donnington Square had been constructed in the north and work was in progress in West Fields. The first swimming pool had been built in Northcroft and the water works erected to the north. This map also shows the Union Workhouse, built in 1835. This became Sandleford Hospital, which has recently been demolished.

4.6 Modern Period (1900-) (Figs 6, 7, 10, 11)

- 4.6.1 The changed pattern of land-use for Newbury and its environs is shown on Figure 10, which maps the HCTs for 1900.
- 4.6.2 By 1900, when the 2nd Edition OS map was published, two additional railway lines had been constructed. One line ran north-eastwards from Southampton to Didcot. It opened in 1885 and closed in 1960 after which the line was removed. To the west was the Lambourn Valley line, which operated from 1898 to 1973. The map also shows that elsewhere in the town house building and other development had continued slowly.
- 4.6.3 Subsequent OS map editions chart the gradual expansion of the town, which is plotted on Figure 7. The edition published around 1920 is the first to show Newbury racecourse, which was built in 1905. It has its own station. During World War I, the racecourse was taken over for military purposes.
- 4.6.4 During World War II, the racecourse was again requisitioned by the military. Greenham Common was also requisitioned: initially as a British base, but later occupied by the US 101st Airborne Division. Unlike the racecourse it was not returned to civilian use after 1945. The importance of waterways as possible lines of defence in case of invasion was realised and a series of pillboxes was constructed along the line of the Kennet. A further pillbox was built on the line of the old A34 along Newtown Road. Concrete block defences were also used. Unfortunately little remains of these defences, but the emergency bridge across the Kennet at the south end of Parkway survived until 2001 when the present structure was erected.
- 4.6.5 Newbury was regarded as relatively safe from air attack although raids did take place. Public air raid shelters were built in Station Road and Victoria Park, the latter now

part of the kiosk. St John's Church and a block of St Bartholomew's Almshouses were demolished in 1943 following bomb damage. The church was rebuilt in 1956.

- 4.6.6 The earliest post-war OS map shows the town in the late 1950s. Work had begun on construction of the housing estates to the south of the town around Andover Road and west of Newtown Road, which were for workers at the newly opened research stations at Aldermaston and Harwell. The Trees Estates south of the River Lambourn and the estates north and east of Shaw were also under construction. Newbury College opened on the east side of Oxford Road in 1948. The site closed in 2001, with the college moving to the south of the town.
- 4.6.7 By 1980, as the next OS edition shows, Newbury had expanded almost to its present extent within the area covered by this study. Dramatic changes had occurred within its transport network, including the closure of the railway lines to Didcot and the Lambourn Valley. Construction of the A34 relief road, now the A339, had begun in the late 1950s and was completed by the section to Monks Lane in 1979.
- 4.6.8 The other change shown on the *c* 1980 map is the development of the extensive industrial area to the east of the new relief road, where allotments had existed previously. The 1991 map shows very little further change.
- 4.6.9 Also detectable on the post-war OS maps are the results of redevelopment work within the town centre. The area south of Market Street was used for a cattle market from 1873 until 1968 when it was replaced by a multi-storey car park, which in turn was replaced by the bus station in *c* 1980. On the other side of Market Street, between Bartholomew Street and Cheap Street, the Eagle Iron Works and other older buildings were demolished to make way for the Kennet Centre in the early 1970s. In the 1980s this was expanded northwards and a bus station was replaced by the present car park.
- 4.6.10 Elliott's Moulding and Joinery Company Ltd continued to operate west of Northbrook Street, although it converted from furniture to aircraft manufacture during World War II. Post-war production of prefabricated houses and gliders ceased in 1974 and the works was replaced by offices for Bayer and also, later, Vodafone. Strawberry Hill and the estates on its west side were also built. In addition, individual buildings were either demolished or radically altered for new shops and offices.
- 4.6.11 Newbury now extends into the parishes of Greenham, Speen and Shaw cum Donnington while in the east it merges with Thatcham. To the west the boundary of Enborne is still the limit of the town. There are areas of open land remaining, the Lambourn meadows, Stroud Common, the City Recreation Ground (created at enclosure in the 1840s) and Northcroft, which only lost its grazing rights in 1953. However, the wider area is still predominantly agricultural. Greenham Common, just outside the NHCS area, until recently housed a major United States Air Force base. A Commercial and Business Park is now being developed on part of the site, while the greater part is reverting to common.
- 4.6.12 The map of HCTs on Figure 11 shows land-use has developed in Newbury to the present day.

5 HISTORIC URBAN CHARACTER

5.1 Overall settlement character

5.1.1 Newbury is a thriving town, set within a communications network which has attracted a number of businesses, including some major international companies. However, the setting of the town remains largely rural and despite extensive development of housing and employment infrastructure, Newbury has managed to retain the distinctive inverted Y-shaped plan of its historic core. Here the atmosphere of a market town has been maintained.

5.1.2 The overall character of the town is formed by a number of different elements:

Settlement Form

5.1.3 Maps of Newbury show the inverted Y-shape of Bartholomew Street and Cheap Street converging at the bridge over the River Kennet leading to Northbrook Street on the north side. This is terminated at Broadway by Oxford Street and London Road, the line of which was the main road from London to Bath until the second half of the 20th century.

5.1.4 Communication routes dominate the plan of the town. The A4, London to Bath road, has been re-routed further north, along Western Avenue which ends at the A339. Built to divert traffic away from the town centre, the A339 north-south route runs along the east side of the town centre, forming a significant physical and visual barrier between the historic core and the industrial area to the east. Although the A34 Newbury by-pass has reduced traffic levels through the town, the A339 is still very busy. It forms an abrupt and artificial eastern edge to the town centre, which in other directions experiences a gradual transition from the historic core to modern suburbs. The parts of Newbury east of the A339 appear almost to be a separate place.

5.1.5 The Study Area also contains three marked east-west features, which have influenced its development. To the south of the town centre is the railway line while the River Kennet and the Kennet and Avon Canal flow through the middle. The River Lambourn in the north used to separate the settlement at Shaw from Newbury itself, but the village has now been encircled by modern development.

5.1.6 The rate of housing development, which began in the 19th century, increased rapidly during the second half of the 20th century and there are now extensive estates north of the town centre and to its south and south-west. The housing developments share a number of features, which give a distinctive character to the town. Gardens, mostly to the rear of properties, are large and there are large numbers of mature trees, often in gardens rather than along roadsides. The road layout frequently employs curves and there are many cul-de-sacs. The overall impression is of garden suburbs.

5.1.7 Within the town are many areas of open green space: playing fields, allotments, riverside meadows and public parks. On the eastern edge of the historic core is Victoria Park. The western side is adjacent to Goldwell Park and the Northcroft Recreation Centre, beyond which is still undeveloped land around the River Kennet and its tributaries, which is designated a SSSI, leading to Speen Moor, a Wildlife Heritage Site.

5.1.8 The main streets in the historic core of the town form a self-contained block. There are few routes leading out into the rest of the town and these are generally fairly narrow, providing limited views in and out. However, the width of the streets, the open area of Market Place and restrictions on through traffic help to generate an open

atmosphere. Modern development has, in the main, been sympathetic to the post-medieval character along the street frontages, although the layout of plots which was established during the medieval and early post-medieval periods has not survived as well in the redevelopment work to the rear of the plots.

Standing Buildings (Fig. 3)

- 5.1.9 Newbury contains a large number of significant historic buildings, many of which are Listed. Details of these buildings form a layer within the GIS and the distribution of Listed Buildings by their principal date of construction is shown in Figure 3. The contribution made by standing buildings to the character of the town lies not only in their individual features, but, more importantly, in their group value.
- 5.1.10 There are very few buildings to which a medieval date can confidently be assigned. The remaining parts of Jack of Newbury's House, 24 Northbrook Street, and the rear of 50 Northbrook Street both date to *c* 1500. The former was part of a courtyard complex, where cloth working took place. The parish church of St Nicolas was rebuilt in 1532 and Litten Chapel and Bartholomew Manor in Argyle Road are both also from this period. Bartholomew Manor is a hall house, probably built as a farmhouse - the manor in the name is of much later origin. 16th-century houses exist at 104-6 Bartholomew Street and 11-13 Market Place, although they have been much modified. The older features of these properties are not visible from the front and it is possible that parts of older structures do survive elsewhere, concealed within later rebuilding.
- 5.1.11 St Nicolas Church, built in 1523-1534, is in the Perpendicular style and of ashlar construction. The nave roof is marked with the initials of John Smallwood, Jack of Newbury, who largely funded the rebuilding. The flint rubble used for the Litten Chapel is unusual for Newbury. The east gable is brick, erected when the building was shortened in 1825 to allow for the improvements to Newtown Road.
- 5.1.12 Shaw House, the most notable early post-medieval building in Newbury, was completed in 1581 for Thomas Dolman II. The red brick and tile construction has an H plan, two storeys plus basement and attic. Shaw village contains a small number of 17th century buildings, including the Old Rectory.
- 5.1.13 The most striking building within the town centre is the remains of Cloth Hall in Wharf Street, now part of West Berkshire Museum. The former granary at its rear is dated as 17th century in the Listing description, but it is probably of early 18th century date and part of the canal wharf development.
- 5.1.14 During the 17th century a number of almshouses were established in Newbury. St Bartholomew's Almshouses, on the site of the medieval hospital, were built in 1618 and Raymond's Almshouses on the other side of Argyle road in 1676. This block, also known as Jemmett's almshouses, was extensively altered in 1929. 15-18 West Mills was also built as almshouses for Francis Coxedd and Thomas Pearce in 1690-4.
- 5.1.15 The historic core of Newbury contains some 17th century buildings. The Old Weavers Cottages in West Mills were originally a terrace of seven cottages. During the post-medieval period there was substantial rebuilding and refronting of structures along the street frontages in the historic core of the town. Camp Hopson's shop in Northbrook Street contains a 17th century staircase. Buildings with origins in the 17th century include the Dolphin Inn and The Eight Bells in Bartholomew Street, the Monument Inn in Northbrook Street and Kings Coffee House at The Broadway. In Cheap Street, Nos 33-4 bear the date '1679' and 49-50 used to have '1637' painted on the front.
- 5.1.16 18th-century buildings survive in significant numbers along the line of the major north-south route along Bartholomew Street and Northbrook Street and the

intersecting east-west route of London Road, Oxford Street and the Old Bath Road. During this period Newbury became an important staging post for coaches. There were a number of 18th-century coaching inns, some of which are still hostleries, including the Chequers Hotel and the Bacon Arms. On London Road were the Kings Arms, Cross Keys, Angel and Phoenix Inns. The largest inns were the Bear and the George and Pelican on The Broadway, both of which are now divided between several properties. 24 The Broadway became part of Speenhamland Brewery after the Bear Inn closed. The rear yards of these coaching inns still have ranges of stable blocks and coach houses.

- 5.1.17 Many houses and shops, not just along the coaching roads, also date to this period. Their size and character ranges from tenements in Argyle Road to the former St Nicolas Rectory in Northbrook Street. Behind 19 The Broadway is Saddlers Court, containing a number of small shops. Goldwell House, Speen Court and The Lawn in Bath Road are among a number of large detached houses from this period. Some buildings can be assigned to a particular architect, James Clarke, who worked in the early-mid 18th century. His work includes Phoenix House, St Nicolas House and The Chestnuts, but he was also responsible for Newbury Bridge which replaced a 1726 timber bridge in 1769-72. The bridge has three spans, the outer two now concealed below the road. At each corner were pilastered arches which were subsequently incorporated into buildings.
- 5.1.18 In 1794 Newbury Lock was opened on the Kennet and Avon Canal. The canal associated development of Newbury Wharf is represented by Kendrick House, once the proprietor's house.
- 5.1.19 The 18th century saw further public building work and in 1796 Lower Raymonds almshouses were erected in Newtown Road. The 'Strawberry Hill Gothic' styled gateways to St Nicolas Church were erected c1770.
- 5.1.20 The majority of 18th century buildings in Newbury have been Listed. Shaw Bridge House is the only example recorded in Shaw. At Stroud Green, there is Tudor Lodge, but Pound Cottages on the green itself and some of the houses within the interesting terrace opposite on Greenham Road are not listed although they are good examples of their period.
- 5.1.21 The range of surviving buildings dating from the 19th century is greater, with some major public buildings constructed. Shaw Church was rebuilt 1840-2 and the Methodist Church in Northbrook Street dates from 1837-8. Near it are the Congregational School Rooms in Cromwell Place. The Victorian cemetery originally contained two chapels, one of which survives. In Market Place are Money's Gothic style Town Hall, with clocktower built in 1878-91, and the Corn Exchange, built by Dodd in 1861-2. Close by on Cheap Street is the Post Office, not a Listed building. In Northcroft Lane is an interesting group of buildings, Childs almshouses of c 1821, the former Temperance Hall from 1859 and the Salvation Army Hall of 1892, this last unlisted. There are several other sets of almshouses dating from the 19th century, two small ones at 12-3 and 20 West Mills, the Upper Raymond almshouses built in 1826 and the rebuilt Childs almshouses on Newtown Road and a block on Enborne Road. The last two are unlisted.
- 5.1.22 Additional buildings were constructed on the St Bartholomew's Hospital site which then housed the grammar school. In 1885 it was replaced by the new grammar school on Enborne Road, not a Listed building. The Listed St Nicolas School, closer to the town centre, was built in 1859 by Butterfield. The core of the building opposite, now the Pentecostal Christian Centre, is of a similar date and style. In the same area is the Gospel Hall on Kennet Road, built in the late 19th century primarily to serve the canal workers. At 2 Craven Road a public hall with caretaker's house was erected in 1886. This building is Listed.

- 5.1.23 Speenhamland School has also developed around a 19th-century core. Further along Pelican Lane is George House, originally built to house the police station which operated there until 1965. Newbury's original water pumping station at the bottom of Hill Road is now part of the Thames Water complex. A number of 19th-century fixtures also survive, including the drinking fountain on the rear wall of the Town Hall and the stone column, erected as a lamp standard in The Broadway in 1828, but now moved to the end of Speen Lane. None of these features is Listed.
- 5.1.24 Many houses, shops and business premises from the 19th century can be seen along the principal streets of Newbury where they provide a major component of the character of the historic town centre. The early phases of the town's expansion can also be seen in the distribution of housing from this date. Donnington Square and Donnington Villas on Oxford Road were part of the northerly growth. Across the town there is a selection of property types, including villas and town houses, but also a number of interesting terraces, such as Madeira Place near St John's Church. The area to the north of Victoria Park includes Park Terrace, St Mary's Place and Lime View, all of which are Listed. North of Pelican Lane are Westbourne Terrace and Corporation Cottages, neither Listed. Carnarvon Terrace is a row of terraced houses in West Street.
- 5.1.25 The most visually prominent development is the long terrace on the east side of Shaw Road, extending from the Robin Hood Roundabout northwards. Smith's Crescent was built in 1823. The Robin Hood public house itself is 19th century, but was houses until the original pub was demolished for the major road development.
- 5.1.26 The number of major 20th-century buildings of note is limited. 30-40 Argyle Road were constructed in the early part of the century as a copy of the older almshouses on their north side. These are unlisted, as are the John Kimber almshouses in Kimber Close, which were built in 1939. The girls' grammar school on Andover Road, now part of St Bartholomew's School, opened in 1909. Both St John's Anglican Church and St Joseph's Roman Catholic Church were rebuilt in the 20th century. Outside St Nicolas Church is the War Memorial.
- 5.1.27 The 20th-century housing in Newbury is generally of uniform style, although Mill Lane contains a nice 1920s terrace with a central archway. In the south of Newbury, just outside the NHCS area there are two Art Deco-style properties, The Haven and Shepherds, and the Electric Filling Station, built in 1934. Either side of the Kennet at the Wharf are Newbury Library and Camp Hopson's Furniture Store, dating to the last years of the 20th century, which complement each other using a contemporary style. The office blocks for Vodafone and Bayer on Strawberry Hill are unremarkable. To their south, on West Street, is Camp Hopson Funeral Directors, the building built as a furniture repository in 1906.
- 5.1.28 Recreational facilities in Newbury expanded in the 20th century. The racecourse opened in 1905 and there are now a range of stands, including the Berkshire Stand and the award-winning Grandstand by Norman Foster, which opened in 2000. Victoria Park contains a number of traditional early 20th century features such as the bandstand, but also a World War II air raid shelter and a recent skateboarding area. The park also currently houses the remains of the statue of Queen Victoria which was erected in Market Place in 1902. The Clock House, erected in The Broadway in 1929, provides sheltered seating.
- 5.1.29 Redevelopment for housing has taken place at all four mill sites within the NHCS area. Some older buildings have been incorporated at Shaw Mill and at West Mills, where the industrial character of the site has been particularly well preserved.

Historic Building Materials and Architecture

- 5.1.30 Timber-framing was widely used as a building technique during the medieval period and into the 17th century. Newbury contains many examples of timber-framed buildings. Those from the 16th century include Jack of Newbury's house and No 50 Northbrook Street, 11-13 Market Place and Bartholomew Manor in Argyle Road. Remains of jetties can be seen in side passages or to the rear of several buildings and more obviously on 1-3 Wharf Street and the early 17th-century Cloth Hall. The granary range which makes up the rest of the West Berkshire Museum has a timbered gallery. Other 17th-century timber-framed buildings are the Old Rectory at Shaw and Raymonds Almshouses in Argyle Road. To the south of the latter is a 20th-century timber-framed building, intended to copy the style of its neighbour. Modern use of timber is also seen in the Camp Hopson Furniture Warehouse.
- 5.1.31 The dominant building material from the 17th century onwards is red brick and the majority of the 20th-century housing estates are built using this material. An orange-red shade of brick is characteristic of this area. It had also been employed for Shaw House in 1581. Brick was also used for many of the public buildings in Newbury, including almshouses such as St Bartholomew's Hospital. The Town Hall is in a combination of blue and red brick. The two 20th-century churches, St John's and St Joseph's, are both red brick. Red brick also features in Newbury Library, West Berkshire Council Offices and the Kennet Centre. Other colours of brick are employed and combinations of coloured bricks are used for decoration. Marsh House is grey brick with red brick dressings and in Craven Road is Diamond House, so called for the diaper pattern of grey on red.
- 5.1.32 Rubbed brick is another decorative technique used which is a feature of the area. It can be seen at 91-2 Northbrook Street, Albion House in Oxford Street and St Nicolas House in West Mills among other locations. George House in Pelican Lane also has some interesting examples of this technique.
- 5.1.33 Litten Chapel, which dates to the 16th century, is unusual for Newbury in its use of rubble for the walls. The 19th-century Salvation Army Hall in Northcroft Lane and the cemetery chapel also have flint walling. Other stone buildings include the Stone Building at the Wharf and the Corn Exchange which were both constructed in the 19th century. The 16th-century St Nicolas Church and the 19th-century St Mary's, Shaw and the Methodist Church in Northbrook Street are all of ashlar construction.
- 5.1.34 Stone decorative features are employed on buildings, at the south-east corner of Broadway and on the Post Office in Cheap Street for example. Several buildings have ashlar dressings, including Shaw House and the Litten, but the most interesting examples are on the Temperance Hall where they have been inscribed with anti-alcohol texts.
- 5.1.35 Stucco, render and colour wash have also been employed for decoration. The 19th-century Carnarvon Terrace in West Street is a good example of this technique applied to a terrace. Buildings which are distinctly different in decoration from others round them can be found in all the principal streets, for example Cloth Hall is plastered and 15-16 West Mills colour-washed. There is an effective combination of render with red brick quoins at 111 Andover Road.
- 5.1.36 Roofing materials vary, although plain clay tile dominates. Slate has also been used since the late 18th century and was selected for much of the 19th century expansion, including Donnington Square and Park Terrace.
- 5.1.37 Tile is also employed decoratively. Weavers Cottages and 19 West Mills, 16 Cheap Street and 11-17 Mill Lane are among the buildings with tile hanging.
- 5.1.38 Wrought ironwork also appears on some buildings, usually for porches and balconies. The Robin Hood Inn has a tented canopy and Wessex House a veranda.

- 5.1.39 Some of the modern developments are less than sympathetic in their choice of material. Yellow brick appears in some housing developments and the commercial developments on Bath Road. Most industrial units are roofed and clad in modern sheet material systems. A few buildings, such as the Telephone Exchange, employ concrete. This is one of very few tall buildings in the town, as the majority reach a maximum of three storeys.
- 5.1.40 Although no one architectural style dominates in Newbury and the older buildings are of varying heights, the mixture along the principal streets within the town centre is mostly 18th and 19th century and presents a coherent atmosphere. There are a few examples of architectural style which are arguably less sympathetic, such as Boots in Northbrook Street, but the materials and the two to three storey height are in keeping with the surroundings. The Kennet Centre incorporates some older buildings in the northern part, uses brick and is the appropriate height, but it of no particular architectural merit. Further out from the centre the coherence of levels and plot sizes does not survive as well. Regents Court in West Street fails to reflect any of the styles in the surrounding area. In the West Street and Northcroft Lane areas the pattern is broken up by open spaces, mainly used as car parks.
- 5.1.41 Dutch influence can be detected at 42 Northbrook Street and Elizabeth House, off London Road. The latter had a painted armorial ceiling. The Chestnuts in Bath Road and the former York House in The Broadway are Queen Anne buildings. In the 19th century Gothic styles were employed, for 28-30 Market Place, the Town Hall, St Nicolas School and the gates of St Nicolas Church for example. The Methodist Church is Early English and St Mary's, Shaw is Norman.
- 5.1.42 Tudor styling appears in the Cheap Street Post Office, St Bartholomew's Grammar School and St John's vicarage in Newtown Road. The church itself is neo-Romanesque. St Joseph's Church is Italianate and there are several other buildings with classical features. There is a Doric porch at 4 West Mills, a Tuscan portico at The Lawn and both Corinthian and Doric pilasters on the Corn Exchange.
- 5.1.43 There are several car parks around the edges of the historic core and the only place where parking is allowed in the principal streets is in Market Place and the south end of Bartholomew Street. Restrictions on through traffic have been imposed as a step towards pedestrianisation of the centre. This has been less successful in Northbrook Street than Bartholomew Street where the kerb height has been lowered encouraging pedestrians to use the whole width of the thoroughfare.
- 5.1.44 Street furniture is generally of recent construction, but in the centre of the town in an older style. There are Listed bollards in Marsh Lane. On the corner of Bartholomew Street and Mansion House Lane are a drinking fountain and a plaque prohibiting the passage of traction engines.

Landmarks and Views

- 5.1.45 The views into and out of the historic core of the town are limited. The centre is low-lying and the principal streets lined by buildings. Access routes to the rear are limited in number and quite narrow. The best views out are from the bridge along the River Kennet and in the area around the river and canal to the west. From Northcroft Lane there is a fine perspective of Newbury Lock with St Nicolas Church beyond.
- 5.1.46 On the higher ground to the north, Goldwell Park offers panoramic views across the town and of the countryside beyond. In the south, fine views of Stroud Green and Newbury Racecourse can be obtained from the Racecourse Estate. Victoria Park and the Wharf area can be seen from the A339, but the view of the industrial area to the east of the road is less attractive. The A339 and its associated infrastructure are significant intrusions. From a distance the landmarks are dominated by the BT Tower Block.

- 5.1.47 Newbury's monuments are small scale. The war memorial stands at the corner of St Nicolas churchyard and the 1929 Clock House in Broadway, which may still contain the Victoria Jubilee Clock. From a distance the landmarks are the towers of the 20th-century St John's and St Joseph's churches and the buildings around the Robin Hood Roundabout.

5.2 Historic Character Types (Figs 8-11)

- 5.2.1 The Historic Character Types which have been identified within the NHCS area are listed in Appendix 5.
- 5.2.2 These HCTs have been identified and plotted for the medieval period, 1800, 1900 and recent times. The two earlier plots draw extensively on Astill's work (1978), but have been extended to the wider area using historic maps, documentary sources and some results from recent archaeological investigations. More detailed illustrations of the town centre area have been provided in each case.

5.3 Historic Urban Character Areas (Fig. 13)

Basis for definition

- 5.3.1 This stage of the project entailed the division of the town into a series of zones, each of which was illustrated on the GIS mapping. The definitions of the character areas are based on consideration of factors such as:
- Built environment
 - Townscape rarity
 - Time depth
 - Completeness
 - Forces for change
 - Amenity value
 - Association.
- 5.3.2 Physical and historic characteristics which inform the definitions include:
- Predominant architectural style
 - Historical development
 - Archaeological potential
 - Quality and character of their fabric
 - Topography, layout and street patterns
 - Nature of their designed spaces.
- 5.3.3 In order to arrive at these zones and their definitions, information from a desk-based assessment of historic maps, aerial photographs and other sources was used. The mapping of the development of the town and the work done to identify Historic Character Types for key dates contributed to these definitions. A drive/walk through survey of the town was carried out, after a preliminary set of Historic Urban Character Areas had been proposed. This survey looked at physical characteristics and urban character, providing a check on the level of conservation of historic features. It enabled the character areas to be refined to provide an accurate picture of the modern town and its development.
- 5.3.4 The survey allowed a more detailed assessment of the built environment to be made, enabling architectural features and building materials to be assessed. Groups of buildings, and individual buildings of importance to the character of the town were noted.

- 5.3.5 When the zones were plotted, some consideration was given to the areas resulting from the HLC survey in order that the two projects could be combined without difficulty. Some minor differences appeared at that stage, which were resolved by mutual agreement.

HUCA Descriptions

- 5.3.6 Each of the HUCAs defined is described below and the areas are shown on Figure 13. A summary table follows, which lists the HCTs within each of the HUCAs. Archaeological potential is discussed in more detail in Appendix 6.

1 St Bartholomew's

This area in the south-west of the historic core has a mixture of buildings styles from a range of periods, from the medieval Litten Chapel to ongoing development. However, from c 1200 when St Bartholomew's Hospital was founded, this area has provided a focus for what may be termed 'social services', including hospitals, almshouses, places of worship and schools. Newbury hospital has recently been demolished, but is being redeveloped for a housing association, including some sheltered dwellings. Similar development has taken place behind St Bartholomew's almshouses on the former site of the Christian Science Church.

Most of the older buildings, including several sets of almshouses, are in Argyle Road and Derby Road, which are quiet, narrow streets where infill development could prove detrimental to their character. Modern-style, grey lampposts have been erected unlike Bartholomew Street where a more ornate style in black has been used. Street signs are white on black

Apart from the hospital site, the whole of this area falls within a Conservation Area. The remains of Litten Chapel are a Scheduled Ancient Monument and many of the buildings are Listed, including St John's Church. Raymonds Almshouses on the west side of Argyle Road are Listed, but the range to their south, 30-40 Argyle Road, is not. These were built in 1937 from second-hand materials in an attempt to match the style of the earlier construction.

Litten Chapel is, unusually for Newbury, of rubble construction. Other buildings are brick and tile, although slate has been used on some recent buildings. The newer blocks of flats have three storeys, but apart from these and St John's Church buildings have two storeys. The church currently dominates the area visually, situated alongside the open space of the road junction.

2 Market Street

South of Market Street are modern offices and the new Baptist Church, bus station and railway station. These occupy the rear of former medieval plots along Bartholomew Street and Cheap Street and an area between these which remained as open field until the railway was built c 1840. The 19th-century station building remains although alterations have been carried out. At present there is a row of early 20th-century houses between it and the bus station.

The bus station site was first developed for the cattle market and later became a multi-storey car park. The station car park has been built on a former quarry site.

Brick and tile are the predominant building materials, although the West Berkshire Council offices, which dominate the area have flat roofs. Street furniture is of modern design apart from older style lampposts close to the railway station building.

There is little surviving historic character here and the scale of the modern development closes off views into the rest of the town. Access from the railway station into the town is unattractive leading past the A339 (T) relief road. Proposals

are currently being considered for redevelopment of this area which would enhance its relationship with the town around it. It forms part of the Conservation Area.

3 Newtown Road

The land east of Newtown Road remained as open field, part of East Field, until after enclosure in the 19th century and some of the former field boundary lines can still be identified in the lines of the roads or the boundaries of gardens. At the southern tip of the area the Union Workhouse was constructed in 1835. This became Sandleford Hospital in the 20th century, At enclosure Newtown Road was realigned to straighten it, although Old Newtown Road remained open. Housing development spread along Newtown Road towards Friars Road by 1900 and the cemetery was opened on the west side. Between Station Road and St John's Road was Greenham House, set in extensive grounds. These were redeveloped partly in the 1930s and the rest at the end of the 20th century, although the house itself has survived and is Listed. During the 20th century house building continued until the whole area, apart from the southern tip, was finally developed in 2003-4. Unlisted buildings of interest within the area are the cemetery chapel and Church and Childs almshouses opposite, both of 19th-century date. The cemetery and the east side of Newtown Road almost as far south as Friars Road lie within the Conservation Area.

Although the housing developments took place over a period of more than 150 years, the overall pattern has remained very consistent. There is a mixture of detached and semi-detached properties, but almost all have fair sized gardens and there are large numbers of trees. The road layout is irregular with many cul-de-sacs which ensure that traffic is restricted to residential access. At the southern tip the sites of Sandleford Hospital and some local authority facilities on its north side are currently being redeveloped for housing.

4 Andover Road

The land between Andover Road and Newtown Road was enclosed fields in the late 19th century and is now almost all occupied by 20th-century housing. At the northern tip there is an open area of green. The pattern of large gardens, plentiful trees and complex road layouts produces an attractive residential suburb. Some of the former field boundary lines can still be identified in the lines of the roads or the boundaries of gardens. There are a few 19th-century and earlier houses along the northern parts of the main boundary roads, but in general the area was not used for development until recently. 61-67 Andover Roads dates from the 18th century and is Listed Grade II. Much of the housing around Wendan Road was built in the 1950s to house workers from UKAEA at Harwell and AWRE at Aldermaston.

The housing extends as far south as Monks' Lane, just beyond the edge of the Study Area. In the south-east corner is the Electric Garage, a Listed Building. There are two Early Modern houses, described by Pevsner, in Tydenhams, a road in the south-west corner. The Haven was designed by Thomas Tait in 1929 and Shepherds by Pakington & Enthoven in 1934. In this southern part is a small, new development, The Oaks, where the layout and lack of open space prevent it from merging into the surrounding area.

This area is a mixture of two storey detached and semi-detached housing in brick with tiled roofs.

5 "The City"

This area was an area of enclosed fields in the late 19th century. The name "The City" was applied to a wider area to the south-west of the town centre from the middle of the 19th century and it has been preserved for the recreation ground north of Andover Road. The recreation ground and the two school sites with their extensive

playing fields create an unusually large block of green open space within residential suburbs. The houses on Buckingham Road in the centre have particularly long gardens. Aside from activity associated with the schools, this is a quiet residential suburb.

The northern of the two school sites was built for St Bartholomew's Grammar School in 1885. The unlisted building is in a Tudor style. The Andover Road site opened in 1904 as a girls' grammar school, but the schools merged in 1975. The latter building, now known as the Luker Building, is typical of its period. Both sites also include modern, school blocks.

6 Enborne Road

Enborne Road joins onto the post-medieval Pound Street and the date of its origin is therefore also uncertain. Most of the land on either side was enclosed fields in the second half of the 19th century. The area is now covered with 19th and 20th-century housing, predominantly semi-detached. Although these properties are generally smaller than those in the southern suburbs, trees and gardens are still noticeable features.

The area east of Buckingham Road was developed in the 19th century and included the site of the former St Nicolas School, Listed Grade II and built in 1859, and a set of almshouses erected in 1885. Blocks of flats have been erected close to these in recent years, one using the classic winged shape of almshouse blocks elsewhere in the town. Opposite the St Nicolas School site is the Pentecostal Church Centre, the core of which dates to the 19th century and is in a similar style.

7 West side of Bartholomew Street

The west side of Bartholomew Street between Market Street and the railway line formed part of the historic medieval core of the town. However, it appears from the lack of archaeological evidence and size and shape of plots shown on historic maps that the area was not laid out in burgage plots, but was subject to piecemeal development. Today, as elsewhere in the town centre, the street frontages are lined with 18th- and 19th-century properties of brick construction. The majority of these have two storeys and are occupied by shops or small businesses.

Next to the railway bridge is the former Vine Inn, an 18th-century houses with a connected pair of cottages behind. To the north is a pair of 19th-century shops. On the other side of St Michael's Road is an early 19th-century terrace. Next is Phoenix House, built in the 18th-century by Clarke, which was the Brewer's House for the Phoenix Brewery. In the rear are a range of mid 19th-century brewery buildings. Beyond this is an 18th-century house now divided into shops and finally comes a terrace of 19th-century shops. These buildings are Listed. The lower part of Bartholomew Street represents the less prosperous area of the town and the buildings are less impressive than those nearer the centre. However, their designs produce a very coherent aspect to the street, which is part of the Conservation Area. The appearance of the area is marred by on-street parking, modern shop signs and the railings where the pavement changes level over the bridge.

Originally there were no side roads. Craven Street dates to the 19th century when the rears of the plots were redeveloped for breweries and other industries. St Michael's Street was built in the 1930s.

8 Rockingham Road

Neither Rockingham Road nor St Michael's Road existed by 1768, although Willis' map suggests a road did exist from the river towards Bartholomew Street on a different alignment from the modern road network. The 1849 Enclosure map shows Rockingham Road, but St Michael's Road does not appear on maps until the 1930s.

Away from the rear plots of the Bartholomew Street medieval development, the area was undeveloped prior to the 19th century.

The area to the rear of Bartholomew Street was used in the 19th century for the Phoenix Brewery and other industries, but by the 1930s a change to housing was underway. West of Rockingham Road and extending either side of the railway line is now an area of mainly 20th-century housing. These properties include some small terraces, all with some garden to front and rear, but there is less of a garden suburb feel than in most parts of the town. The street layout is rectilinear.

There is a small area of warehousing and light industry on the north side of Pound Street near to the railway. On St Michael's Road is the Territorial Army Centre, built around a square, although it is not easily distinguished from housing from the street. This is about to be redeveloped as apartments.

9 East side of Bartholomew Street

The east side of Bartholomew Street seems, from archaeological evidence, to have been laid out in burgage plots in the medieval period. The buildings on the street frontage were rebuilt during the post-medieval period in brick, either two or three storeys high and with varied architectural features. The southern part of the street has been the subject of considerable recent redevelopment, in some cases to provide access and to link with offices and small residential developments which have been constructed on the plots to the rear. 90 St Bartholomew Street provides access to one of the Vodafone sites in the town. These rear areas were not extensively developed until the late 19th century, but little now remains from that period.

From The Eight Bells northwards the post-medieval street frontage has a higher survival rate. The public house itself dates from the 17th century. Only one and a half storeys high, the building has a carriageway on the south side, which now leads to a new residential area and a row of small businesses. More 17th-century properties extend northwards along the street, while the end closest to Market Street dates from the 18th to 19th centuries. Most of these buildings are Listed.

The modern buildings are generally sympathetic to the character of the historic street frontage, which is that of a commercial area of a market town. The railway bridge railings, car parking and modern shop signs do detract from the quality of the frontage. This area is within the Conservation Area.

10 Oddfellows Road

The land either side of Oddfellows Road occupies what had been the rear of the properties along the west side of Bartholomew Street. These originated in the medieval period, but were extensively altered during the post-medieval period. By the end of the 19th century the area included maltings and West Mills brewery. Current development is mixed, with modern flats as well as offices and car parking areas.

In the north are the John Kimber almshouses, 20th-century replacements for an earlier endowment elsewhere in the town. Kennet Road Gospel Hall, built to serve canal workers, dates from the 19th century. These are the only buildings of any individual character. The whole area lies within a Conservation Area.

11 Bartholomew Street North

Bartholomew Street was laid out during the medieval period, and parts of the west side are thought to have been occupied by burgage plots. The buildings along the frontages were largely rebuilt during the post-medieval period and have been altered subsequently, but the plot layouts can still be distinguished along much of the street, except in the area of the Kennet Centre. Only a few of the surviving buildings on the

west side of the street are Listed, No 28 and Nos 16-7 which were formerly the Sugar Loaf Inn. These are all 18th-century structures. The proportion of commercial usage has increased, but some shops and several inns have continued to serve their previous function.

Despite the modern rebuilding work, the street works as a coherent area. Kerbs have been lowered and traffic flows are restricted by the bridges at either end. Pedestrians spread across the whole width of the street and it appears a comfortable area to congregate and talk. The whole of Bartholomew Street falls within the Conservation Area.

12 Kennet Centre

The area between Bartholomew Street, Cheap Street and Market Place was one of the earliest occupied areas of the medieval town. It appears from archaeological evidence to have been laid out with burgage plots along both sides. During the 19th century the rear yards were heavily built on, both for housing and for a brewery and the Eagle Iron Works. These older buildings were demolished when the Kennet Centre shopping mall was built in a number of phases from the 1970s. The present buildings have a multi-storey car park at the south end and a cinema is due to open on the corner of Market Street and Cheap Street. Although the Centre fills the area, a number of older buildings along the street frontages have been incorporated, mainly towards the northern end. The north-east corner of the centre encloses 21-25 Market Place, which possibly are of 17th-century origin. Further south 33-34 Cheap Street is also a 17th-century building, tile hung with carved bargeboards. The burgage plot layout to the rear has been completely lost.

The interior of the Kennet Centre is typical of a modern shopping mall. The external appearance at the southern end is slab-like for the most part. Along the sides the design is not entirely out of keeping with the older buildings around in terms of roof heights and the centre is made of brick, but the frontage is completely uninteresting with no variety, unlike the surrounding streets. There is limited access, physical and visual, into the centre, but these street frontages have always been lined with buildings. The Kennet Centre falls within the Conservation Area.

13 Cheap Street

Cheap Street was part of the medieval core of the town and at least part of the east side was laid out in burgage plots. The buildings were rebuilt in the 17th to 19th centuries. A number of these buildings survive and some of them are Listed, with the mixture of architectural styles seen elsewhere in the core. The early 19th-century Catherine Wheel Inn has an individual character. It is Tudor in style and boasts a crenellated parapet in which is set an inn sign plaque. The frontage of Cheap Street retains its historic character for most of its length.

The area is mainly within the Conservation Area although the Post Office, its sorting yard and associated buildings, and 41 Cheap Street, which is a Listed Building, lie outside. The open area on the south side of Bear Lane created for the Post Office yard is out of character for the centre of Newbury, where all the streets are closely lined with buildings. Further south the building line mainly survives although the areas behind have been opened up and some larger, modern blocks constructed. A larger opening leads to the new Baptist Church, which has a somewhat Byzantine design. Cheap Street is primarily a commercial area, with many small businesses. The southern end has been foreshortened by the A339 and Station Road. The road layout and street furniture in this area give it a bitty appearance.

14 The Wharf

In the late 18th century the River Kennet Navigation was opened up, followed by construction of the Kennet and Avon Canal. Newbury Wharf was developed to capitalise on the opportunities provided by these waterways. Wharf Street itself existed from an earlier period and contains a number of post-medieval buildings, including the former house of the master of the Wharf. On its south side is Cloth Hall, the remains of Kendrick's Workhouse of 1625. This is now part of West Berkshire Museum, together with a granary range behind it, which is likely to have been associated with the Wharf. On the wharf area itself only the Stone Building, a 19th-century granary, and a crane reflect its former use. Wharf Street is a narrow road, which remains its historic character from Market Place to Cloth Hall.

The opposite bank of the river, linked by a bridge, has no coherent character and is currently lined with buildings of a mixture of dates and styles. Much of this area was not developed until the 19th century when a detached property, The Elms, and a Unitarian Chapel were constructed. The most imposing is Camp Hopson's Furniture Store which is built on an arc with a protruding wing and has timber-clad walls. Two older Listed buildings, Marsh Cottage and the Old St Nicolas Rectory, survive among the modern structures, such as the Waterside Youth Centre.

The former Wharf area on the south side of the river was redeveloped in the 20th century and the A339 relief road crosses the canal here next to a large roundabout in the centre. Grouped around it are car parks and a number of public buildings, including the former Telephone Exchange, a concrete tower out of place in its surroundings. Newbury Library was added in 2000, enhancing the area despite its modern design. It balances the furniture store, built on an arc, on the opposite side of the river. The bridge from Park Street is also a modern design, which goes with those buildings. The views from it towards the town are good.

This area is, however, dominated by the transport infrastructure. There are proposals for a major programme of improvement work to develop the areas either side of the River Kennet at this point as a centre for leisure activities. This should provide an opportunity to generate a new waterfront character for the Wharf.

15 Market Place

The historic market place dates from the medieval period and has always formed a focus for activity in the town. The twice-weekly market still operates and on Thursday and Saturday the area is bustling with activity. The open space is used to host other community events, but for the rest of the time it is unfortunately a car park. The major public buildings of Newbury are located around Market Place. In the north-west corner is the Town Hall, built in Gothic style in 1878-81 and employing blue and red brick. Behind it are the 1908 municipal offices. The south-east corner of Market Place contains the Corn Exchange, now used for concerts and other public functions.

Mansion House Street and Wharf Street run along its north side and Cheap Street enters from the south. Around the open area are predominantly 19th-century buildings on medieval frontages, many of which are Listed. Market Place contains some of the most imposing of the town's buildings, including the National Westminster Bank and the Queens Hotel. Bartholomew Street is linked to the Market Place by The Arcade, which contains several small shops. Apart from the Town Hall clocktower, buildings are all of two or three storeys, architecturally varied. Where new building has taken place on the west side of the square, architectural styles and building heights are sympathetic and provide an acceptable blend of periods. Market Place forms part of the Conservation Area. Market Place contains one large area of paving where there are seats. The street furniture is in a classic style and signage is not particularly invasive.

16 Newbury Bridge

There has been a crossing point on the River Kennet at this location since at least the medieval period. A timber bridge was replaced in 1623 and the current structure was opened in 1772. It has a single span over the river, but smaller arches lie below the road on each side. The four corners originally held free-standing stone arches, but these have been incorporated into the present buildings, which are mostly late 18th-century and now in commercial use. The bridge and buildings are Listed and lie within the Conservation Area.

The area around the bridge has a cohesive architectural style. Traffic lights and a one-way system have reduced traffic flows across the bridge. From it, good views can be obtained along Northbrook Street to the north and Bartholomew Street to the south. It also provides good views along the River Kennet and the Kennet and Avon Canal. East of the bridge buildings, some old and some modern, extend up to the water's edge. To the west the view is more open with Newbury Lock at its centre.

17 West Mills

West Mills is a cul-de-sac, which runs along the south side of the Kennet and Avon Canal and the line of the River Kennet. It is likely to have existed in the medieval period as it leads to two mill sites believed to be medieval in origin, although they have been redeveloped recently. Adjacent to the river at the east end of West Mills is the parish church of St Nicolas, constructed in the medieval period and rebuilt in 1530.

No archaeological evidence for medieval occupation was found during the single excavation in the area. The south side of the road is lined with 17th to 19th-century buildings, most of which are Listed. Their architectural styles and decorations are varied, some consisting of small cottages, including some almshouses, and others imposing detached houses. The 17th-century Weavers Cottages are tile hung while Pearce's Almshouses, founded in the same century, occupy a timber-framed building which is likely to be older. In the 19th century there was a saw mill and a coal yard, both of which have now been redeveloped for housing. The Town Mills site has been redeveloped for flats. There is also housing on the West Mills site, but there re-use of the existing buildings, including the Hovis building, has preserved the mill appearance. A swing bridge connects the housing on an effective island to West Mills. All of this area lies within the Conservation Area.

The Kennet and Avon Canal and the channels of the river pass through this area. Newbury Lock, the first built on the canal, has been restored and the site of the Lock Keepers' Cottage, which burnt down in 1989, is now a public open space, containing the 'Ebb & Flow' Granite Bowl. This decorative artwork is operated by the water level in the lock.

Despite the changes the area retains the atmosphere of an active waterfront from an earlier era, with moorings for pleasure craft replacing commercial barges.

18 Northcroft Lane

Northcroft Lane leads from the historic core of Newbury to Northcroft Mead, open grazing land from the medieval period to the mid 20th-century. The lane itself is of medieval origin. Although some development seems to have taken place along the lane in earlier periods the area was largely undeveloped until the 19th century. Many post-medieval buildings, some Listed, are now closely mixed with sensitive modern developments. The western end of the lane is almost all modern. Near to the canal are a set of almshouses and the former Temperance Hall, which is now used as a nursery. Its sandstone quoins retain a number of engraved anti-drink slogans. Next to these

two Listed buildings is the Salvation Army Hall, which creates an interesting grouping.

The area extends north into West Street where a key feature is Camp Hopson's Funeral Directors, built as a furniture repository in 1906. To its north is Carnarvon Terrace, an early 19th-century terrace and opposite it lies a small late 19th-century terrace.

The pattern of small streets lined with buildings which existed by the mid 20th century, is now disrupted by open areas, often on corner plots, which are used for parking. These detract from the character of the area, which is based on unbroken street frontages. The area at the end of Carnarvon Terrace is due to be redeveloped as terraced housing. Some of the buildings such as the multi-storey car park are of unsympathetic design, but the traditional red brick is used, allowing a degree of cohesion. Although very close to the main centre of the town the atmosphere is quiet and relaxed.

19 United Reformed Church and Environs

The rear yards of the Northbrook Street properties have been redeveloped although some of the plot boundaries can still be detected. The area is now mainly commercial in character, but the modern United Reformed Church shields the Listed Congregational School Rooms of 1857, now the church hall. The whole area lies within a Conservation Area. There are a number of unattractive 20th-century office blocks on the southern part of West Street, three-storey blocks of utilitarian construction. At the bottom end there is a small terrace of 19th-century houses.

The northern part of West Street provides one of the few roads opening onto Northbrook Street. The modern buildings, Regents Court in particular, employ a mixture of styles which fail to generate any cohesive character to those buildings or to tie in with their older surroundings.

20 Northbrook Street

Northbrook Street was laid out during the medieval period although archaeological evidence would suggest that it was a later phase of the medieval town's development. Buildings extended along both frontages, but only the east side appears from layouts shown on post-medieval maps to have been laid out in burgage plots. The buildings were extensively rebuilt in brick during the post-medieval period. Both sides of the street are lined with shops and commercial premises, the street frontages of which preserve the early layout, even within larger retail establishments such as the Camp Hopson department store. The street lies within the Conservation Area and contains numerous Listed Buildings.

Buildings of the 18th and 19th century predominate although a few date from the 17th century and 24 Northbrook Street incorporates part of Jack of Newbury's House from c 1500. There is a mixture of two and three storey construction in a range of architectural styles, but forming a cohesive whole. Modern redevelopment has, for the most part, maintained this pattern, although the stone Methodist Church on the west side, with a small curtilage, interrupts it. There are few breaks in the frontages restricting views both into and out of the area. A number of alleys lead to yards containing small businesses. Cromwell Place is one such example and dates from the mid 18th century. Some of the later buildings, particularly east of Northbrook Street, have retained older structures to the rear. At the north end of the street, on its east side, upper storey windows are striking features of an important group of buildings.

Northbrook Street is the principal shopping street in Newbury and fairly busy. The sizes and appearances of the buildings form an appropriate context for a market town attracting the population from surrounding areas. The bridge at its southern end

restricts traffic flow, which is alternate one-way, but the impact of vehicular traffic keeps pedestrians to the pavements and there is still some limited roadside parking. Street furniture employs classic styling in black with gold trim. A pair of 19th-century Listed bollards in the pattern of cannon survive in the entrance to Marsh Lane. The modern telephone booths and shop signs are intrusive.

21 Park Way

Park Way covers the rear areas of the burgage plots along the east side of Northbrook Street which extended east to open grazing, The Marsh. These plots have been cleared and patchily redeveloped, mainly with warehousing and car parking. Some traces of earlier plot boundaries can be distinguished, mainly as changes in ground level or as sections of fencing. A few isolated older buildings do survive, including a former malthouse. Park Way itself is used for parking as well as forming a route to the central car parks south of the river. At present the area is messy and unattractive, spoiling the outlook from Victoria Park.

Access to Northbrook Street is limited. Marsh Lane is a narrow straight alleyway, but Jack Street doglegs through modern blocks. Further north lies Park Street, where there is some later housing, built to a suitable scale. Around its eastern end some modern office buildings have been constructed and this links this end of Park Way more to the London Road in appearance and usage.

The line of Park Way was that of a stream in the 18th century, but by the second half of the 19th century Marsh Road extended as far south as Winchcombe Place. It was extended and the bridge over the Kennet built during World War II for emergency access, when the road became Park Way.

22 Victoria Park

Victoria Park lies on the area of open grazing known historically as ‘The Marsh’ and has never been developed. It was formally established as a public park in the 19th century. The park contains a number of traditional features, all dating from the 20th century such as the bandstand, 1934 bowling green and a number of ponds, but there are also more modern facilities such as skateboard ramps close to the A339. The café and changing room complex includes a World War II air raid shelter. A fenced enclosure holds parts of a statue of Queen Victoria, which used to stand in Market Place.

The park provides a versatile recreation area and is unusually open to its surroundings, without hedges or high fencing. Access is possible from Park Way in the west and St Mary’s Road and Charlton Place in the north. The open nature of the site has advantages and disadvantages. The views into the park are attractive, particularly from the A339, but the feeling within the park is marred by this major roadway and by the car parking on and current appearance of Park Way.

23 St Mary’s Road

This part of Newbury was developed gradually during the post-medieval period. The area north of Victoria Park contains a mixture of 19th-century development, terraced and detached housing and modern redevelopment, some of which consists of small blocks of flats. This is a secluded area linked to the park by pedestrian and cycle ways. A number of the older buildings are Listed and lie within the Conservation Area which extends into the southern part of the area. These are mainly the 19th-century terraced properties of Lime Walk, St Mary’s Place and Park Terrace.

At the edge of the area is the most prominent feature, St Joseph’s RC church on the Robin Hood Roundabout. A large statue of Christ tops the Italianate building from 1928. The early 19th-century presbytery on its east side is Listed, although the church is not.

24 Oxford Street

Oxford Street and London Road represent the original line of the road from London to Bath. This lay outside the medieval town of Newbury and was developed during the post-medieval period. During the 18th century many coaching inns were built, several of which survive as pubs or hotels, including parts of the George and Pelican, which was the largest. The Bear Inn became the Speenhamland Brewery and some of the outbuildings survive to the rear. There are many Listed buildings along these streets and around Broadway at the top end of Northbrook Street. These buildings demonstrate an interesting variety of architectural styles and decorative finishes, but the overall effect is cohesive. Saddler's Court, behind 19 The Broadway, has several small businesses set along a narrow passage.

Along London Road to the east there is a gradual transition from a terraced frontage to villas and larger detached properties, from the 19th century. Set back from London Road is Elizabeth Cottage, a 19th-century cottage in Dutch style, which had a painted armorial ceiling.

There are some modern offices within the area and moving eastwards along London Road the proportion of more recent buildings increases. Oxford Street and London Road still feel like a through route although modern roads have reduced traffic levels. From Park Way west the street frontages are lined with buildings, all two or three storeys in height. Most are brick, with some use of render. The sensitive modern redevelopments use these features to blend with the older structures.

An overall post-medieval character remains in The Broadway area, in the centre of which is the 1929 Clock House. This is a very open area, providing a view into the town along Northbrook Street.

The Conservation Area covers all of the area as far east as Park Way.

25 Pelican Lane

Pelican Lane existed by the late 18th century as rear access to the Oxford and London Road properties, many of which were built as coaching inns. The north side was not developed until the 19th century. The land to the rear of Oxford Street has been largely redeveloped, but the original plot layout has been maintained. In several instances there are older surviving structures alongside the boundary walls, including some stable blocks.

Development is mixed. There are car parks, commercial units, community facilities and some housing. The building of most interest is George House, the former police station, a 19th-century structure, which is currently disused. To its west is Westbourne Terrace, well-preserved late-19th century workers houses. The original building of Speenhamland Primary School dates from the same period. Corporation Cottages to the north were built in the early 20th century. Modern housing surrounds these surviving early terraces, which have a distinctive character. The Conservation Area extends across most of the south of this area, but does not include Corporation Cottages.

The large open space formed by the Pelican Street car park tends to dominate the area, drawing attention away from the more interesting features.

26 Bath Road Commercial

Roadside development took place along the main road between London and Bath during the post-medieval period. On the north side of the road a 19th-century enclosed field survived until the 1960s when a small row of detached houses with playing fields behind was constructed. The houses are set back behind a small green and survive surrounded by recent developments.

The area to the north of the Old Bath Road is now occupied by modern commercial developments, including a Waitrose supermarket. Some of these developments are on a larger scale than surrounding buildings and their designs are not always in sympathy with the character of the area. The Lawn and Speen Court are larger, detached properties dating from the 18th century now incorporated into the modern complexes. Another, The Chestnuts, lies just inside the Conservation Area at the east end. The area also contains a group of Listed 18th and 19th-century properties on the south side of Oxford Street.

On Strawberry Hill's east side are offices of Vodafone and Bayer, where the use of materials and some landscaping ensure that generally the offices blend well with the overall character of the town. This southern part of this area occupies the rear of plots along the west side of Northbrook Street, redeveloped for a joinery works in the late 19th century.

27 Strawberry Hill

Originally meadow, in the late 19th century this area covered the former grounds of Goldwell House and an enclosed field to their south. It was divided by the Northcroft Ditch which had fishponds on its north side. The ditch is still visible, but the ponds have gone.

The west side of Strawberry Hill is now mainly covered by late 20th-century housing, a mixture of detached, semi-detached and two or three-storey townhouses. This modern infill is sheltered from its surroundings by its hillside position. The Listed 19th-century Goldwell House survives at the north end and is now offices.

28 Goldwell Park and Northcroft Lane Recreation Centre

On the west side of Newbury, north of the River Kennet is a large area of public open space. This falls into two parts; one an informal park and the other organised sports facilities. The Northcroft Ditch forms the division between these areas.

Goldwell Park was enclosed field in the 19th century. It is now a public park, which slopes down towards the south providing excellent views across the town and to the surrounding area. There is no formal lay out with flowerbeds etc., although there has been extensive planting of bulbs along the western edge. The Park lies within the Conservation Area.

To the south is Northcroft Lane Recreation Centre. The recreation centre contains extensive playing fields on both sides of Northcroft Lane, with a Leisure Centre building and a separate car park. This area was part of part of the Northcroft Mead in the medieval period and has never been developed, probably because of the flood risk. The first building on the site was the swimming pool, constructed in the late 19th century. The location near the river and the tree-lined lane, planted with old limes, across the site help generate a rural feel.

29 Bath Road

Following enclosure, this area was a mixture of detached properties and nurseries. Between Speen Lane and the A4 now are 20th-century housing estates with a few surviving 19th-century properties on the corner of Old Bath Road. Nos 36-44 Bath Road are Listed Buildings. On the junction is a stone obelisk, which was originally erected in The Broadway in 1828 to support a gas lamp. This area is a quiet suburb.

30 Speen Lane

This area consisted of enclosed fields in the late 19th century. The south side of Speen Lane and Croft Lane are lined with late 20th-century housing, detached properties with substantial gardens. Speen Lane itself existed from a much earlier date. Running westwards from Croft Lane is Moor Lane where Thames Water

maintains a pumping station. Part of this is housed in a 19th-century building which was erected when a borehole for the original mains supply to Newbury was sunk in 1875. The earlier building dominates the site in its rural setting. This whole area is a quiet leafy suburb.

31 Craven Road

Most of this area was enclosed fields in the late 19th century, although development had begun on Russell Road and Gloucester Road. Between the railway line and the Kennet and Avon Canal is a large area of 19th and 20th-century housing, which represents several phases of building. These houses are generally smaller than those to the south of the town and were intended originally for less affluent households. They consist of a mixture of terraces and semi-detached properties. North of Craven Road building began in the 19th century. Here the street layout is mostly rectilinear, although more recent development close to the former Lambourn Valley railway line uses curves and cul-de-sacs. To the south is St George's Avenue, built after World War I around an oval-shaped central green. Subsequently development has continued westwards. The charm of the area lies in its coherence rather than with particular architectural merit. In the north-east corner of this area are the Kennet Road allotments, which were established in the early 20th century near the canal. The plots are well tended and show evidence of active management.

The eastern end of Craven Road lies within the Conservation Area. Some of the 19th-century buildings are Listed, including the block from 26-32 Craven Road.

32 Bartlemy Road

This is an area which was enclosed fields in the late 19th century. It is now mid 20th-century housing, a mixture of detached and semi-detached properties, within which some lines of former field boundaries can be distinguished. The two-storey properties are of brick and tile construction. The curved roads, particularly Bartlemy Road itself, the large gardens and plentiful trees create an attractive garden suburb. In the north-east corner is a small area of allotment with some recent development.

33 The Racecourse Estate

The estate was laid out on land that had been enclosed fields in the late 19th century, apart from a small number of large houses around Greenham Road. The north-west corner of the area includes the edge of the Stroud Green Conservation Area, where there are some older buildings, including 99 Greenham Road which is Listed.

On the hillside south of Stroud Green are large areas of 20th-century housing estate, within which the lines of some former field boundaries can be distinguished. There are fine views across the green and the racecourse from the northern slopes, giving that part of the estate a very open character. This compensates for a high density of development. The road layouts and use of trees follows the usual pattern for the town and west of Greenham Road are very similar in appearance and atmosphere to elsewhere in southern Newbury.

The area is served by Greenham Court Primary School, situated on its southern edge. The school is fairly large and is surrounded by playing fields, but development is blocking the outlook towards open land on its south side. Newbury Rugby Football Club was established on the southern edge of this area in 1928. The development potential of the site was realised in the 1990s and in 1996 the club moved to a new ground outside the NHCS area. The development of Newbury Retail Park then began on the former rugby club and surrounding fields as a typical, modern out-of-town retail park.

34 Stroud Green allotments

This area was enclosed fields in the late 19th century and the allotments were established in the early 20th century. Following construction of the A339, a small modern development, Eeklo Place, was squeezed in on the north-west corner. It is fairly well screened from the main road by trees and accessed from the fairly busy Greenham Road. The housing in this general area is rather isolated from the main part of the town. The remaining allotments are neatly laid out, but do not appear as active as those within the town.

35 Around the Green

It is likely that there was some settlement around the corner of the Green from the medieval period onwards. Around the north-west corner of Stroud Green development was well advanced by the later 19th century, with a mixture of large detached properties and roadside terraces, some of which are at a slightly higher level than the road itself. These survive and two of the detached houses, Tudor Lodge and 45 Greenham Road are Listed. There is an attractive range of late 18th and 19th-century houses on the west side of Greenham Road overlooking the Green. These are colour washed and several have wrought iron porches or balconies. Viewed from the Green the area retains its historic character.

36 Stroud Green

The open space of Stroud Green probably dates from the medieval period. It only has road access along the west and north sides, the latter leading to the racecourse and then into New Road and the associated housing. However, it appears not to be heavily used on an everyday basis. Stroud Green is a Conservation Area, a large green space which maintains some sense of a separate rural location. On the south side of the Green are the attractive Pound Cottages, probably of late 18th-century date. The views from the green are mostly of modern housing estates, but the west side is lined with attractive older properties.

37 Queen's Road

This area was enclosed fields into the late 19th century. The area south of the railway line was developed for housing at the end of the 19th century and into the 20th century and some traces of former field boundaries can be distinguished. This was an area of smaller, less expensive properties, semi-detached and terraced. Modern infill developments are taking place here, but these are mostly residential units. Building was carried out by individual developers over a period of time, so that there is a mixture of different designs represented.

This area is somewhat isolated from the main part of the town as it lies between the railway and the A339. However, it does adjoin the racecourse and Stroud Green.

38 Newbury Racecourse

East of Newbury in the late 19th century were enclosed fields where Newbury racecourse was established in 1905. Originally just outside the town the course now has industrial estates along its north side and housing on the west. It is among the major racecourses in the country and is served by a purpose-built railway station which now operates on a daily basis. During race meetings the otherwise quiet area is transformed.

When racing is not taking place, a golf course is open on the inside of the track and the various stands are used for conferences and other events. The original early 20th-century Berkshire Stand is flanked by the Hampshire Stand and the Grandstand,

which opened in 2000. The building, which was designed by Lord Foster, has won awards.

The racecourse infrastructure is concentrated around its western end. Most of the course extends beyond the built-up area of Newbury and the view across the course is of a wooded hillside.

39 Hambridge Road

Within the industrial and commercial development on the east side of Newbury some terraces of early 20th-century houses survive. The two-storey brick and tile properties are rather isolated within the recent developments.

40 Sainsbury's

East of the town centre were open fields until the railway was constructed in the mid 19th century when a goods yard and malshouses were constructed. The east side of the A339 now contains modern retail development, with Sainsbury's occupying the north side of the railway line and motor trade businesses the south. The modern buildings are designed so that the signs draw the attention of drivers on the A339. Sainsbury's is a brick building with pitched tile roofs, in a style common to supermarkets in many parts of the country. The southern developments are more utilitarian in style.

41 Mill Lane

This area was enclosed fields into the late 19th century. On the south side of Mill Lane and along Kings Road is a small area of late 19th and early 20th-century housing, within which some lines of field boundaries can be distinguished. These are smaller properties than in most parts of the town, probably intended for workers in the surrounding industrial area. A terrace at 11-17 Mill Lane has a date of 1923 marked above a central passageway. This row is tile-hung and has a more individual character than the other houses around it.

42 Police Station

East of the A339, parts of the former Greenham Wharf are now occupied by the Police Station and Magistrates Court, both of which are uninspired late 20th-century brick and concrete structures with flat roofs. The area around them contains ugly industrial units and a few modern houses. The area is cluttered with signage and has a dilapidated feel. The whole character of the area is dominated by the influence of the later 20th century which has overwritten traces of the earlier function and character of the area.

43 Greenham Mills

Greenham Mill is known to have originated in the medieval period. By the late 19th century there was also a tannery in its vicinity. The island on which most of the mills were situated has recently been redeveloped as housing, brick and tile two-storey terraces without private gardens. None of the older buildings have survived. Along the narrow west end of the island are moorings for canal boats. This is a pleasant development, conveniently linked by a canal tow-path to the town via Victoria Park. However, although the north side has attractive views of the canal, the southern aspect is marred by its proximity to the industrial estates. The area is included within the Conservation Area, which extends along the Kennet and Avon Canal.

44 Newbury Industrial Estate

In the late 19th century the area to the east of modern Victoria Park and north of the River Kennet was meadow, crossed by streams and man-made water channels. A

small farm and the sewage works occupied its centre. Development was slow, mostly consisting of sports fields and allotments until the 1960s when construction of industrial units began. There are many light industrial units around Newbury, but most are concentrated on the east side of the relief road and south of the A4. This band extends almost as far as Thatcham with out of town retail units close to the roads. Their hoardings are prominently displayed along the busy road. The area is a typical example of this type of development which could be in any town.

Between the industrial estate and the Kennet and Avon Canal is a band of recreational facilities. Newbury football club occupies a waterside site with access through the industrial estate, screened by trees on the southern side towards the canal. The stadium was built on an area of 1930s allotments, the remains of which survive on its east side. The plots there are well maintained showing active management. Next to the allotments is Greenham Lock Basin. In the 19th century a small island existed between a tributary stream, the Kennet and Avon Canal and the River Kennet, at Greenham Lock. In the mid 20th century part of this was dug out to form a small area of mooring for canal boats, located in a secluded basin now screened by trees. This forms part of the Conservation Area.

45 Newport Road

This area was an enclosed field in the late 19th century. The housing between the A4 and the River Lambourn is mostly of 1960s date with the familiar crescent shape appearing here also and the school grounds helping to maintain the green feel. The brick and tile buildings are mostly semi-detached and terraced houses, with some three-storey blocks of flats in the north. A small intrusive industrial area is currently being redeveloped for housing. On its east side a recent development has been laid out geometrically, but with the gardens arranged to give the effect of a central green.

In the south-west corner is the listed Robin Hood Inn, which gave its name to the adjacent roundabout on the A339. The 19th-century building was a private house, but when the original inn was demolished for road widening the name and function was transferred to the adjacent building.

46 Hutton Close

This area was an enclosed field in the late 19th century. A small late 20th-century development now lies on the west side of Shaw Road to the south of the Shaw Park, with two-storey brick and tile semi-detached and terraced houses. Shaw Road Recreation Ground lies to the south between Shaw Road and the A339. The housing development has good green space and lies between park and open ground, but its situation next to the A339 is unfortunate.

47 Old Shaw

Although no medieval buildings have survived, the historic settlement of Shaw, which centred around Shaw Bridge and the River Lambourn can still be distinguished. A number of the post-medieval buildings have been Listed, including the 19th century terrace on the east side of Shaw Road linking to Newbury. This is a very distinctive feature, particularly when viewed from the A339 roundabout. On the corners of Church Lane are two Listed 17th-century buildings, Vine Cottage and Millers Cottage. Buildings here are red brick, with tile and slate used for roofs, depending on the age of the property.

The redevelopment of Shaw Mill has maintained the character of the original. At the crossing there are two bridges, over the river and mill stream, with the 19th-century Cock Inn (once the Old Dog) adjacent and 18th-century Shaw Bridge House opposite. A Conservation Area has been designated, extending across almost all of this area.

48 New Shaw

North of the historic core of Shaw in the late 19th century were enclosed fields, although the west side of Shaw Hill was formerly within Shaw Park. During the 20th century expansion of building caused Newbury and Shaw to merge. The housing development had begun in the 1930s, but most dates to the 1960s, featuring curving roads, small greens and trees in the design. There is a mixture of housing types, with detached, semi-detached and some terraces, all in brick with tile roofs.

49 Shaw Park

Shaw Park was established in the area of medieval Shaw Manor, continuing south of Church Road across the River Lambourn. It is now on the EH Register of Parks and Gardens and has been designated a Conservation Area. Church Road divides the park in two, with the southern part open landscape. On the north side are St Mary's Church and Shaw House.

Within the green expanse to the south are earthworks of former parkland features. Of particular note are the remains of a canal which used to lead down from the house. The Old Rectory, a Listed Building, stands in the north-east corner.

There was a manor at Shaw in the medieval period, although the precise location of a manor house has not been established. The present Shaw House was built in the 16th century by the Dolman family and now forms the core of a school. The Listed mansion is red brick with stone used for the entrance and decoration. Two cross wings flank the central range. The main school buildings are modern and set back from the road where they do not mask the view of the older house. To the south is St Mary's church, which was founded in the medieval period. The present church dates from the mid 19th century when the medieval structure was destroyed to make way for it. The church now lies on the edge of school grounds, encircled by trees.

The area is very quiet and rural in aspect as the access, Church Road, is no longer a through road, although from the car park and playing field at its end, the major Vodafone site and the A339 can be seen.

50 A339 Fringe

A relief road was built in the 1960s to the east of Newbury town centre, cutting through late 19th-century enclosed fields, water meadows and the historic park of Shaw House. Although it relieved traffic in the centre itself, the A34 as it was then dominated the eastern side of the NHCS area. The density of traffic carried was very high and the road remains busy despite the construction of the A34 Newbury by-pass. South of the River Lambourn the buffer between this road and housing has been used for construction of community facilities, including a school, ambulance station and social club. These developments do help to lessen the impact of the road on the town.

51 Trees estate

Between Newbury and the River Lambourn in the late 19th century were enclosed fields. South of the River Lambourn is now an area of 1950s - 60s housing, with trees used for the road names. The estate extends on both sides of the A4, Western Avenue, which was built at the same time. The layout uses crescents, similar to that of the adjacent Donnington Square. Most of the properties are semi-detached although there are a few groups of town houses. Building materials are brick and tile. Speenhamland Primary School occupies a spur of land between the A4 and Oxford Road and was constructed in the mid 20th century on open land.

52 Old College site

In the late 19th century enclosed fields were gradually being replaced by detached houses set in large grounds east of Oxford Road. The corner of Oxford Road and Western Avenue was formerly the site of Newbury College, but this is currently being redeveloped for housing, much in three-storey apartment blocks. The College

was founded in 1948 and grew around Ormonde House, which served as its administration block.

53 Lambourn valley

Along the banks of the River Lambourn is a band of open countryside, which forms a green barrier between Newbury and Donnington. On the north bank of the river is a surviving area of water meadow. To the south, between Oxford Road and the river is a pasture, formed from two 19th-century enclosed fields. The presence of this band helps to preserve some separation between Newbury and Shaw and contributes to the sense of Newbury as a country market town.

54 Dene Way

This area was enclosed fields in the late 19th century. The line of one former field boundary can be identified within the Dene Way estate, built in the 1960s. The curved road layout seen across Newbury has been employed again, but here combined to form a square. The houses are mostly semi-detached and built from brick and tile.

55 Donnington Grove

The park around the house at Donnington Grove was established in the 18th century. This area includes the part of the Registered Park and Garden of that name which lies south of the River Lambourn. This part of the park is laid out as a golf course, which extends as far as Oxford Road beyond the park boundary. The historic character of the park is compromised by the golf course.

56 Grove Road

This area was enclosed fields in the late 19th century. A large area of post World War II housing now extends from Grove Road down to the A4. The brick and tile houses are a mixture of detached and semi-detached properties with some short terraces. As with most development in Newbury there are large gardens, many trees and a complex pattern of curving roads, in which the lines of some former field boundaries can be detected. The area is served by the Robert Sandilands School which was built on at the same time.

57 Donnington Square

Large, individually designed, 19th century, mainly semi-detached houses are arranged around three sides of a square. They are usually three storeys plus basement, with slate roofs. The brick walls are often rendered. Although none are Listed, the area has been designated as a Conservation Area. When originally built the square was open to Oxford Road, but during the 20th century this area was filled in with further, mostly detached, properties. The irregularity of design, including some corner towers, suggests affluence. To the south, on Oxford Road, is Donnington Terrace, built at the same time, but less distinguished and not included within the Conservation Area. This area has a distinct character, not paralleled elsewhere in the town.

Table 2: Summary Table

	Historic Urban Character Area (HUCA)	HCTs
1	St Bartholomew's	Historic plot, Roads, Religious, Open fields, Hospital, Church & churchyard, School/college, Suburbs
2	Market Street	Burgage plots, Historic plot, Open fields, Roads, Market place, Urban infill, Public

		transport, Suburbs, Business development
3	Newtown Road	Open fields, Roads, Suburbs, Cemetery, Religious, Allotments, Informal parkland, Hospital, School/college
4	Andover Road	Open fields, Farmstead/barn, Suburbs, Roads
5	'The City'	Open fields, Roads, Recreation ground, School/college, Suburbs, Allotments
6	Enborne Road	Open fields, Roads, Historic plots, School, Suburb
7	West side of Bartholomew Street	Historic plots, roads
8	Rockingham Road	Open fields, Historic plots, Suburbs, Industrial estate
9	East side of Bartholomew Street	Burgage plots, roads
10	Oddfellows Road	Historic plots, Suburbs
11	Bartholomew Street North	Burgage plots, Historic plots, Roads
12	Kennet Centre	Burgage plots, industrial, retail
13	Cheap Street	Burgage plots, Historic plots, Public
14	The Wharf	Castle, Historic plots, Open fields, Wharf, Inland waterways, Roads, Public, Business development
15	Market Place	Market place, Burgage plot, Historic plots, Public
16	Newbury Bridge	Bridge, Historic plot.
17	West Mills	Mills, Inland Waterways, Open fields, Church & churchyard, Historic plots, suburbs
18	Northcroft Lane	Open fields, Historic plots, suburbs
19	United Reformed Church and environs	Historic plots, Open fields, Suburbs
20	Northbrook Street	Historic plots, Bridge
21	Park Way	Burgage plots, Open fields, Historic plots, Business development
22	Victoria Park	Open fields, Recreation ground
23	St Mary's Road	Open fields, Historic plots, Suburbs, Church & churchyard
24	Oxford Street	Open fields, Roads, Historic plots, Business development
25	Pelican Lane	Open fields, Historic plots, Business development, Public
26	Bath Road Commercial	Open fields, Suburbs, Business development
27	Strawberry Hill	Open fields, Suburbs
28	Goldwell Park and Northcroft Lane Recreation Centre	Open fields, Recreation ground, Sports field
29	Bath Road	Open fields, Roads, Suburbs
30	Speen Lane	Open fields, Roads, Suburbs, Utility
31	Craven Road	Open fields, Historic plots, Suburbs, Allotments
32	Bartlemy Road	Open fields, Suburbs
33	The Racecourse Estate	Open fields, Roads, Suburbs, Sports field, Retail park/centre School/college
34	Stroud Green allotments	Open fields, Allotments, Suburbs
35	Around the Green	Historic plots
36	Stroud Green	Green
37	Queen's Road	Open fields, Suburbs
38	Newbury Racecourse	Open fields, Suburbs, Racecourse

39	Hambridge Road	Open fields, Suburbs
40	Sainsbury's	Open fields, Suburbs, Public transport, Retail park/centre
41	Mill Lane	Open fields, Suburbs
42	Police Station	Open field, Wharf, Public
43	Greenham Mills	Mills, Inland waterways, Urban infill
44	Newbury Industrial Estate	Open fields, Allotments, Farmstead/barn, Utility, Suburbs, Industrial estate, Sports field, Inland waterways
45	Newport Road	Open fields, Roads, Allotments, Suburbs
46	Hutton Close	Open fields, Suburbs, Recreation ground
47	Old Shaw	Mills, Historic plots, Allotments, Suburbs, Roads, Bridge
48	New Shaw	Open fields, Park, Allotments, Suburbs
49	Shaw Park	Open fields, Park, Church & churchyard, Great House, School/college
50	A339 fringe	Open fields, Roads, School/college, Public
51	Trees estate	Open fields, Suburbs, School/college
52	Old College site	Open fields, School/college, Suburbs
53	Lambourn valley	Open fields
54	Dene Way	Park, Suburbs
55	Donnington Grove	Open fields, Park, Sports field
56	Grove Road	Open fields, Allotments/Nursery, Suburbs, School/college
57	Donnington Square	Open fields, Suburbs

6 RESEARCH FRAMEWORK

6.1 Archaeological Potential (Fig. 12)

6.1.1 Within Newbury the potential for survival of below-ground archaeological remains is variable. Two rivers, the Kennet and the Lambourn, cross the NHCS area and there is potential for archaeological finds from all periods to be recovered from the rivers and the alluvial floodplain where there are numerous smaller streams and probably silted up palaeochannels. Waterlogged remains, including palaeoenvironmental evidence, is likely to survive around the rivers. The potential is particularly high for Mesolithic material in particular within a buffer zone extending up to 500 m on each side of the rivers.

6.1.2 Specifically, nine areas have been recognised which have a significant potential for a particular period or range of periods and these are discussed below. These have been assigned a number and their likely extents are mapped on Figure 12, which also shows the line of the Ermin Street Roman Road where this has been determined with some certainty.

- Area 1

A large area of peat has been identified extending across both sides of the River Kennet in the centre of the town. Large quantities of Mesolithic finds have been recovered from this waterlogged area and flint-working sites and a hunting camp have been identified. As discussed above, the high archaeological potential for the Mesolithic period extends from this area along the Kennet Valley.

- Area 2

An area of Iron Age occupation has been identified on the western edge of the NHCS area, at Enborne Gate. This site continued in use as a farming site into the Roman period. Much of the surrounding area, which consists of playing fields and allotments, has not yet been developed and there is a high potential for survival of below-ground archaeological remains dating to these periods. A Roman cemetery was also found near the farm discussed above.

- Area 3

A Roman cemetery was identified at St Mary's Church, Shaw and kilns were found nearby. The site is near to the likely line of Ermin Street suggesting that it may represent a roadside settlement.

- Area 4

Another Roman cemetery was identified when the railway goods yard was constructed in the 19th century. However, the potential for survival of further archaeological remains would appear likely to have been reduced by developments for the railway and subsequently Sainsbury's and other retail outlets.

- Area 5

To the west of Area 4 there has been a significant density of archaeological finds dating to the Roman period, which may suggest the presence of an occupation site linked to the cemetery.

- Area 6

Newbury was established by the end of the 11th century and the extent of the medieval town is fairly well understood. Few buildings remain from this period, but archaeological evidence for the early town has been found from many development sites. There is therefore potential for the survival of below-ground archaeology dating to this period even where there has been later redevelopment. An area of high archaeological potential has therefore been identified extending across the known extent of the medieval core with some buffering around the edges. This historic core also has a high potential for archaeological evidence from the post-medieval period.

- Area 7

There was a manor and mill at Shaw during the medieval period. No medieval buildings have survived, but the area has a high potential for below-ground archaeology from this period.

- Area 8

Newbury was the location for two important Civil War battles. The site of the First Battle of Newbury appears on the EH Battlefield Register, but the boundary of that area is constrained by later development. Action took place over a wider area.

- Area 9

The site of the Second Battle of Newbury is not on the Register and has not been defined on the SMR. Action was centered on encounters at Speen, Donnington Castle and Shaw House, but analysis of contemporary records and plans (Money 1884) and later analysis of the battle (Rayner 2004) suggests that troop movements and skirmishing took place over a wider area between those sites.

6.2 Research questions

- 6.2.1 There are a number of specific issues relating to particular chronological periods for which current knowledge and understanding is incomplete or even totally absent. The list provided below can provide a focus for archaeological investigation when developments provide appropriate opportunities to seek missing information. In some cases questions are unlikely to be resolved without complementary detailed documentary research.

6.3 Archaeological and historical

- 6.3.1 The key issues are:

Prehistoric

- *What was the nature and extent of Mesolithic occupation?*
The Kennet Valley is of national importance for archaeological evidence dating from the Mesolithic period, from evidence deriving most notably from the reedbeds in Thatcham. Sites have also been identified at Faraday Road and Victoria Park in Newbury, demonstrating the potential for additional information about the exploitation of river valleys during this period.
- *Is the lack of evidence for Neolithic/Bronze Age activity due to a lack of activity or lack of survival?*
Only small numbers of stray finds dating from these periods have been made in Newbury, most associated with the rivers. These may have been redeposited, but it is also possible that occupation sites did exist, but have been largely destroyed by later development.
- *What was the extent of the Iron Age occupation at Enborne Gate Farm and was there continuity of use into the Roman period?*
Gravel terraces have been shown across the region, particularly in the Thames Valley, to have been used for farming settlements. On the River Kennet gravels near Reading, the evidence suggests no continuity of settlement between the Iron Age to Roman periods, but at Enborne Gate the site seems to have been occupied from the Early to Middle Iron Age and into the Roman.
- *What riverside activities were carried out?*
Waterlogged deposits may survive close to the Kennet and Lambourn rivers, including remains of boats, jetties or fish traps as well as palaeoenvironmental evidence. Analysis of such remains from the large area

of peat near the Kennet, which has already produced prehistoric material, may solve any debate about whether timbers found in the 19th century were from the Iron Age or were later medieval shoring. There are likely to be palaeochannels on the floodplains.

Roman

- *Is there any evidence for the route of Ermin Street near Shaw?*
Ermin Street was one of the principal Roman roads of southern England. Its line has been traced both to the west and east of Newbury, but not in the area around Shaw where it must have crossed the River Lambourn. One possible area of road surface has been found.
- *What was the nature and extent of roadside occupation/activity around Shaw?*
Roman roads often formed a focus for small settlements. Evidence for pottery production and a cornmill have been found near Shaw, where there was also a Roman cemetery, around the line of Ermin Street, suggesting possible settlement. Itineraries record a settlement, *Spinae*, reputedly at Speen, but no archaeological evidence has been found there.
- *Was there an occupation site in central Newbury relating to the goods yard cemetery?*
A Roman cemetery was excavated when the goods yard was constructed, but no settlement has been located in the vicinity which might have supported it. An area of archaeological potential has been identified based on the density of finds from this period, but no specific evidence has yet been found.
- *What was the extent of Roman occupation around Enborne Gate Farm and was it in continual use from the Iron Age?*
As discussed above, the Iron Age farming settlement at Enborne Gate Farm appears to have continued in use into the Roman period, although more dating evidence is needed. There was a sufficiently high level of occupation to support a cemetery, but its nature and extent have not been determined.

Early medieval

- *What was the location and nature of the Domesday manor of Ulvitrone?*
It is likely that the Saxon manor which was replaced by Newbury in the 11th century was located close to the medieval town and there is some archaeological evidence from the centre of the town. However, no definite evidence for occupation has been found there or elsewhere in Newbury.

Later Medieval

- *Can the chronology of town development be refined, particularly in relation to Northbrook Street?*
Recent archaeological investigations are beginning to provide a picture of the sequence of development of the medieval layout of Newbury. Most of this evidence has come from the Bartholomew Street, Market Place and Cheap Street, south of the river. Future development work around Northbrook Street could provide opportunities to find out more about growth on the north side.
- *Was Speenhamland occupied during this period and, if so, what was its relationship to Newbury?*
Speenhamland, part of Speen parish until 1878, was first recorded in 1225. No evidence for medieval activity in that area has been found, although very little archaeological investigation has been carried out. The built-up area of Newbury included Speenhamland by the mid 18th century, but when this

expansion took place and the nature of earlier activity around an important crossroads are unknown.

- *Are there surviving archaeological remains of Shaw manor?*
There was a manor at Shaw from the medieval period, the location of which is believed to lie to the west of the existing Shaw House, but no evidence for an earlier building has been found.
- *What was the extent of Litten cemetery and St Bartholomew's Hospital?*
Recent work has demonstrated that the cemetery associated with St Bartholomew's Hospital extended over quite a wide area to its north. Little is known about the extent of the medieval hospital buildings, of which only the chapel remains. If the full extent of the site and some more information on its layout could be determined it would assist in the understanding of the development of that part of the town and the importance of the hospital.
- *What was the location of Newbury Castle?*
Newbury Castle is only known from documentary sources, which mention its siege in 1152-3. Its traditional site at the Wharf has not been supported by archaeological evidence. One alternative theory is that the castle was outside the town, possibly at Hamstead Marshall where there are a number of mounds. If a site for the castle could be identified, either from archaeology or documents, it could add to the understanding of the role of Newbury and its surrounding area during the conflict between Mathilda and Stephen.
- *What was the location of Hospitaller's Preceptory?*
The Greenham Preceptory was reputed to be next to the castle at The Wharf. However, there is no archaeological evidence to support this. The priory may have been located nearer Greenham village.
- *What kinds of riverside activities were taking place and in what locations?*
The types of evidence which might be found near the major watercourses has been discussed above. For the medieval period there is the question of whether the mills listed in Domesday did lie on the site of Town Mills and West Mills.

Post-medieval

- *What further information can be obtained about riverside activity including wharves and mills?*
Despite the modern redevelopment of the area, it is possible that some evidence of the previous wharves and their surrounding infrastructure still survives.
- *When was Pound Street constructed and why over the cemetery?*
During the medieval period the Litten Cemetery extended across the line of Pound Street, which is shown on the 1761 map. The date of construction of this road and how it came to be built over a cemetery are unknown.
- *Can more information about the two Civil War battles and their extents be derived from collection and plotting of residual artefacts?*
Battlefield archaeology and the difficulties of identifying the accurate locations of sites are a topic of national debate. Documentary evidence has enabled the locations of key stages in the battles at Newbury to be identified, although the fighting ranged over wide areas. Archaeological finds which can be definitely linked to the battle are limited and there is scope for more artefacts to be recovered and their locations recorded.

Industrial archaeology

- *Is there any surviving evidence for Newbury's involvement in cloth-working?*

Cloth-working had developed in Newbury during the medieval period when the town had an international reputation, but the importance of the industry dwindled during the post-medieval period and was not revived by 19th-century mechanisation. Little evidence for this element of Newbury's history appears to have survived, apart from the Cloth Hall.

- *Can more be learned about the locations and nature of other industries in the town?*

During the coaching era Newbury was a centre for clock-making and the coaching trade will have generated other businesses such as saddlery. Other industries such as brewing, malting, boat-building and iron-working developed after the Kennet and Avon Canal was built and the wharves expanded, although there is little evidence of this remaining, as the Wharf area has been redeveloped completely. The two major industrial sites were the Eagle Iron works, the site of which is now part of the Kennet Centre, and Elliott's joinery and later glider works, which was replaced by the Bayer building and the surrounding development. There are a few older buildings, including a malthouse, surviving behind later properties most noticeably at Park Way. These should be investigated prior to any new development. All the former watermills in Newbury, which are thought to have had medieval origins, have been redeveloped for housing.

- *Do any features survive which were associated with Newbury's 19th century railway network?*

By the late 19th century Newbury was served by three railway lines, with the main line from London still operating and busy. The Lambourn Valley and the Didcot to Southampton lines closed in the 1960s and the tracks were removed. The line of the latter lies under modern redevelopment. The line of the other track can still be distinguished north of the canal and there is some potential for survival of minor features and some sections of broad gauge track are still in place. The former West Fields Halt is under modern housing.

- *Are there opportunities to explore the importance of the Kennet and Avon Canal to the town?*

Industrial archaeology is best represented in Newbury by the Kennet and Avon Canal. The Canal Trust restored it in the late 20th century and maintains it as a working canal, mostly for leisure craft. The canal is a major feature in the centre of the town and, where possible, its historic character should be considered and identified.

- 6.3.2 It is possible that the archaeological evidence sought in response to the issues listed above may have been destroyed by later developments. The lack of evidence recovered from the supposed area of the castle and preceptory may be an example of this.

6.4 Built heritage

- 6.4.1 Although there are a large number of Listed Buildings in Newbury, other individual buildings and groups of buildings contribute to the character of the town. This study has identified a number of these. Apart from the importance of recording specific buildings as necessary a number of general questions arise.

- *Can early post-medieval structures away from the street frontages be recorded?*

As discussed in Section 9.3, there are a number of older industrial buildings surviving in Newbury, which need to be investigated with appropriate preservation or recording before development. Mention has also been made of the stable blocks etc. associated with the former coaching inns. These too

should be recorded when necessary. The extent to which earlier post-medieval structures, some timber-framed, do survive away from the main street frontages would be a useful subject for survey.

- *Do more, as yet unrecorded, medieval buildings or parts of buildings survive within later structures?*

Although few medieval buildings have survived, it is possible that parts of earlier buildings were incorporated within existing structures. These features may be uncovered during demolition or internal alterations and a programme of recording or preservation should be carried out where the opportunity arises.

- *Is the contribution to the character of the town from areas of late post-medieval housing which survive within recent redevelopment recognized through systematic recording?*

Most of Newbury's growth has taken place since World War II. However, during the late post-medieval period housing, house building began on the fringes of the town centre. Recent redevelopment has replaced or engulfed many of these areas, Carnarvon Terrace and Westbourne Terrace for example. Their existence and quality contributes to Newbury's historic character and their presence should be recorded.

- *Can the almshouses of Newbury and their history be studied as a group?*

Almshouses seem to have been particularly common, or are particularly well-preserved, and a systematic study of these, involving recording and documentary research, would be of interest.

7 CONCLUSION

7.1.1 Newbury has remained primarily a market town since the medieval period, a role helped by its convenient location at a river crossing and the intersection of two important roads. These features might also have provided a focus for industry, but, although businesses such as wool, malting and brewing and, later, boatbuilding and metal-working have been established in the town, they have never developed sufficiently to change its character. In the latter half of the 20th century Newbury attracted a number of international companies who were seeking to relocate their headquarters operations. Bayer and Racal, now Vodafone, established themselves in the town centre in the 1980s. Both companies have premises on the east side of Strawberry Hill, but Vodafone has established a large site just north of the NHCS area. The employment opportunities provided with associated demands for housing and other facilities have helped increase both the prosperity of the town and development pressure.

7.1.2 The historic core of the town has generally survived well into the 21st century although some less sensitive developments have taken place in the southern part of it. The Y-shaped layout of Bartholomew Street, Cheap Street and Northbrook Street around the crossing of the River Kennet has existed since the medieval period. During the post-medieval period, the town expanded to include Speenhamland to the north where the main route from London to Bath and Bristol intersects with Northbrook Street at The Broadway.

7.1.3 Few medieval buildings survive, as extensive rebuilding and refronting took place from the 17th century onwards. The principal streets in the centre of the town are still predominantly lined with 18th and 19th-century buildings, although there has been some more recent redevelopment. In the majority of cases the newer structures fit fairly well into streetscape where the pattern is of variable architectural finishes with some small differences in building heights. The major exception to this is the area between Bartholomew Street, Cheap Street and Market Street where the southern end of the Kennet Centre has been constructed. From the outside this is a featureless,

brick block. The unsympathetic development continues to the south of Market Street with the bus station and West Berkshire Council offices.

- 7.1.4 The modern developments which have had the greatest impact on Newbury are the roads, particularly what is now the A339 running north-south on the east side of the town centre. Built to relieve traffic flows in the centre itself, the dual-carriageway with its series of large roundabouts dominates the views. It also creates an artificial boundary to that side of the town, which elsewhere undergoes a gradual transition from historic core to modern suburb.
- 7.1.5 The historic core remains the focus of the town, with twice weekly markets still filling Market Place. This area is used for other community events, but its use as a car park detracts from its value on a daily basis. The centre contains a good range of shops and the proposed redevelopment of Park Way will add to this. Among the current businesses is the family-run Camp Hopson Department Store in Northbrook Street.
- 7.1.6 Expansion of the town was limited until the later 19th century, but the large areas of 19th and 20th-century housing have established their own distinctive character, derived from large gardens, maintenance of mature trees and a street pattern of curving roads and open green spaces. Large houses and big gardens are becoming less sought after for single residences and some of these larger properties have been converted for commercial use. Demand for housing means that there is pressure for infill development and redevelopment as flats. Such development will affect the character of Newbury's suburbs.
- 7.1.7 The industrial area of the town is largely confined to its east side, separated from the historic core by the 1960s relief road. The area is confined by the railway line in the south and the A4 in the north, although east of the Study Area a Business Park has been developed between the A4 and the River Lambourn. These constraints limit impacts of industrial development on the character of the historic town. However, the view across this area from the slightly elevated A339 is unattractive. Another effect of these easterly developments and the growth of housing estates on the east side of Shaw is the merger of Newbury and Thatcham into one extended built-up area.
- 7.1.8 Newbury has particular archaeological potential for the Mesolithic, Roman and later medieval periods. Although investigations carried out from the 1970s onwards have added greatly to what is known about the town and its origins, a number of questions, discussed in Section 9, remain to be answered. More information on these issues should be obtained as further development and redevelopment take place within the town. Documentary research also has a role to play.
- 7.1.9 Newbury's industrial archaeology is limited, but there are a number of buildings, such as the malthouse, which merit further investigation. The Kennet and Avon Canal is the main surviving feature of interest.
- 7.1.10 Many older buildings or parts of buildings are to be found at the rear of more recent developments and every opportunity should be taken to identify and record these. Some may incorporate medieval material. The systematic mapping of buildings from particular dates should continue. The built heritage forms an important part of the character of the town.
- 7.1.11 Newbury has two particularly strong character traits: the historic market core and the 'garden suburbs'. However, within this framework are many smaller areas, described in this study, which have their own particular character, arising from a combination of standing buildings, historic development and current land use. The development programme included within the Newbury 2025 vision provides the opportunity to enhance many of these character areas.

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Shaw-cum-Donnington Tithe Map (1838)

Newbury Tithe Map (1839)

Greenham Tithe Map (1840)

Enclosure Map for Newbury (1849)

1st Edition OS Map 1:2500 (1880-1)

2nd Edition OS Map 1:2500 (c1900)

OS Map 1:2500 (c 1920)

OS Map 1:2500 (1932-7)

OS Map 1:1250 (1966)

1:10000 SU46NE (1982)

1:10000 SU46NE (*c* 1990)

Geological Survey Map 267 (1971)

Appendix 2: Glossary of terms

English Heritage (EH) - national organisation with an important statutory role in conserving the historic environment. EH has responsibility for the designation of Scheduled Ancient Monuments and Listed Buildings. It also maintains registers of Historic Battlefields and Historic Parks and Gardens.

Geographic Information System (GIS) - a computer-based mapping system using a series of information layers to produce a picture of the present town and its history.

Historic Character Type (HCT) - key historic features which have existed within the Study Area at particular time periods for the development of the town. These are generic types.

Historic Landscape Character (HLC) - distinct character of areas of the existing landscape in terms of their function and its date of origin. HLC assessment maps are being generated for all of West Berkshire, apart from the urban centre of Newbury.

Historic Urban Character Area (HUCA) - an area of the town where the existing built environment has a distinctive character, which derives from its historic development.

Newbury Historic Character Study (NHCS) - a detailed assessment of the historic character of the existing town and its surroundings, which will assist in producing strategies for the conservation of its character and distinctive and important features of the historic environment during future development.

Sites and Monuments Record (SMR) - a database of historical and archaeological data about the district maintained by West Berkshire District Council's Archaeological Service.

Victoria County History (VCH) - a multi-volume history of the county produced in the early 20th century. Part of an ongoing project for the whole country.

Appendix 3: Period Codes

<i>Period Code</i>	<i>Period</i>	<i>Date Range</i>
1	Prehistoric	-43 AD
2	Palaeolithic	-10000 BC
3	Mesolithic	10000 - 4000 BC
4	Neolithic	4000 - 2200 BC
5	Bronze Age	2500 - 700 BC
6	Iron Age	800 BC - 43 AD
7	Roman	43 - 410 AD
8	Early medieval	410 - 1066 AD
9	Medieval	1066 - 1540 AD
10	Post-medieval	1540 - 1900 AD
11	Modern	1900 AD -
12	Undated	

Appendix 4: GIS

All the shapefiles for the Newbury Characterisation Study have been created without the use of an external database and the relevant data is directly embedded within the shapefile. The data contained within each file varies in accordance with the two basic types of data types described below.

The first data type consist of shapefiles received from the SMR (Sites and Monuments Record). These reflect statutory areas, such as battlefields and listed buildings etc. For these, the datasets within this shapefile was the most complete, containing all the relevant information from the SMR itself (i.e. area of the site in question, name, NGR and precision of plot). The second data set consists of shapefiles created by the Geomatics department. These were digitised in AutoCAD from hand-drawn plans, such as for the Historic Character Types, and imported into ArcView. The embedded data within these files is not as complete, and is limited to information assigned to each shape by OA (this usually consists of a number, or a name, and few additional details (e.g., area of polygon, or precision). In these cases, the precision is entirely reliant on the individuals who initially defined the area. As these polygons are best estimates of historic character areas, there are elements of interpretational irregularity in the spatial extents of areas.

In all cases, the files can be queried by SQL or VB based upon their data and extent. Each site/area can also be readily identified by simple clicking on the shape. The data relies on SMR numbers and OA designations, so can in future be linked to external databases utilising either the MonUID or OA numbers.

The ArcView shapefiles consist of:

- Study Area (polygon)
- Basemap (varies; TFW and NTF format)
- Town development (polygons)
- Historic Urban Character Areas (polygons)

Statutory Areas

- Parish boundaries (polygons)
- Registered Battlefields (polygons)
- Conservation Areas (polygon)
- SAM's (polygon)

Heritage

- Monuments by period (point)
- Listed buildings (point)

Historic Character Types (polygons)

Appendix 5: Historic Character Types (HCTs)

Allotment/nursery	Hospital	Racecourse
Bridge	Industrial estate	Recreation ground
Burgage plots	Informal parkland	Religious site
Business development	Inland waterways	Retail park/centre
Castle	Major road scheme	Roads
Cemetery	Market place	School/college
Church & churchyard	Mills	Sports field
Farmstead/barn	Open fields	Suburbs
Great house	Park	Utility
Green	Public	Urban infill
Historic plots	Public transport	Wharf

Appendix 6: Archaeological Potential of HUCAs

	Historic Urban Character Area (HUCA)	Archaeological Potential
1	St Bartholomew's	<p>This area has a high archaeological potential. Occupation began around St Bartholomew's Hospital in the medieval period with the Litten cemetery on the north side of the hospital. The full extent of this cemetery is not yet known, but recent excavations have shown that it extended across what is now Pound Street. This raises a question over the origins of Pound Street itself. There is also potential for archaeological remains from the Roman period, as the level of previous finds is quite high and a Roman cemetery has been identified just east of the area.</p> <p>The results of archaeological investigations in Pound Street show that below-ground archaeology survives below post-medieval development and roads.</p>
2	Market Street	<p>Part of this area is within a zone identified as having the potential to contain archaeological evidence from the Roman period. It lies close to the west side of the Roman cemetery identified in the railway goods yard. However, in view of the level and nature of previous developments it is unlikely that archaeological evidence will survive.</p>
3	Newtown Road	<p>In the very north of this area there is moderate potential for archaeological remains dating from the Roman period and/or traces of medieval development from the southern end of Cheap Street. Elsewhere the archaeological potential is low, as the land remained undeveloped until at least the 19th century when house building began. Below-ground archaeology is unlikely to have survived well, although there are some larger areas of garden where remains may be found.</p>
4	Andover Road	<p>The archaeological potential of this area is low, although the First Battle of Newbury may have extended into its south-west corner and some residual artefacts may survive within gardens. Other than within larger garden areas the level of survival of below-ground archaeology will be low.</p>
5	"The City"	<p>The archaeological potential of this area is generally low as it was part of the open field, West Field, until the 19th century. It is possible that some action during the First Battle of Newbury took place within its western edge and some residual artefacts may survive within gardens or playing fields. However, any below-ground archaeological remains existing would survive well within the open spaces.</p>
6	Enborne Road	<p>Apart from the possibility of residual Civil War artefacts connected to the First Battle of Newbury being found in the west of the area no particular archaeological potential has been identified.</p>
7	West side of Bartholomew Street	<p>This part of Bartholomew Street lies within the historic core of the town where there is potential for evidence of medieval occupation to be found. Although excavations elsewhere have shown that archaeological remains might survive, work already carried out in the southern area has not found significant material.</p>
8	Rockingham Road	<p>This area lies on the edge of the historic core of the town and the southern part extends into an area designated by this study as having potential for below-ground archaeology</p>

		dating to the Roman period. However, archaeological potential is likely to have been reduced by recent redevelopment work.
9	East side of Bartholomew Street	This part of Bartholomew Street lies within the historic core of the town where there is potential for evidence of medieval occupation to be found. Although excavations elsewhere in the NHCS area have shown that archaeological remains might survive, work carried out in the southern area has not found a high density of material.
10	Oddfellows Road	The archaeological potential of this area initially appears fairly high, as it lies close to the centre of the medieval town. However, the level of development would suggest the survival of below-ground archaeology will be poor.
11	Bartholomew Street North	The archaeological potential of this area is high, situated in the heart of the medieval core of the town. Where modern redevelopment has not taken place below-ground archaeology is likely to survive, based on evidence from work in similar areas.
12	Kennet Centre	The Kennet Centre is within an area identified as having a high archaeological potential, since much of it lies within the medieval core on former burgage plots. It also lies within an area where peat deposits have produced significant archaeological remains dating to the Mesolithic period. Excavations during development have found archaeological evidence in the past from both Mesolithic and medieval periods. The level of redevelopment work, however, means that survival of below-ground archaeology will be low.
13	Cheap Street	The archaeological potential of this area would be high as it lies within the medieval core of the town and lies partly within the peat deposits where Mesolithic remains have been found. Below-ground archaeology has been found to survive in similar areas of the town. However, where there has been redevelopment the likelihood of survival will be low.
14	The Wharf	Extensive archaeological work was carried out in the Wharf area and the potential for further archaeological discoveries is probably low. Some remains may survive in open areas or close to the river.
15	Market Place	The archaeological potential of this area is high, situated in the heart of the medieval core of the town. Excavations in the area have shown that evidence for the medieval town does survive below the later developments.
16	Newbury Bridge	The archaeological potential for the bridge and its surroundings is low.
17	West Mills	West Mills was part of the historic core of Newbury and there is potential for archaeological evidence for medieval occupation to survive, although none has yet been found. Waterfront activities may have left evidence.
18	Northcroft Lane	The main archaeological interest for this area is its position with respect to the medieval town and the river.
19	United Reformed Church and environs	The rear yards of burgage plots in the historic core of the town should have high archaeological potential, but the level of survival will be low following the extensive redevelopment work.
20	Northbrook Street	The archaeological potential of this area in the heart of the historic town is high. Development work elsewhere in the town centre has shown that some below-ground archaeology is likely to survive around the historic buildings.
21	Park Way	This is an area of high archaeological potential, lying within the historic core of the town and on the peat deposits where

		Mesolithic remains have been found. Within the extensive open areas the level of survival of below-ground archaeology should be good.
22	Victoria Park	The archaeological potential of the park is high, particularly for the Mesolithic period as it is situated on extensive peat deposits. The lack of development should ensure a good level of survival of below-ground archaeology.
23	St Mary's Road	The archaeological potential of this area appears high. It lies within the area of peat deposits which have yielded significant evidence for Mesolithic activity, is on the edge of the historic core of the town and within the possible area used during the Second Battle of Newbury. However, the level of recent development would suggest a low level of survival of below-ground archaeology.
24	Oxford Street	The archaeological potential of the area has been reduced by development. It forms part of the historic core of the town and its eastern end extends into the area of peat deposits which have yielded substantial evidence for Mesolithic activity. Some below-ground archaeology may survive in car parks and below the older buildings.
25	Pelican Lane	The archaeological potential of the area is mixed. It forms part of the historic core of the town. The level of survival of below-ground archaeology could be high away from the modern developments.
26	Bath Road Commercial	This area has some potential for residual artefacts from the Second Battle of Newbury, but its potential is generally low as it was not extensively developed until the 20th century. The level of survival will also be low as a result of the recent developments, but within the playing fields would be high.
27	Strawberry Hill	The archaeological potential of this area is low. The level of recent development would suggest that the level of survival of below-ground archaeology will be low.
28	Goldwell Park and Northcroft Lane Recreation Centre	The archaeological potential of this area lies mainly with riverside deposits, but any below-ground archaeological remains would be well preserved. There is some possibility that the Second Battle of Newbury might have extended into the northern part.
29	Bath Road	This area has some potential for residual artefacts from the Second Battle of Newbury, but its potential is generally low as it was not developed until the 20th century. The level of survival will also be low as a result of the recent developments.
30	Speen Lane	The archaeological potential of this area is low apart from the possibility of residual artefacts from the Second Battle of Newbury which took place in that area. Within the gardens and away from pumping station buildings the level of survival of any remains would be high.
31	Craven Road	This area has little archaeological potential. The First Battle of Newbury probably extended into the western parts and residual artefacts may be found. However, the intensity of development would suggest that, away from the allotments and the large gardens next to the Kennet and Avon Canal, the level of survival will be low. There is some potential for survival of riverside deposits.
32	Bartlemy Road	Apart from the possibility of residual artefacts connected to the First Battle of Newbury being found the area has low archaeological potential. Other than within larger garden areas the level of survival of below-ground archaeology will be low.
33	The Racecourse Estate	The archaeological potential of this area is low and the level

		of survival is also likely to be low away from larger gardens and the school grounds.
34	Stroud Green allotments	This is an area of low archaeological potential. As the allotment area has never been developed any below-ground archaeology will have survived well there, but the level of survival within Eeklo Place will be low.
35	Around the Green	It is possible that there was limited occupation around the Green from the medieval period and there is potential for evidence of earlier activity to survive.
36	Stroud Green	The archaeological potential of the Green is probably low, although the level of survival of any below-ground archaeology will be good.
37	Queen's Road	This area has a low archaeological potential. The general level of survival is likely to be low although some below-ground archaeology may be found below older properties.
38	Newbury Racecourse	The archaeological potential for the racecourse is confined to its proximity to the River Kennet, the floodplain of which has produced large quantities of Mesolithic material. The level of survival of below-ground archaeology should be high, although use by the armed forces during both World Wars may have had some impact.
39	Hambridge Road	The archaeological potential of this area is low and the level of survival is also likely to be low.
40	Sainsbury's	This area has been identified as having high archaeological potential as it includes the site of a Roman cemetery discovered when a railway goods yard was constructed. However, the nature of development means that the level of survival of archaeological remains will be low.
41	Mill Lane	The southern part of this area has a high potential for archaeological remains dating to the Roman period. It is possible that below-ground archaeology will survive where there are older properties.
42	Police Station	There may be some potential for survival of waterside features or earlier palaeo-environmental remains and the area lies within the area of peat deposits where Mesolithic material has been found. The extent of modern development would suggest that the survival rate will be low.
43	Greenham Mills	The area has medium archaeological potential. Evidence for waterfront activities and mills may survive. A medieval mill race was identified during the recent development work.
44	Newbury Industrial Estate	The archaeological potential of the area is generally low, but high towards the west where it extends into the area of peat deposits where Mesolithic material has been found. The level of survival of below-ground archaeology will depend on the foundation design of the buildings, but it should be higher in the areas close to the river, particularly within the allotments. Survival of below-ground archaeology in the Basin is uncertain as construction work associated with the 18th-century canalisation is not well documented.
45	Newport Road	The archaeological potential of this area is low, apart some possibility for material associated with the Second Battle of Newbury. The level of survival of below-ground archaeology will also be low.
46	Hutton Close	The archaeological potential of this area is low, apart some possibility for material associated with the Second Battle of Newbury. The level of survival of below-ground archaeology is also likely to be low apart from the areas of the Recreation Ground away from the A339.
47	Old Shaw	The archaeological potential of this area should be high, with

		the possibility of below-ground archaeology from the Civil War, medieval Shaw and the Roman Road which extended westwards to at least Shaw Hill. The density of development would suggest a probable low level of survival of below-ground features.
48	New Shaw	The archaeological potential of this area should be high, with the possibility of below-ground archaeology from the Civil War, medieval Shaw manor, the post-medieval park and the Roman Road which extended westwards to at least Shaw Hill. However, apart from in some larger gardens, the level of survival of below-ground archaeology is likely to be low.
49	Shaw Park	The archaeological potential of the area is high, not just for remains of the landscaped park. A Roman cemetery was identified near the church and Shaw was the site of a medieval manor. The later house featured prominently during the Civil War and the Second Battle of Newbury took place north of Newbury. Archaeological remains are likely to survive including possibly remains of the earlier church.
50	A339 fringe	The archaeological potential of this area is mixed. To the north there is high potential for below-ground archaeology dating to the Roman period while the area around the church lies on the edge of the peat deposits which have yielded Mesolithic remains. Where the land has not been built on and away from the road line the level of survival of below-ground archaeology could be high.
51	Trees estate	The archaeological potential of this area is low, apart some possibility for material associated with the Second Battle of Newbury. However, the level of survival below modern development is likely to be low.
52	Old College site	The archaeological potential of this area is low, apart some possibility for material associated with the Second Battle of Newbury. Below-ground archaeology is unlikely to survive.
53	Lambourn valley	This area has medium archaeological potential. Apart some possibility for residual artefacts from the Second Battle of Newbury and evidence for riverside activity for all periods, there is cropmark evidence for water meadow management. The level of survival of below-ground archaeology, including water-logged deposits and palaeoenvironmental evidence, will be good.
54	Dene Way	The archaeological potential of this area could be fairly high. Apart from some possibility for residual artefacts from the Second Battle of Newbury, the south-east part of the estate lies within an area where material dating to the Roman period might be expected. However, the level of survival below modern development is likely to be low.
55	Donnington Grove	This area has medium archaeological potential. It lies within the area used during the Second Battle of Newbury and may also contain features associated with the medieval castle surroundings, although it was farmland until the 18th century, or subsequent park landscaping. Golf course construction can have a serious impact on below-ground archaeology and the possible survival of remains is uncertain.
56	Grove Road	This area has some potential for residual artefacts from the Second Battle of Newbury, but its potential is generally low as it was not developed until the 20th century. The level of survival will also be low as a result of the recent developments.
57	Donnington Square	The archaeological potential of this area is low, apart from some possibility for residual artefacts from the Second Battle

		of Newbury. The level of survival of below-ground archaeology within the large gardens will be high.
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