



Shaw House and Church Conservation Area Management Plan



A report by LUC and Keevil Heritage Limited

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1 Executive summary

- 1.1 Shaw House and Church Conservation Area is formed by a core of land associated with the historic estate of Shaw House, built in the 16th Century. The house and associated gardens have evolved over the last five centuries, a process which has continued into the 21st Century. At the centre of the Conservation Area is the historic manor Shaw House, hereafter referred to as the **'House' and adjacent to that, St Mary's Church. Although the** latter was built in 1841 this followed the demolition of a 12th Century church with a possibly Saxon round tower on the same site
- 1.2 Shaw House and Church Conservation Area today reflects a landscape which has changed drastically over the 20th Century leading to the compartmentalisation of the Conservation Area which now detracts from the identity of the landscape as a coherent whole.
- 1.3 The character of the landscape compartments no longer reflects a historic park and garden and the physical differences today reflect the needs of the different owners. The result is Shaw House appears connected only to the area of garden immediately surrounding it, and is separated from informal woodland along the banks of the River Lambourn running through the middle of the site, from the modern buildings and car parks of Trinity school immediately to the west of the House and the once formal parkland to the south of the river, all of which were originally the grounds in which the House sat.
- 1.4 However the area is bounded by wooded strips which provide a screen to modern 20th Century intrusions on the landscape, protecting the setting from the noise and visual intrusion of the surrounding urban landscape. This ensures that while fragmented, the Conservation Area still maintains a rural character within a heavily urbanised area.
- 1.5 The current facilities provided on site do not allow ease of access in and around the conservation area. Therefore, to ensure the longevity of the area as a business, it is paramount these facilities are upgraded to ensure there is suitable step free access, ease of movement and accessible interpretation. Furthermore, the future management of the Conservation Area will need to consider opportunities to manage the continued flood risk, together with the anticipated impacts of climate change.
- 1.6 Trinity School is now operated by an Academy and is no longer in the direct control of West Berkshire Council. Outside normal school hours the school facilities are open to the public for a mix of recreation activities including netball, hockey and football. West Berkshire Council, as the local education authority, has limited oversight and influence on the future management of the school site. However they should continue to seek opportunities to improve communication links, curriculum engagement and enhanced sense of place of the school staff and pupils.
- 1.7 St Mary's Church continues to operate as a popular place of worship, although the graveyard is now closed.
- 1.8 As a start in the process recognising and conserving the significant heritage significance of the area, West Berkshire Council undertook a project to restore Shaw House. Funds were raised from the Heritage Lottery Fund and other sources by 2003 and the project was undertaken between 2005 and 2008.
- 1.9 The next step in the process is the development of this Conservation Area Management Plan (CAMP) to ensure the conservation and longevity of the historic estate, to develop sustainable means of supporting and coordinating the management and maintenance of the area and to provide a means of restoring what remains of the historic setting of Shaw House **and St Mary's Church** to its former glory.
- 1.10 The Conservation Area Management Plan sets out the following vision:

The Shaw House and Church Conservation Area represent the core of the historic estate of Shaw House. Particularly over the 20th and into the 21st century development around the area has reduced that estate to the area defined by the Conservation Area. Internal pressures on council maintenance budgets and fragmentation of the ownership of the land are also starting to erode the character of that core and its value as a setting for the House and Church and as its historic significance.

The vision for the Conservation Area Management Plan is through an understanding of the area's historic, ecological and community value, to provide a means of restoring the Conservation Area as a coherent landscape with the House and Church at its centre and one which recalls the wider estate that formed the original rural setting for the house and church.

In doing so, the aim is to create a clear and visible identity for the area which reflects its significance and at the same time provides an interesting, functional and attractive asset for the local and wider community.

2 Introduction

- 2.1 This Conservation Area Management Plan (CAMP) has been prepared for West Berkshire Council by LUC and Keevil Heritage Ltd. to inform the future conservation and management of the Shaw House and Church Conservation Area.
- 2.2 The aim of this report is to clearly set out the significance of Shaw House and Church Conservation Area and its component parts, to develop effective conservation recommendations and policies to guide its future management of the special qualities of the landscape. The report assesses the current extent of the Conservation Area and considers whether its boundary needs to be changed to reflect the development of Trinity School in the North West corner of the area.
- 2.3 The Conservation Area Management Plan assesses the area highlighted in Figure 4.1 Study Area namely Shaw House and Church Conservation Area, bounded by Love Lane to the north, the A339 link road from the A34 to the west, the Spout Ditch to the south and south-east (this water course also runs along part of the western boundary), and predominantly modern private properties to the east.
- 2.4 Historically the area has been known as Shaw House (and briefly as Shaw Hall¹). For the purpose of this report we will refer to the Conservation Area as Shaw House when discussing any date prior to the designation of the Conservation Area following which we will refer to the landscape as Shaw House and Church Conservation Area.

How to use the Conservation Area Management Plan

- 2.5 The production of the Conservation Area Management Plan (CAMP) method consists of a five-stage process as follows:
 - Step one: Understanding of the place through a review of documentary information, archives and existing surveys supplemented by a summary of walkover surveys.
 - Step two: Preparation of an assessment of the significance of the site and its component parts including archaeology, buildings and structures, ecology, landscape and access circulation. Setting out what is important about Shaw House and Church Conservation Area and why.
 - Step three: Consideration of the issues and opportunities for the Conservation Area and its component part including identification of factors which might be affecting its significance and how the management could be enhanced without impacting the features which make Shaw House and Church Conservation Area special.
 - Step four: Development of the management approach for the site through setting out a vision, management policies and actions.
 - Step five: Setting out the approach to implementation, monitoring and review once the CAMP is adopted.

Main sources

- 2.6 The main sources of information to inform the development of the CAMP are as follows:
 - Historic England (2016). Conservation Area Designation, Appraisal and Management.

¹ Shaw House also referred to as Shaw Hall when it was owned by Chandos

- Historic England Conservation Principles, Policy and Guidance (2015).
- English Heritage and Oxford Preservation Trust. Oxford Character Assessment Toolkit: Detailed Character Assessment.
- West Berkshire Council (2006). *Core Strategy (2006-2026)*.
- National Planning Policy Framework (2012 and 2018).

Consultation process

2.7 The development of the CAMP has been informed through consultation with the Stakeholder Working Group, which included:

- West Berkshire District Council
- Private land owners
- Shaw Church
- Trinity School
- The Environment Agency who have stewardship/management responsibilities for aspects of the River Lambourn that runs through the Conservation Area boundary
- Historic England
- Natural England for the portion of the Lambourn River SSSI running through the site
- Local community for its heritage value and a range of other special interest groups, who will all have an interest in ensuring that the area is managed in way which conserves their interests.

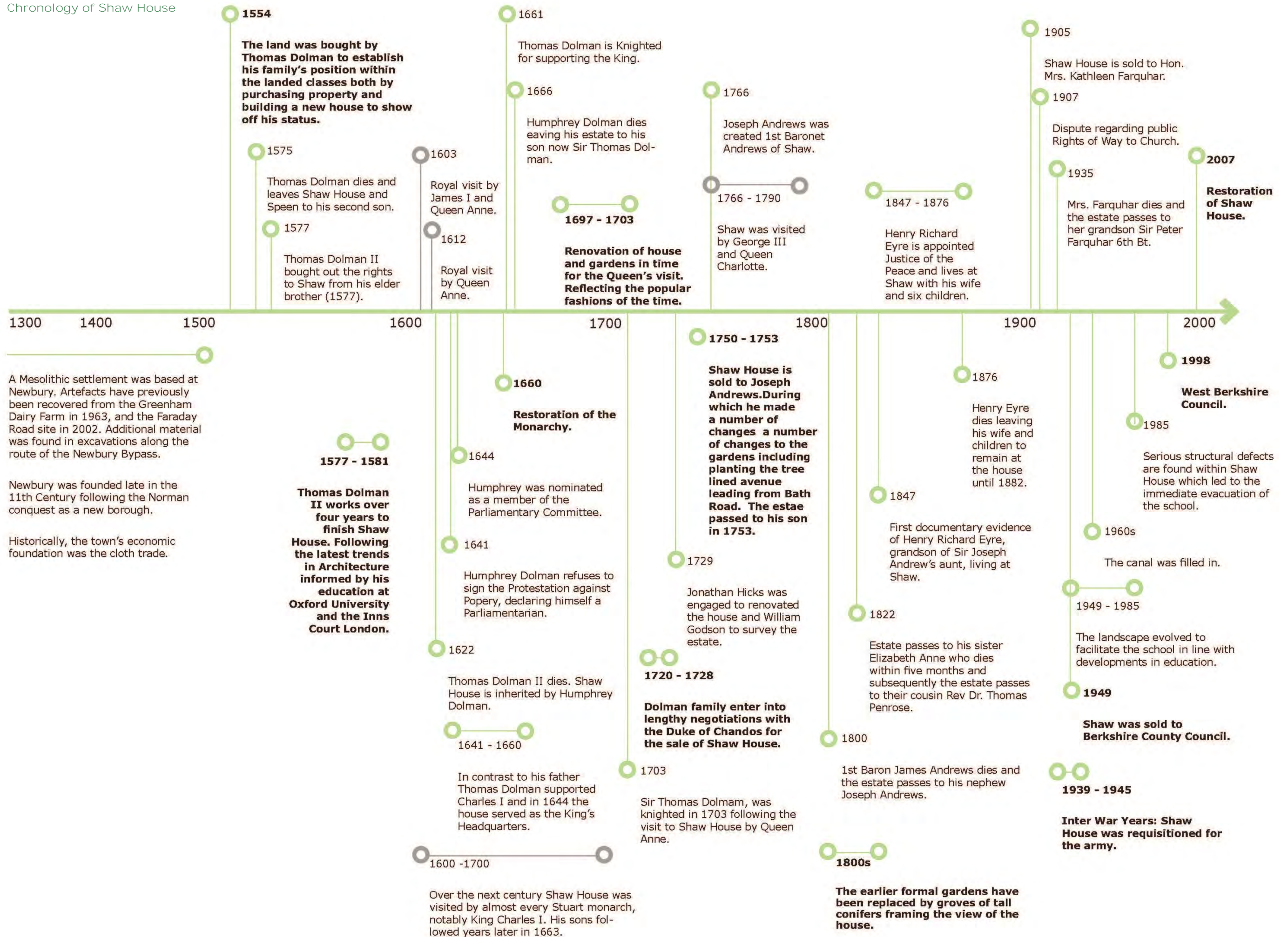
Acknowledgements

2.8 While this this report has been produced by LUC and Keevil Heritage Ltd we acknowledge the help, guidance and information from the consultees listed above and in particular the client group of Paul James, Angharad Wicks and Sarah Orr from West Berkshire Council and Liz Pollard and Kay Richardson from Historic England.

3 Historic development

- 3.1 Shaw House and Church Conservation Area is formed by a core of land associated with the historic estate of Shaw House, built in the 16th Century. The house and associated gardens have evolved over the last five centuries, a process of which has continued into the 21st Century. At the centre of the Conservation Area is the historic manor Shaw House, hereafter referred to as the 'house'.
- 3.2 Shaw House and Church Conservation Area today reflects a landscape which has changed drastically over the 20th Century leading to the compartmentalisation of the Conservation Area which now detracts from the identity of the landscape as a coherent whole.
- 3.3 The character of the landscape compartments no longer reflects a historic park and garden and the physical differences today reflect the needs of the different owners. The result is that Shaw House appears connected only to the area of garden immediately surrounding it, and is separated from informal woodland along the banks of the River Lambourn running through the middle of the site, from the modern buildings and car parks of Trinity school immediately to the west of the House and the once formal parkland to the south of the river, all of which were originally the grounds in which the House sat.
- 3.4 This chapter provides a broad historical context and outlines historic events in the development of the landscape, drawing on secondary sources referenced in footnotes.
- 3.5 Figure 3.1 outlines a chronology of Shaw House highlighting key events in its long history.

Figure 3.1 Chronology of Shaw House



Phase I 1581 - 1618 — Thomas Dolman and his son Thomas Dolman II

- 3.6 During the late 15th Century Newbury become renowned for its cloth manufacturing and this largely pushed development throughout the 15th and 16th centuries. However by the 17th Century this trade had virtually ceased.
- 3.7 Thomas Dolman (1510-1575) purchased the manors of Shaw and Speen, along with a considerable amount of land from the Crown as a way of securing his and his **family's place within** the landed gentry. Thomas Dolman was one of the more significant local cloth merchants and in 1554 he came to live at the manor house that was in existence at time and would have used the house to make a statement about his new position in society².
- 3.8 **Thomas's** son, Thomas Dolman II, took ownership of this manor house from his elder brother in 1577 and by 1581 had built a new manor house nearby, replacing the earlier manor house. The new house, the current Shaw House, took the form of a symmetrical H-plan Elizabethan manor house, with two wings separated by a central range. The oak roof timbers are dated from between 1579 and 1580³. The house was built close to the 12th Century St. Marys Church (demolished and rebuilt in the 19th Century) and the River Lambourn which would have been an important factor in choosing the location.
- 3.9 The house was finished in 1581 and completed with high gables and clusters of tall chimneys, following popular fashions of the time. This design and the fact that the building was positioned on an elevated position above the river made Shaw House clearly visible from land to the south and the major routes which passed through Newbury.
- 3.10 The red bricks for the main walls were made locally from the kilns of small brickworks at Clay Hill and Brickkiln Wood just north of Shaw, and the upper stonework of the building was from Bath⁴. The house is one of the earliest English examples with a completely symmetrical façade.

Phase II 1618 - 1666 — Humphrey Dolman

- 3.11 It is suggested (Appendix 2 Shaw House Registered Park description) that Humphrey Dolman may have been responsible for laying out the Great Garden with the raised walk to the east of the House, possibly incorporating features from earlier gardens.
- 3.12 The banks were likely an earlier feature added to the gardens in the late 16th Century. It is likely they were used as raised walkways forming part of the original garden and laid out at the same time as the construction of the house. This was a typical feature of gardens of the period, although no example survives in this country with its associated house and garden intact from such an early date.
- 3.13 **Apart from the earth banks there is little evidence of the garden's original form. However it can be** assumed the gardens, like other great houses of that period, would have mirrored the sophistication of the house with a series of formal and elaborate parterres, avenues, statues and in some way would have used water to embellish the garden. It is fair to expect the gardens would have taken inspiration from the royal gardens of Hampton Court and would have been intended to be viewed from the upper floors of the house and looked down on to reveal the intricate floral design fashionable at the time.
- 3.14 While Humphrey refused to take an oath of allegiance to Charles I, his son Thomas Dolman II did and Shaw House provided the Royalists with a naturally solid base during the Civil War during the

² Historic Buildings Ltd. (2003). Shaw House Gardens: Historical Analysis and Landscape Survey Report

³ In 2003 Tree ring dating of the house from roof and floor beams by the Oxford Dendrochronology Laboratory revealed a construction date of about 1580 (EWB1449).

⁴ Historic Buildings Ltd. (2003). Shaw House Gardens: Historical Analysis and Landscape Survey Report

Second Battle of Newbury in October 1644^{5,6}. It is probably from this phase in the garden's history that the earthworks were referred to as 'Ramparts'.

Phase III c 1666 - 1697 — Thomas Dolman III

- 3.15 Between 1666 and 1697 the house was owned by Thomas Dolman III during which time both the house and gardens were improved⁷. There is little documentary evidence suggesting the layout of the gardens during this time. However nine trees remain in the garden from this time, all are located along the embankments in the garden. see Appendix 3.

Phase IV 1697 - 1711 — Changes made by Sir Thomas Dolman IV

- 3.16 In 1703 Queen Anne visited Shaw House for two days to break her journey up from Bath to London. With the Royal arrival Shaw House and the grounds went through a time of renovation, resulting in the modernisation of the house and grounds with the latest fashions in architectural and garden design.
- 3.17 A walkway was constructed along the top of the earthwork bank on the southern edge of the garden overlooking Church Road. Other new developments included the orangery located on the north side of the house; this was later dismantled.
- 3.18 After the death of Sir Thomas in 1711, the House passed through a numbers of owners but remained empty for around seventeen years.

Phase V 1728 - 1744 — James Bridges, 1st Duke of Chandos

- 3.19 The Duke of Chandos bought Shaw House in 1728 as a private country retreat from his busy life in London and at Cannons, a stately home that he had built in Little Stanmore. At this point Shaw House would have been located in a fairly rural area to the north of Newbury town and surrounded by agricultural land and local industry. It is suggested the estate was bought for its convenient location as a mid-way point between London and Bath, which was becoming an important social destination for high society. Additionally it is likely Chandos saw an opportunity to benefit from the peat deposits near the River Lambourn and from the sale of timber on the wider estate.
- 3.20 The surveyor William Godson was employed to survey the estate in the winter of 1729, resulting in the estate map, Map of Speen See. This is the earliest surviving record of the garden's layout. In addition a local mason, Jonathon Hicks, was employed to survey the state of the buildings. Primary sources suggest Shaw House had been left to deteriorate⁸ ⁹and it was two and half years before the house was ready for occupation by the Duke and his family.

⁵ Northamptonshire Archaeology (1999). Shaw House Archaeological evaluation

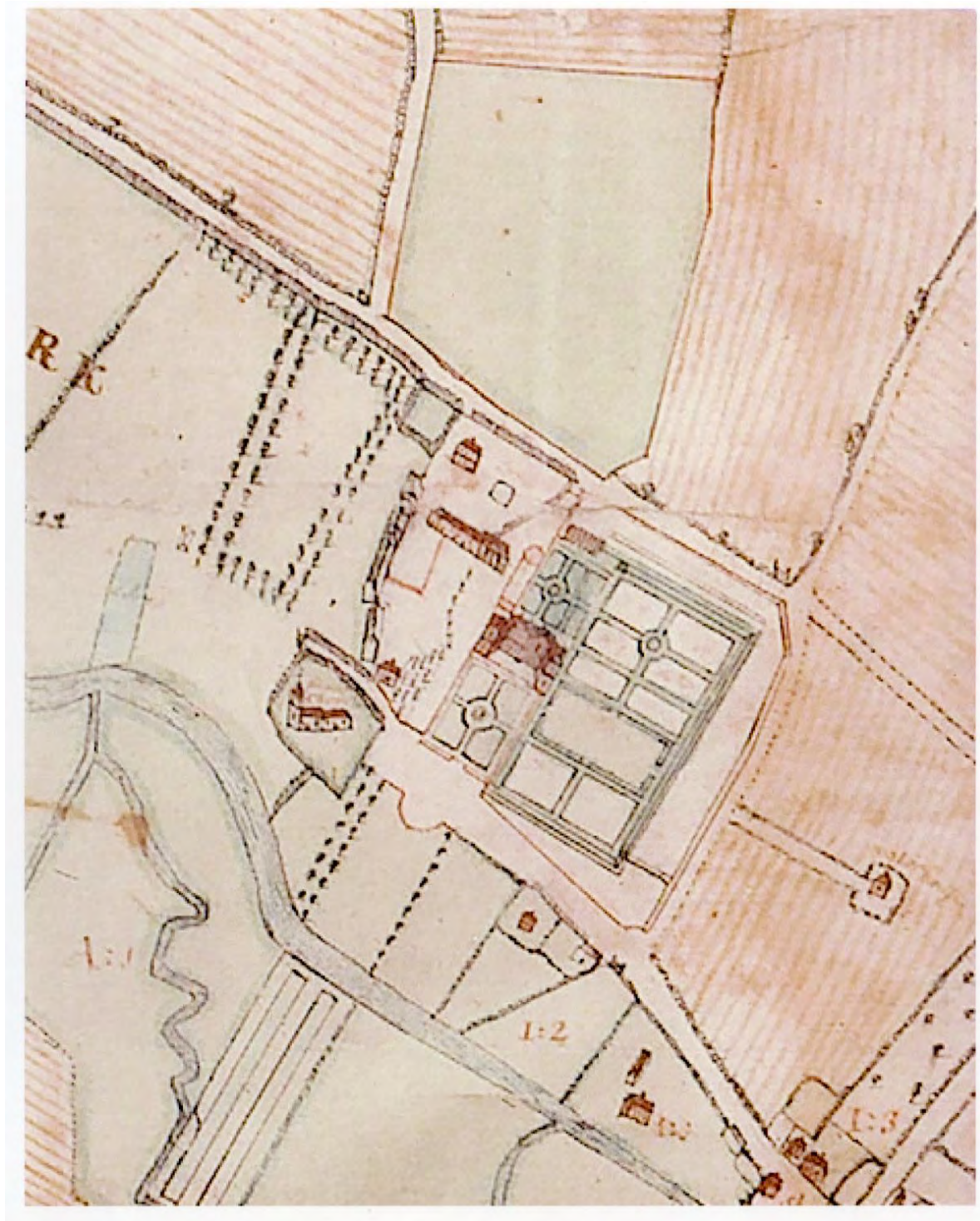
⁶ Edmund Ludlow, Memoirs. 1696. Clarendon, History of the Rebellion and Civil Wars in England, Vol. II, Book 7, 1703. cited in Historic Buildings Ltd. (2003). Shaw House Gardens: Historical Analysis and Landscape Survey Report

⁷ Historic England (2018). Shaw House: List Entry Description, Register of Parks and Gardens

⁸ Baker & Baker, The Life and Circumstances of James Brydges, 1st Duke of Chandos. P. 370 cited West Berkshire Council (2018). Shaw House: History

⁹ Huntington library, Stowe correspondence ST57, Vol 33, 1728/9-29.p.352 25th November 1729 cited West Berkshire Council (2018). Shaw House: History.

Figure 3.2 Section from map of Speen, 1729, surveyed by William Godson (West Berkshire Museum NEBYM: 1991.83).



- 3.21 The map shows the house surrounded by formal gardens on three sides, with stabling and other outbuildings at the west, possibly including the earlier manor house. Each main garden contains a geometric design of paths in most instances linked to a central circle possibly around a fountain or statue. A building at the north end of the gardens is thought to be a greenhouse later converted to a stable block and eventually demolished but leaving its southern wall to form part of the garden boundary.
- 3.22 During this time there was considerable investment in the landscape. The formal planting was extended into the park creating a number of vistas from Bath Road to Shaw House, and the

number of utility buildings and yards was increased to include the water house and a new pump supplied in 1729¹⁰. The parsonage is shown but not named.

- 3.23 To the south more avenues and lines of trees ran down to the River Lambourn, where two parallel narrow canals were arranged at right-angles to the southern bank; these were mentioned in **Dolman's will**¹¹ and would have been typical of the waterworks of this period.
- 3.24 The changes made by Chandos are shown in the plan by Joseph Andrews 1750 (Figure 3.4). By this time the Great Gardens were divided into two ornamental beds either side of a central bowling green. Only the northern section retained a simple geometric design with a single fountain.
- 3.25 **Chandos' most spectacular contribution to 18th Century Shaw** was an elaborate water garden to the south of the house. In 1733 he employed the canal engineer John Hore to create a single broad canal from the narrow twin canals made only thirty years before and dig a semi-circular basin out of the north bank of the river into which a cascade flowed from the canal. The south front of the house was reflected in the semi-circular basin. The painting by John Collins (Figure 8.3) shows the canal as being fenced with an open view to the house; this is now totally obscured by scrub and tree growth.
- 3.26 The unbroken prospect from the house appears to have been created by removing the existing south gardens and returning to grass, substituting a later ha-ha for the previous walled boundary. This approach took advantage of the natural topographical changes from the house down to the river to hide the approach road which otherwise crossed the vista on the lower slope before turning to enter the stable yard along the western side of the garden.
- 3.27 The Duke of Chandos introduced numerous varieties of fruit trees including peaches and figs grown espalier on the forecourt walls. He was said to have taken advice from Phillip Miller the curator of the London Apothecaries at Chelsea physic garden so one can presume only the best varieties were planted within the garden.
- 3.28 The *Taxus baccata fastigata* (Irish yew) planted along the terraces would have been maintained as formal geometric shapes. Today the *Taxus* remain from the 18th Century and have been allowed to mature to trees of considerable size and as a consequence the gardens have lost some of their formality.
- 3.29 The death of **the Duke's wife Cassandra in 1735 and the Duke's subsequent marriage to Lydia Davall in 1736** ended his regular visits to Shaw House. The house was let to his son the Earl of Carnarvon until 1743. In 1744 the Duke died and his widow moved to Shaw, where she lived for the rest of her life¹². Shortly before her death in November 1750 she negotiated the sale of the estate on behalf of the 2nd Duke of Chandos to Joseph Andrews¹³.
- 3.30 Though garden design fashions changed considerable from the 18th Century, the owners of Shaw House retained the basic structure of the 18th Century garden. As a result the terraces and yews act as important evidence of earlier gardens and the setting of Shaw House.

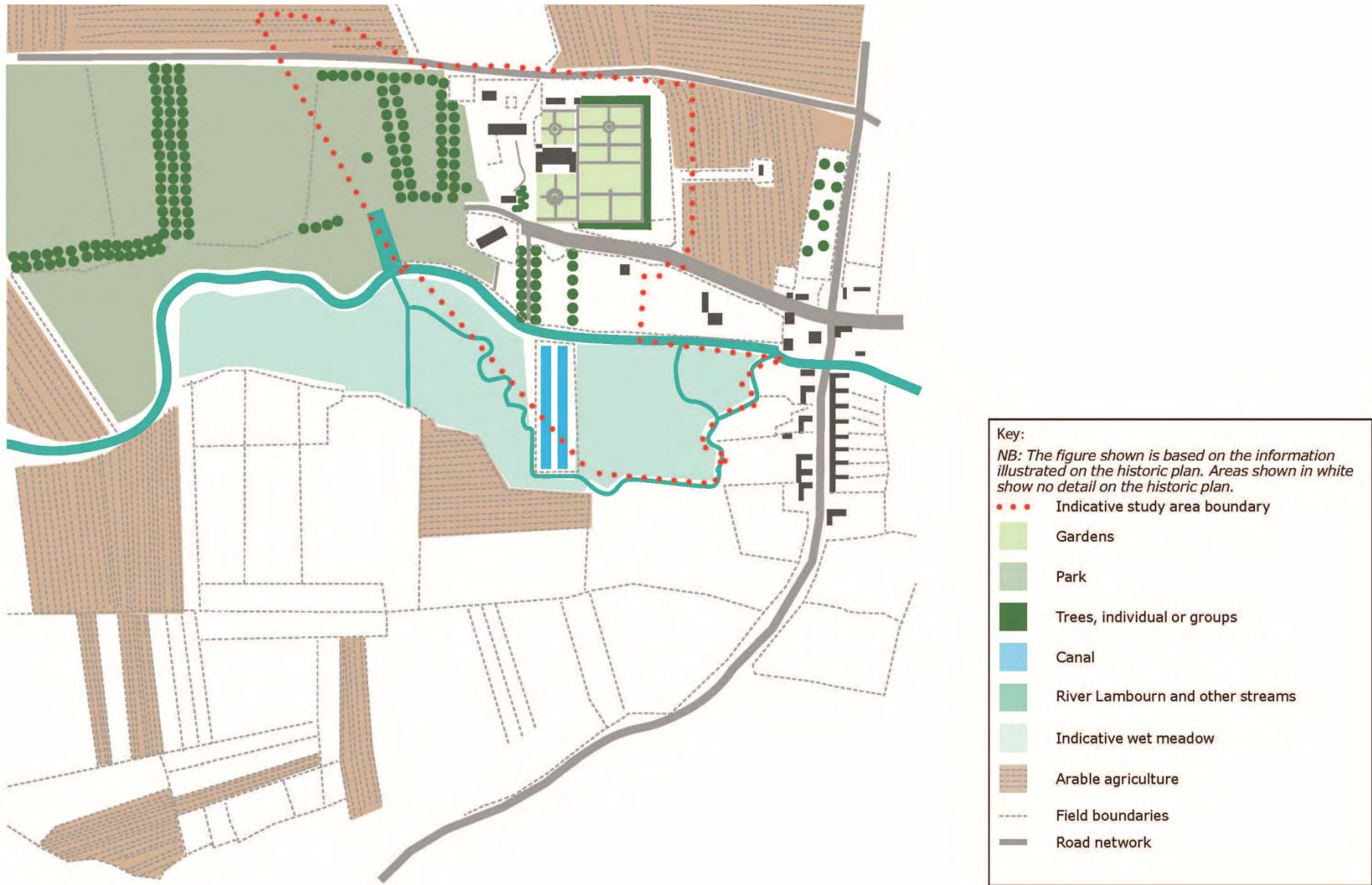
¹⁰ Baker and Baker (1949). Cited in Shaw House Conservation Plan (1998).

¹¹ PRO Prob 11/522 21558 cited in Shaw House Conservation Plan (1998).

¹² West Berkshire Council (2018). Shaw House: History

¹³ West Berkshire Council (2018). Shaw House: History

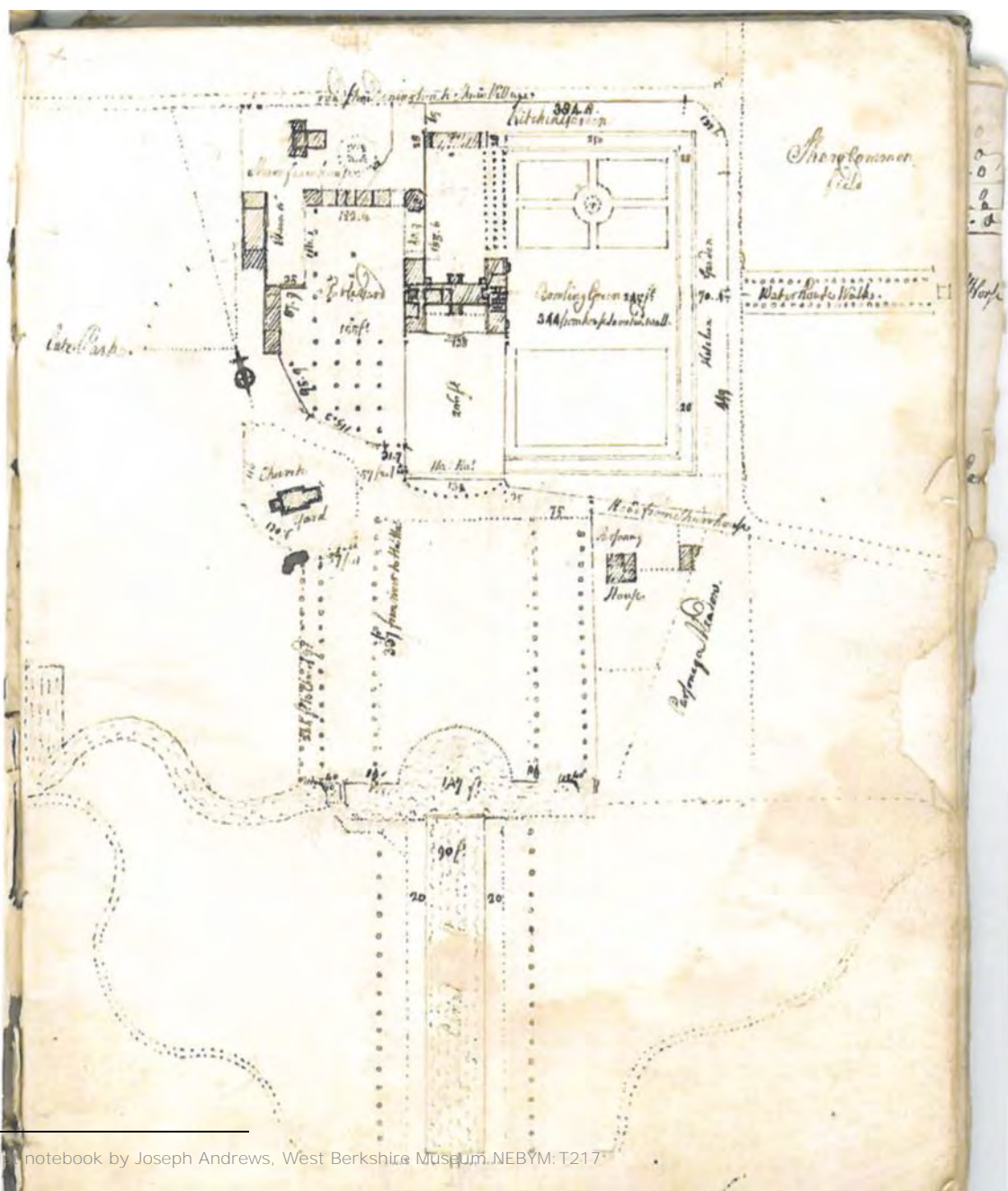
Figure 3.3 Development of Shaw: 1729 Map of Speen showing the arrangement of the great gardens.



Phase VI 1751 – 1800 — Joseph Andrews

- 3.31 With a similar view to that of Duke of Chandos, Andrews bought Shaw House as a Country Estate and planned to modernise the house and gardens, drawing up many of his own sketches as plans. However his death within two years of completing the purchase meant that many of his ideas were never realised.
- 3.32 Andrews's drawings¹⁴ include detailed records of Chandos' water features, as well as the position and ground plan of the original church which was to be demolished in 1841. Andrew's plan both shows and names the parsonage to the south-east of the House. The 'Front Lawn' on the south side of the house and the north garden were both grassed over. In addition, three rows of trees were planted along the eastern edge between the NE wing of the house and the end of the greenhouse or orangery, connecting the terrace of the adjacent garden.

Figure 3.4 Plan for the house and gardens in 1750 by Joseph Andrews. (West Berkshire Museum : **NEBYM:T217**).



¹⁴ Manuscript notebook by Joseph Andrews, West Berkshire Museum, NEBYM:T217

- 3.33 As shown above, the layout of the 'Great Garden' was simplified and where before the northern parterre consisted of four plots around a central circular feature, they were now simplified to create a single rectangle at the south, with an unenclosed 'Bowling Green' occupying the area in-between. A 'Kitchen Garden' ran around the outside of the earthwork bank on the north and east sides and was separated from surrounding roads by a wall, which may be the same as that which was shown in the 1730-map and still survives beside modern Love Lane. The eastern section of the wall was demolished, possibly later in the 18th Century.
- 3.34 Other improvements Andrews intended to undertake at Shaw House included the completion of a tree-lined drive in the grounds leading from Bath road to the house crossing the River Lambourn by a new bridge¹⁵. The tree planting to the south of Shaw House included clumps and avenues as well as instructions given for rhythmic planting. The new carriage drive was created off the London turnpike road and, apart from at the ends, where recent development has encroached upon its track, the alignment is still represented by the regular spacing of trees along the edge of the modern park beside the River Lambourn.

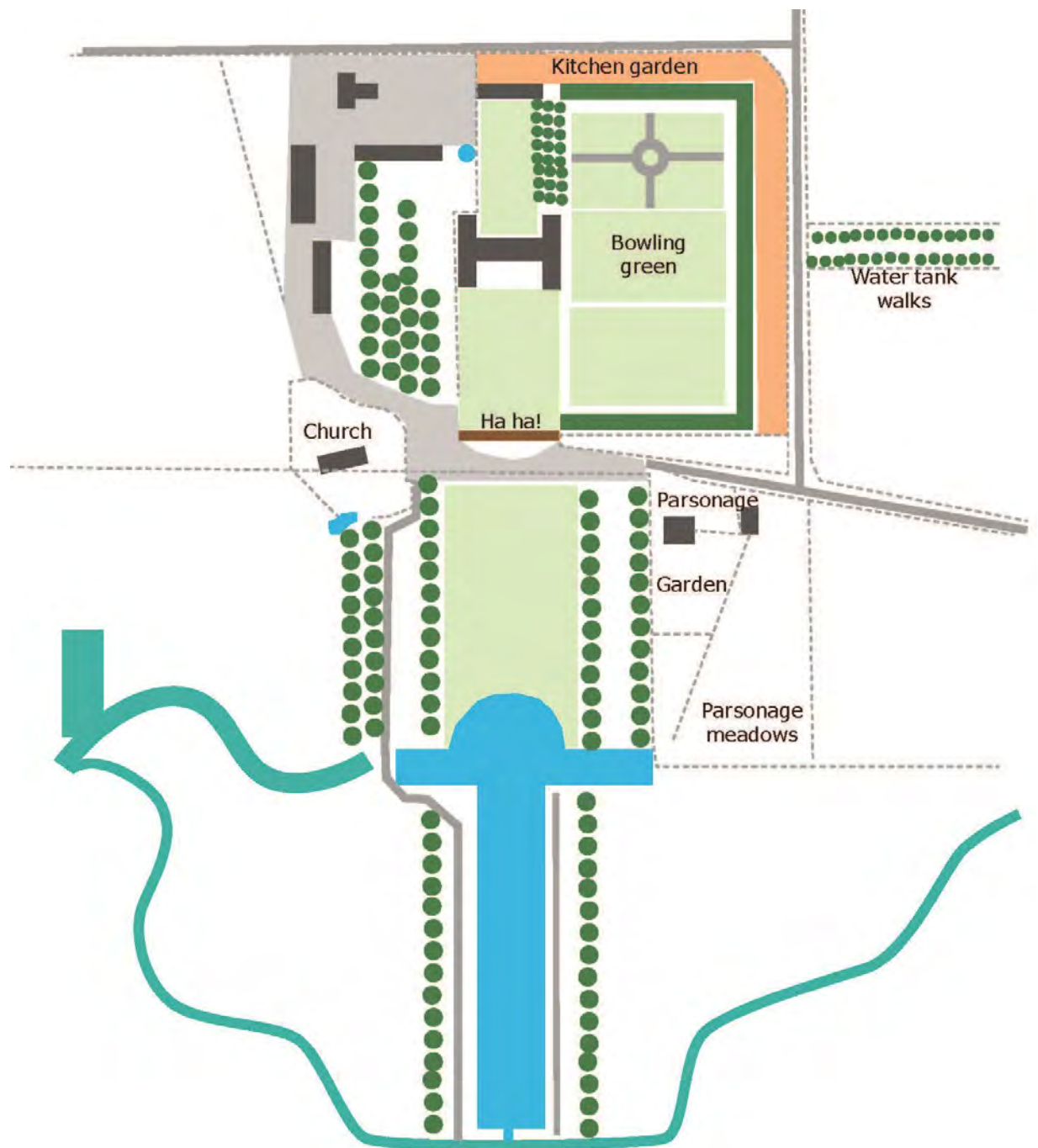
Figure 3.5 20th Century trees along the remnants of Andrews 18th Century Lime tree lined avenue.



- 3.35 The original parkland planting to the west of Shaw House is said to have started to disappear during Joseph Andrews' lifetime and is described during the period as 'late Park'. It was certainly diminished by 1838, when the Tithe Award Map was drawn up, although distant field boundaries still marked part of its former extent which was otherwise remembered by the name 'Park Piece'.
- 3.36 Further changes to the local landscape occurred over the next fifty years prior to Ordnance Survey mapping in 1878. By then, the original stable yard, which had largely retained the same layout to the west of the house since at least 1730, was relocated to Love Lane. New planting to create a 'wilderness' occupied the former site of the stables and included an ornamental arrangement of *Sequoiadendron giganteum* (Wellingtonia) next to the churchyard. Although now largely covered by the Astley Building, erected in 1963, there still survives the line of yew trees

¹⁵ Historic Buildings Ltd. (2003). Shaw House Gardens: Historical Analysis and Landscape Survey Report

Figure 3.6 Development of Shaw House: 1750 by Joseph Andrews showing the single canal and the great gardens.



that formed the western edge of these pleasure grounds, together with elements of other planting in the south-west corner.

Phase VII 1800 - 1851 — Shaw House gardens in the first half of the 19th Century

- 3.37 Despite being married twice Joseph Andrews had no surviving children and following his death at the age of seventy-three in December 1800, the Manor of Shaw and the title passed to his nephew Joseph, the son of his half-brother James Pettit Andrews. It is not known what influence Sir Joseph had on Shaw House however he never married and on his death in 1822 the estate passed to his sister Elizabeth Anne who also died childless within five months of her brother. During her short time at Shaw House she removed the sash window for a sloping ramp built in the centre of the south east room to allow greater access to the gardens. Under the terms of Sir **Joseph's will, following the death of his sister without a direct heir, the estate passed to his cousin, the Rev Dr. Thomas Penrose, the son of his mother's brother**¹⁶.
- 3.38 The earlier formal gardens are still evident on the Ordnance Survey Drawing of East Ilsley of 1821 by W. Stanley¹⁷ however the gardens were soon replaced by informal groves of tall conifers which framed the view of the house¹⁸. The informal gardens can be seen in Figure 3.7 in an engraving by Laytons. The front façade is bordered by a number of shrub beds with the drive leading from the west to the front door. The lawn sits within the foreground of the engraving, setting Shaw House in what appears to be a very luxuriant garden.

Figure 3.7 Engraving by Laytons of Shaw House 18th Century¹⁹



¹⁶ Historic England (2018). Shaw House: List Entry Summary

¹⁷ British Library (2018). Online Gallery: East Ilsley 1808 revised 1821 by W. Stanley

¹⁸ West Berkshire Council (2018). Shaw House: History

¹⁹ Lack, E (2018). Shaw House near Newbury Antique Steel Vignette in private collection.

Phase VIII 1851 – 1905 — The Eyre Family

- 3.39 The arrival at Shaw House of Henry Richard Eyre (1813-1876), the grandson of Sir Joseph Andrews, signalled a period of dynamic change. The majority of the improvements were driven by the need to bring the house up to date and make a comfortable home for his growing family. The house was extended to improve access to different parts of the house and the service areas were modernised. The sash windows were replaced with mullion windows, which restored the exterior of the building back to the original 16th Century appearance. The attic floor was converted to provide accommodation for the children as well as servants' rooms.
- 3.40 During the Victorian period the raised earthwork terrace enclosing the Great Gardens was revered for its historical associations with the Civil War, though there are some questions as to whether the associations were true or created to add interest to the house.
- 3.41 The 1st edition Ordnance Survey shows a square of lawn surrounded by a wide border to the south of the House. The garden became very typical of its era and was planted with a selection of exotic trees, shrubberies, herbaceous borders and elaborate bedding displays. Subsequent snapshots show the development of small but elaborate flowerbeds and a pergola along an adjacent path; these have all since disappeared. By the time the 1st edition 25" OS map was surveyed in 1878, the stable yard and associated service buildings had been demolished and a new wilderness garden is shown to the west of the house²⁰.

Figure 3.8 First Edition Ordnance Survey Berkshire XXXV 1883 ©NLS (2018).



²⁰ Historic Buildings Ltd. (2003). Shaw House Gardens: Historical Analysis and Landscape Survey Report

Figure 3.9 Development of Shaw House: 1st Edition OS 1870's



Phase IX 1906 - 1939 — The Farquhar Family

- 3.42 Throughout the later 19th and early 20th centuries Newbury expanded into the surrounding previously rural areas. The landscape of Shaw House remained largely open with the now mature trees framing the views across the landscape to the house and church.
- 3.43 The map evidence records a steady decline in the maintenance of the area to the south of the River Lambourn ²¹. The canal evidently became silted up and choked with aquatic plants by the time of the 2nd Edition 25" Ordnance Survey map of 1900 and the area between Spout Ditch and the River Lambourn was overtaken by scrub woodland.
- 3.44 In 1905 Shaw House was purchased by the Hon Mrs Catherine Farquhar who undertook considerable restoration works to the House and gardens²². These included:
- Replacement of the historic south boundary with a 18th Century inspired ha-ha
 - The creation of formal rose beds
 - Planting of Irish Yew trees at regular intervals
 - Herbaceous borders in front of the brick walls and the orangery wall
 - Large round beds planted with elaborate summer bedding schemes of exotic and half-hardy plants were spaced to the south of the gravel walk across the garden.
 - Development of a croquet and tennis lawn in front the south façade of the house.
- 3.45 The style of the gate piers appears to copy that of the historical design present in the west; traces of the earlier driveway can still be discerned as a slight earthwork, close to the line of a replacement path that is now grassed over. Where the south gardens remained fairly open and informal in comparison to earlier trends the northern garden was planted up more formally using circular beds with bedding, roses and shrubs.
- 3.46 Figure 3.10, 3.11 and 3.12 below show the development of Shaw House during this time.

²¹ Historic Buildings Ltd. (2003). Shaw House Gardens: Historical Analysis and Landscape Survey Report

²² Historic England (2018). Shaw House: List Entry Summary

Figure 3.10 Shaw House Development: 2nd Edition OS Map



Figure 3.11 Second Edition Ordnance Survey Berkshire XXXV. 1900 ©NLS (2018).

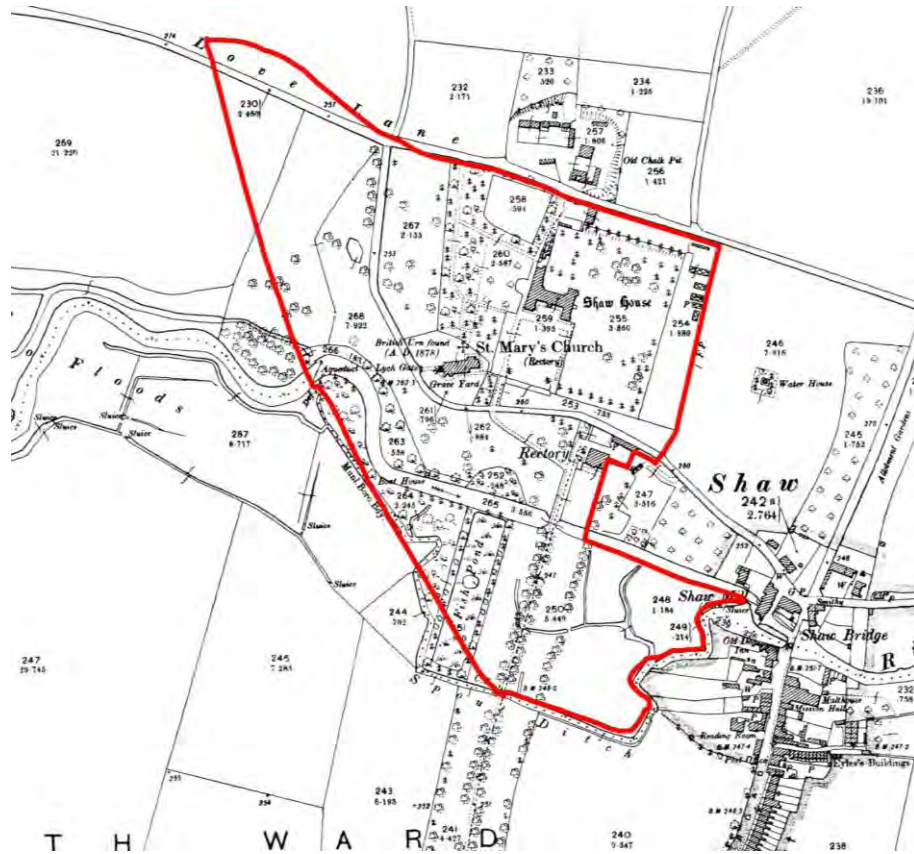


Figure 3.12 Third Edition Ordnance Survey Berkshire XXXV. 1913 ©NLS (2018).



Phase X 1939 - 1979

- 3.47 During the Second World War, Shaw House was requisitioned and occupied by troops until February 1943 when it became temporary school accommodation as a result of the bombing of the Senior Council Schools in Newbury. In 1945 Shaw House was put up for sale marking the end of its role as a family home. Shaw House was sold to St **Gabriel's School but the council retained** the property for the Council School until it was finally purchased in 1949 by Berkshire County Council to ensure its continued use by the Council School and to allow the development of improved facilities.
- 3.48 It is during this period we see the most change to the landscape of Shaw House. Over the next forty years the school evolved in line with the development in education. Recognising very quickly Shaw House was not large enough to accommodate both the boys and girls departments in 1947 the boys moved to the new Park House School, making Shaw House a single sex school for girls by 1956 up until 1979.
- 3.49 It is likely the formal northern part of the Great Garden was replaced by a simple lawn as a result of depleted resources during the war period. A central planting of a circle of trees is still present; the overall division of the garden into three distinct areas seems to have been preserved by the scarps that were created by the former terracing on the sloping ground. During the school's ownership the land surface was further modified by the insertion of tennis courts which eventually succeeded the occasional flower borders and other bedding recorded by Edwardian photography²³. Shrub borders formerly surrounded the house, except along the western side, which was used for service access; climbing plants also grew up the walls. Today the only surviving evidence of the climbing plants is the nail holes for their supports.
- 3.50 The provision of permanent sports facilities for the school across the grounds started in 1958 with the construction of a gym adjacent to Love Lane followed by the swimming pool in 1961. Additional teaching space was provided in 1963 by the construction of the Astley Building immediately to the west of the House, on the site of the old stable yard and the Victorian Wilderness Garden. Tarmac tennis courts were laid out in the Great Garden and in the north east of the former Kitchen Garden. It was during this time the historic canal became silted up and was eventually filled in during the 1960s.
- 3.51 The historic mapping shows that up until the 1940s Shaw House remained largely within a rural setting. During the first half of the 20th Century the expansion of Newbury was relatively slow in comparison with other towns in the UK. From 1960 onwards the landscape surrounding Shaw House changed at a rapid rate as Newbury expanded and was being encroached upon by housing. Further incursions were made in the 1970s with the expansion of the network of roads linking the M4 and Newbury.

²³ Weaver (1910). Cited in Shaw House Conservation Plan (1998).

Figure 3.13 Shaw House Development: 3rd Edition OS Map



Phase XI 1980 – onwards

- 3.52 Further changes have taken place since the 1980s which have had an impact on Shaw House and its surroundings, not least being the creation of the Shaw House and Church Conservation Area in 1990.
- 3.53 A new sports hall for Shaw House School was built in the early 1980s to the east of the Great Garden. However in 1985 Shaw House itself was declared unsafe so educational use of the mansion ceased and it sat empty for a number of years. Ownership passed from Berkshire County Council to the newly formed West Berkshire District Council in 1998. Funds to restore Shaw House were raised in 2003 from a number of sources including Berkshire County Council, The Heritage Lottery Fund and English Heritage and a Section 106 developer contribution from Vodafone whose headquarters adjoin the northern edge of the Conservation Area.
- 3.54 Work on the restoration began in 2005 and was completed in 2008. Some of the buildings erected as part of the Shaw school, including the sports blocks, were demolished or removed, apart from bases for tennis courts on the lawns to the east of the House. The old tennis courts are still used for temporary car parking and as bases for marquees for events. The new car park for the Council and visitors was constructed to the east of the garden in 2016. The former kitchen garden area adjacent to the walls along Love Lane has been converted into a Community Garden with raised beds and a small sunken amphitheatre.
- 3.55 Since 2008 Shaw House has been used as the location for West Berkshire Register Office and HR training. Increasingly it is used as a venue for heritage and cultural events and activities, and commercial conference and event hires. The house and grounds are open free to the public on 120 days each year including school holidays. The gardens are maintained in a sound state; however the raised embankments are the only reminders to visitors of the gardens' rich history.

Trinity School

- 3.56 Trinity School was created in 1999 from a partnership between the local Council, Turnpike School and Shaw House. Trinity School has expanded around the 1960s Astley building since its formation and is having an increasing impact on the north-western corner of the Conservation Area. In 2011 a new sports complex was built in the north west corner of the school area, followed in 2012 by a 6th form college and in 2016 by a new library. The western edge of the grounds is taken by playing fields and car parking areas to service the school needs. However a number of trees and belts of trees alongside the A339 still remain serving as visual screens as well as providing some links to earlier landscapes.

Public Park, private woodland and Old Rectory, associated buildings and grounds

- 3.57 The land to the south of the River Lambourn is a public park used for informal recreation and serving as an access route between the school, residential area to the west and Newbury to the south. Although owned by the West Berkshire Council it is maintained by a different department to that running Shaw House and Gardens.
- 3.58 The River Lambourn and its north bank in the west of the area is not actively maintained and has become overgrown, leading to a degradation of the landscape and loss of views across the Conservation Area, particularly to and from Shaw House.
- 3.59 The woodland south of the River Lambourn and east of the remnants of the Avenue planted by Joseph Andrews is privately owned and partly used as a venue for a Forest School, with a number of temporary ephemeral structures erected as part of that use.
- 3.60 The Old Rectory, formerly the Parsonage, and its associated buildings has been sub-divided from one large house into three private dwellings with associated gardens.

4 Shaw House and Church Conservation Area

- 4.1 The following chapter summarises the key management context relating to the landscape of Shaw House and Church Conservation Area, including **the site's natural characteristics and the strategic** policy context which underpin and guide management operations. Details are also provided of protected features together with a description of current land uses and ownership.

Summary of information

- 4.2 Table 4.1 summarises the key management context for Shaw House Conservation Area. Figure 4.1 shows the location of the site and Figure 9.1 identifies key features within the Conservation Area.

Table 4.1 Summary of information

Name	Shaw House and Church Conservation Area
Address	Shaw House, Church Road, Newbury, Berkshire, RG14 2DR
Location	North side of Newbury, within an hour's journey of London, Bristol, Oxford and the South Coast, and just five minutes from the M4/A34 junction.
Grid reference	SU 47604 68226
Local authority	West Berkshire Council
Date of acquisition	1946 Berkshire Council 1998 West Berkshire Council
Dates/phases	16th Century House 17th Century gardens Remains of 18th/19th Century gardens
Ownership	West Berkshire Council Trinity School Diocese of Oxford (St Mary's Church) Private ownerships

The Conservation Area

- 4.3 Shaw House and Church Conservation **Area was designated in 1990 under the local authority's** duty in the Section 277 of the 1971 Town and Country Planning Act for the protection of '**areas which are of special architectural or historic interest, the character and appearance of which it is desirable to preserve or enhance**'.
- 4.4 Shaw House and Church Conservation Area is special because of the juxtaposition of the open space with the Grade I Shaw House²⁴ and Grade II **St Mary's Church** Listed buildings forming an area of special historical and visual character. The aim of the designation was to ensure greater protection of the heritage of the area and provide guidance on the management and development of the Conservation Area as a whole.

²⁴ Historic England (2018). List Entry: Shaw House School: 1220445, <https://historicengland.org.uk/listing/the-list/list-entry/1220445>

Shaw House and Church Conservation Area Management Plan

Figure 4.1: Study Area

-  Shaw Conservation Area
-  Shaw House Registered Park and Garden



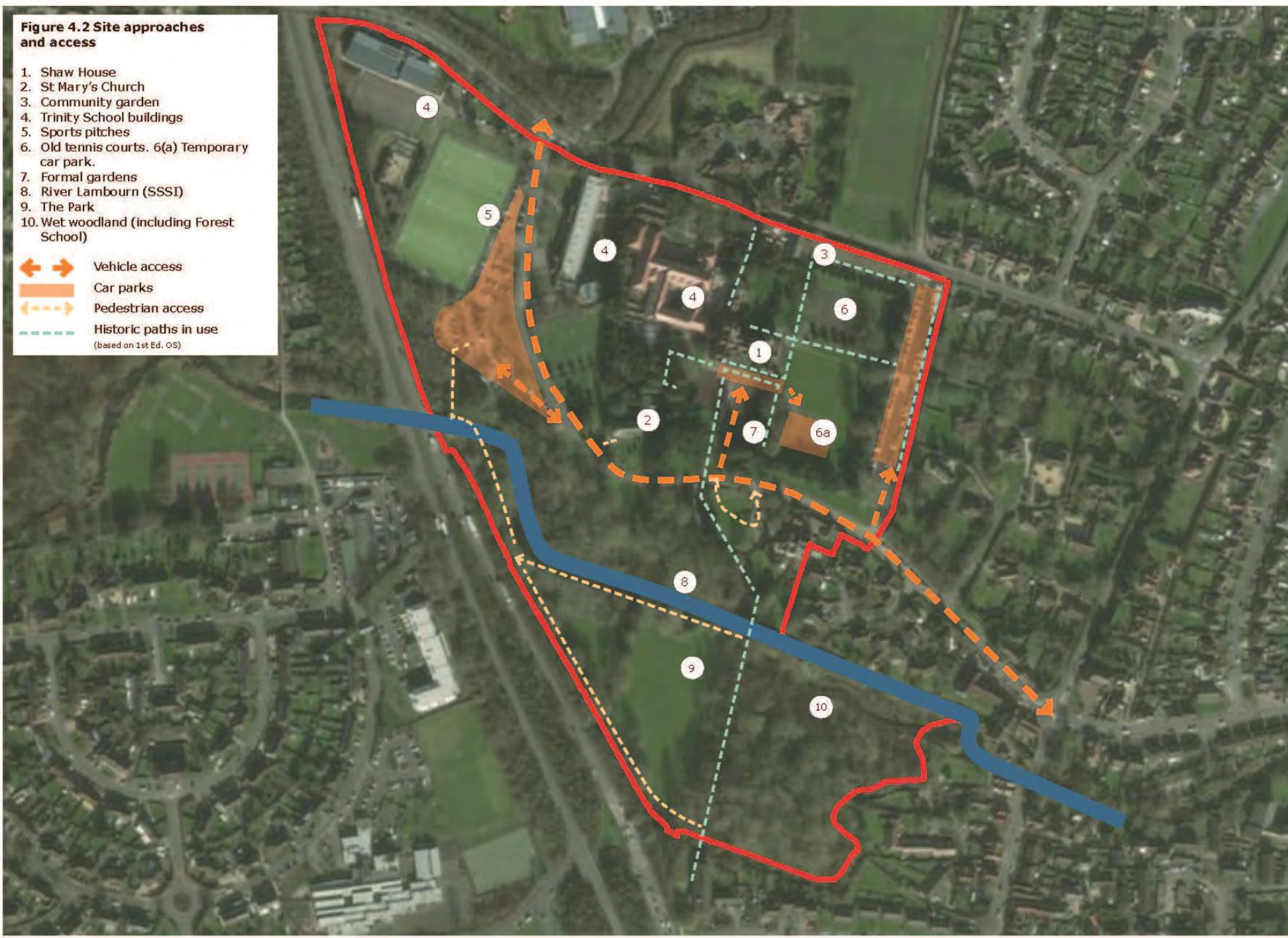
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Figure 4.2 Site approaches and access

1. Shaw House
2. St Mary's Church
3. Community garden
4. Trinity School buildings
5. Sports pitches
6. Old tennis courts. 6(a) Temporary car park.
7. Formal gardens
8. River Lambourn (SSSI)
9. The Park
10. Wet woodland (including Forest School)

- ← → Vehicle access
- Car parks
- Pedestrian access
- Historic paths in use
(based on 1st Ed. OS)



Natural characteristics

Geology and topography

- 4.5 The underlying landform – geology and topography – has always exerted a strong influence on the development of human activity within the English landscape. The geological bedrock at Shaw House and Trinity School is the Seaford Chalk Formation - Chalk. This sedimentary bedrock formed approximately 84 to 90 million years ago in the Cretaceous Period in a local environment of warm chalk seas. Such sedimentary rocks are shallow-marine in origin. They are biogenic and detrital, generally comprising carbonate material (coccoliths), forming distinctive beds of chalk. No drift (superficial) deposits are recorded on the higher ground around the house and school, but Head deposits of Clay, Silt, Sand and Gravel are present along the course of and flanking the River Lambourn as it flows east through the study area. The Head deposits formed up to 3 million years ago in the Quaternary Period, in a local environment dominated by subaerial slopes. They are detrital, comprising coarse- to fine-grained materials, forming down-slope layers and fans of accumulated material. Peat is found to the south of the river. This organic-rich superficial deposit formed up to 3 million years ago in the Quaternary Period, in an inland wetland environment, see Figure 4.2.
- 4.6 The topography of Shaw is an important characteristic of the landscape. The ground does not display strong surface relief but slopes gently from north of Shaw House down to the River Lambourn²⁵, and then east to a similar level at the A339 providing a position of some local prominence, see Figure 4.3. The land to the south of the Lambourn is fairly flat and forms part of **the river's floodplain**²⁶. More detailed consideration of the topography is provided in the section on LiDAR data in Chapter 5.

Soils

- 4.7 A strip of freely draining slightly acid but base-rich soils loamy soils runs through the centre of the site north to south. To the east and west lie two large areas of slowly permeable seasonally wet slightly acid but base-rich loamy and clayey soils.

Ground water and hydrology

- 4.8 The River Lambourn flows roughly west to east through the Registered Park and Garden and eventually meets the River Kennet a few miles to the east of the site. A smaller stream (Spout Ditch) runs along the western and southern edge of the site south of the River Lambourn meeting the Lambourn in the mill pool just outside the eastern edge of the Conservation Area.
- 4.9 The immediate area around the river is within Flood Zone 3 and Flood Zone 2, see Figure 4.4.
- Flood Zone 2 has a medium probability of flooding. Land having between a 1 in 100 and 1 in 1,000 annual probability of river flooding; or land having between a 1 in 200 and 1 in 1,000 annual probability of sea flooding²⁷.
- Flood Zone 3 has a high probability of flooding. Land having a 1 in 100 or greater annual probability of river flooding; or Land having a 1 in 200 or greater annual probability of sea flooding²⁸. This zone includes the immediate banks of the River Lambourn as well as the wet woodland and rough grass in the south-eastern quadrant of the Conservation Area.

²⁵ The topography slopes from approximately 84m north of Shaw House south to River Lambourn which lies c.76m above the Ordnance Datum (AOD).


²⁶ The topography of the park is flat at t around 74m-75m AOD.

²⁷ Gov (2018). Guidance Flood risk and coastal change.


²⁸ Gov (2018). Guidance Flood risk and coastal change.

Shaw House and Church Conservation Area Management Plan


Figure 4.3: Geology

 Shaw Conservation Area


Superficial deposits


 Head - Clay, silt, sand and gravel

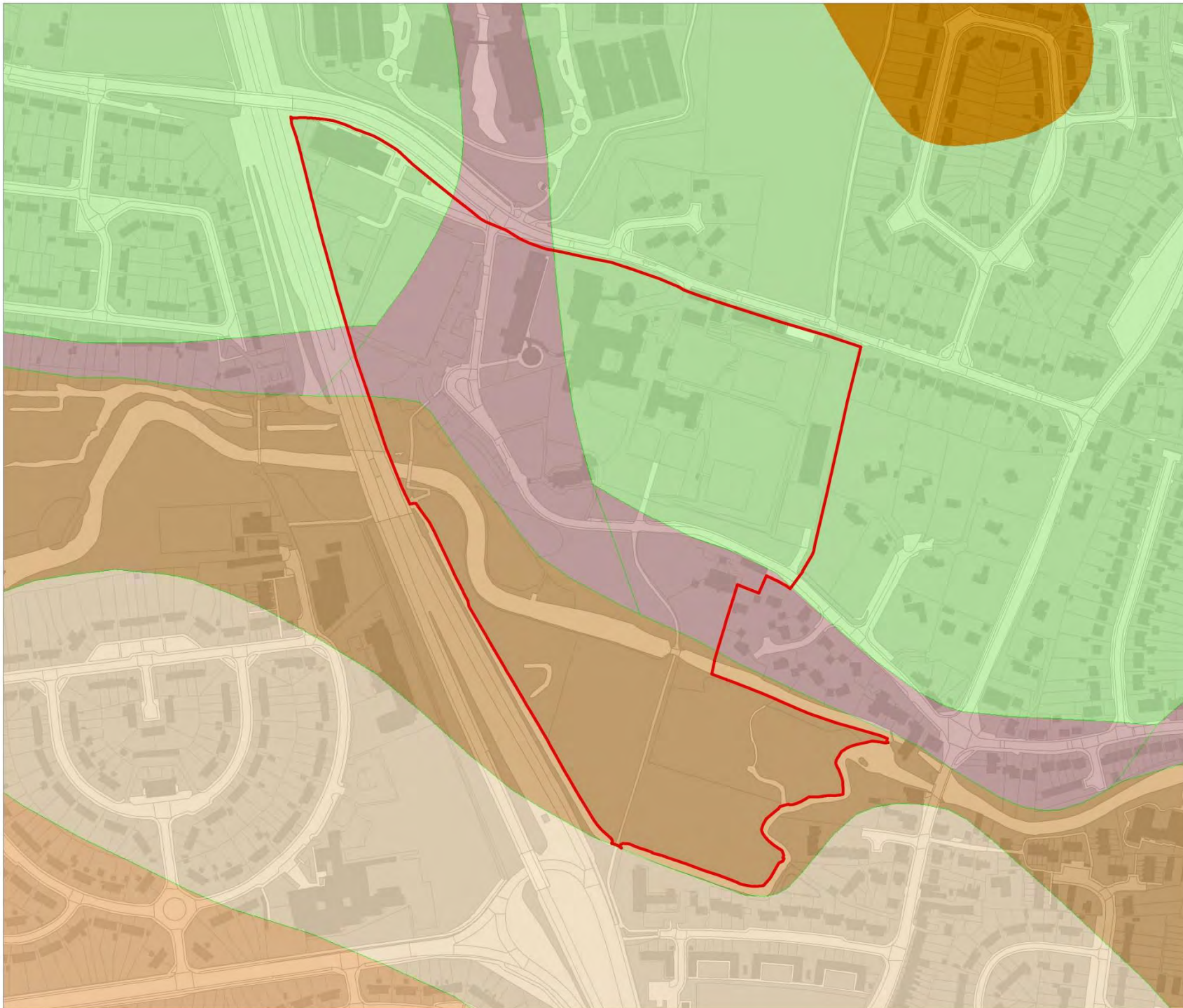
 Peat

 Lower Beenham Grange Gravel - Sand and gravel

Bedrock Geology

 Seaford Chalk Formation

 Lambeth Group - Clay, silt and sand




Map Scale @A3: 1:3,000



Shaw House and Church Conservation Area Management Plan

Figure 4.4: Contoured Topography (derived from LiDAR 1m DTM, 0.25m intervals)

 Shaw Conservation Area



Map Scale @A3: 1:3,000

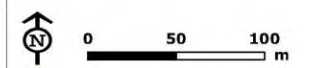


Shaw House and Church Conservation Area Management Plan

Figure 4.5: Recorded Hydrology



- Shaw Conservation Area
- River Lambourn (OSMM)
- Other Waterbodies (OSMM)
- Flood zone 3
- Flood zone 2



Map Scale @A3: 1:3,000



Legislation and policy context

- 4.10 The day to day management of Shaw House is guided by legislation and a series of national and local policies. This context is summarised below.

Protection, conservation or registration documents

- 4.11 The study area contains several specific heritage designations in addition to its overall status as a Conservation Area. Shaw House is a Grade I listed building (National Heritage List reference number 1220445), while the gates, overthrow and gate piers at the entrance to the grounds of Church Road are separately listed at Grade II (NHL 1220446). All pre-1948 buildings within the grounds of Shaw House are likely to be considered as curtilage listed under the terms of the Planning (Listed Buildings and Conservation Areas) Act 1990. The Parish Church of St Mary is also Grade II listed (NHL 1291032), as are its lychgate and flanking walls (NHL 1220437), a group of three chest tombs 14m south of the nave (NHL 1290984) and another tomb (NHL 1220377). The Old Rectory is also Grade II listed (NHL 1220447).
- 4.12 Most of the study area is included at Grade II on the Register of Parks and Gardens of Special Historic Interest (NHL 1001446): only a small area in the north-west corner of the Conservation Area and the grounds of the Old Rectory/Coach House are excluded from the registered park (see Figure 4.1). The study area does not contain any World Heritage Sites, Scheduled Monuments or Registered Battlefields, although the site of the Civil War Battle of Newbury of 1643 to the west and south-west of the town centre is so registered (NHL 1000026).
- 4.13 The following paragraphs provide brief descriptions of the listed buildings within the study area, and further details are available in the relevant gazetteer.
- 4.14 Shaw House is an exceptional Elizabethan red brick house, built in 1581 and still very recognisably in late Tudor style despite subsequent changes. There are partial basements (some only revealed by excavation in the late 20th Century) under a substantial two-storey house with attics, on an H plan. The south and east facades are equally strong, the former originally looking out over an impressive vista towards Newbury, with tree-lined avenues and canals to the south of the River Lambourn channelling (even defining) the views. Sadly, these were very much traduced by suburban development in the mid and later 20th Century, especially the construction of the A339 link road obliquely across the south-west corner of the parkland.
- 4.15 The east front also had a fine aspect originally, onto formal gardens bounded by a high bank. The latter continues to provide a strong physical frame (emphasized now by mature trees), but here again the current condition does not do justice to the setting of the house: the south-east lawn is plain and uninteresting, but is at least better than the old tarmac tennis courts in the north-east **quadrant, a poor remnant of the house's use as a school after World War II. The building itself** has many exceptional features internally, some of them only exposed during restoration about ten years ago (supported by the Heritage Lottery Fund). These include panelled rooms, fireplaces, the main staircase, and exposed original windows previously hidden by an extension of c 1870 on the north side of the house.
- 4.16 The gates off Church Road comprise 20th-Century brick piers with stone coping and finials. The wrought iron gates are also 20th Century. The exuberant wrought iron overthrow, however, is of 18th-Century date. The grounds contain an interesting (but currently disused) small cottage of at **least two phases to the north of the house's west wing; a former** stable block of considerable character further to the north (now within the grounds of, and used by, Trinity School); and a small store known as the Bothy in the north part of the former kitchen gardens. These occupied a narrow area to the north and east **of the formal gardens; the eastern area is now the site's car** park, and the northern part is given over to semi-**formal gardens for visitors' enjoyment. The high** brick wall along Love Lane defining the northern kitchen garden is in poor condition with much loss of brickwork evident and a pronounced lean inwards. The latter issue has been addressed within the last year by the erection of new brick buttresses against the inner face of the wall.
- 4.17 The Parish Church of St Mary is a 19th-Century replacement for a medieval church, the tower of which was reputed to be Anglo-Saxon. The font at the west end of the existing church is a plain

artefact of probable Norman date, presumably from the original church. The present building is of two phases: most of it is of 1840-2, by Joseph Hansom, but the very ornate chancel is of 1878, by the well-known ecclesiastical architect William Butterfield. The west tower, nave and south porch are of ashlar; the chancel and vestry to its north are of flint with stone dressings. The roofs **are slate. The body of the church is in Norman style, while Butterfield's chancel is in late 13th** Century style. The west tower is of three stages with angle buttresses, a corbelled parapet with pinnacles, and short spire. The nave has six bays with tall-round headed windows and shallow external buttresses; there is a stair turret at the south-west corner. The chancel has a pair of two-light windows to the south and a three-light east window with cinquefoiled head. The organ occupies the north side internally. The Vestry beyond this has a rose window and a chimney stack above to east. Internally the west gallery and roof of c 1840 are fine features. The fittings **generally are of Butterfield's time, but the interior also features many fine 18th and 19th-Century** wall monuments, clearly transferred from the old church, and an exceptional monument of 1707 to Thomas Dolman. The churchyard also features a number of very fine tomb monuments, only a few of which (all c 1800-1850) are listed.

- 4.18 The lychgate dates to 1897, and is timber framed under a hipped tile roof. There is a central archway with traceried sidelights and four bays to each side with Gothic curvilinear tracery. The ridge features a Bronze. The gate was erected in memory of Evelyn Agnes Marion Blackburn Maze by W P Blackburn Maze. Short flanking walls run on either side; these are built of flint with ashlar dressings, lacing courses and coping. The left-hand (north-west) wall is approximately 10 metres long and one metre high; the right hand wall approximately 5 metres long and one metre high.
- 4.19 The Old Rectory is 17th-Century in origin, with early 19th and early 20th-Century additions and alterations. The building is of brick, with some timber framing infilled with brick panels (nogging), though rendered and hung tiled cladding are also present. The house is of two storeys with an attic; there are three gables to the front, with four chimney stacks and tiled roofs. The centre block is the 17th-Century part, with timber framing to the first floor and a hung tile gable. Windows here are early 20th Century with mullions and transoms: two on the ground floor and one each to the first floor and gable. The early 19th Century block is to the left, with single glazing bar sash windows on the ground and first floors, and a 20th-Century mullioned and transomed window above the door to the right. The six-panelled door has a plain rectangular fanlight, plain doorcase and bracketted flat hood. The early 20th Century right-hand block has mullioned and transomed windows on each floor and a door to the left.
- 4.20 **The Grade II registered park is included on Historic England's Heritage at Risk Register.** New school buildings and facilities have had a major impact on the park, and the mixed ownership of the site has given cause for concern. The water gardens to the south of the River Lambourn are managed as public open space, but are not well presented: several interpretation boards are in place but their condition is poor.
- 4.21 The listing description is available in Appendix 4.

Figure 4.6: Heritage and Nature Designations

- Study area (Shaw House and Church Conservation Area)
 - Special Area of Conservation (SAC)
 - Site of Special Scientific Interest (SSSI)
 - Conservation Area
 - Registered Park and Garden
- Listed building**
- ▲ Grade I
 - ▲ Grade II

Source: NE, HE

Map Scale @ A4: 1:4,000



Current land use and management

4.22 Shaw House Conservation Area is split into four ownership groups (see Figure 4.8):

- West Berkshire Council
- Diocese of Oxford (St Mary's Church)
- Trinity School
- Private ownership

Shaw House

4.23 The house is a Grade I listed multi-purpose event venue which is also open for the public to explore during school holidays and at weekends between February and September every year.

4.24 The house offers a range of programmed heritage and cultural events and activities throughout the year for visitors of all ages, including theatre, music, craft, visual arts and open-air cinema. It is the location of the West Berkshire Register Office and HR training and provides conferencing, meeting and event facilities to hirers from the private, public and community sectors. These events and activities are located within the house and gardens within the immediate vicinity of the house.

4.25 Information about the various events and activities are available in paper format from the visitor reception and online on the www.westberkshireheritage.org. Examples of current events and activities are summarised below:

- Shaw House School Open Weekend: Commemorating 75 years since Shaw House became a school. An example of an open weekend where the public are invited to explore **areas of the house not normally open to the public including from the 'forbidden corridor' on the second floor; the back stairs which was once only allowed to be used by the boys; to the basement.** The anniversary also includes a new exhibition **'Shaw House – The School Years'** curated by West Berkshire Museum which looks at the history of the school from May 1943, when the House became temporary school accommodation after the bombing of Newbury, right through to 1985 when the building was vacated due to structural concerns.

Figure 4.7 Gym class at Shaw House school²⁹



²⁹ © West Berkshire Council 2018

- Workshops: Challenge Yourself – Watercolour Painting on location at Shaw House. The four workshops aim to teach visitors everything they need to know in order to produce one or more finished watercolour pieces which visitors are then welcomed to exhibit at an exhibition at City Arts Newbury on the weekend of the 16th and 17th June 2018.

Education and interpretation

- 4.26 Shaw House offers school visits during school term time and can tailor visits to the needs of the schools. The house aims to adapt visits to the current curriculum and designs visits to incorporate certain topics and areas of history.
- 4.27 The Exhibition Room is offered with the opportunity to have an activity in one of the adjoining rooms which could be led by the Learning and Participation Officer and designed for specific groups. Tours are also given of the House and grounds outside.

St Mary's Church Shaw cum Donnington

- 4.28 **St Mary's Church** is situated between Shaw House Mansion and Trinity School on Church Road (sometimes called Church Lane on street maps), Shaw Newbury, Berkshire. The church plays an active role within the local community and offers a range of programmed events and activity **throughout the year. Information about the church's programmed activities and events can be found in paper format within the church or online on the St Mary's webpages (<http://www.shawchurch.org.uk/social-events/>).**

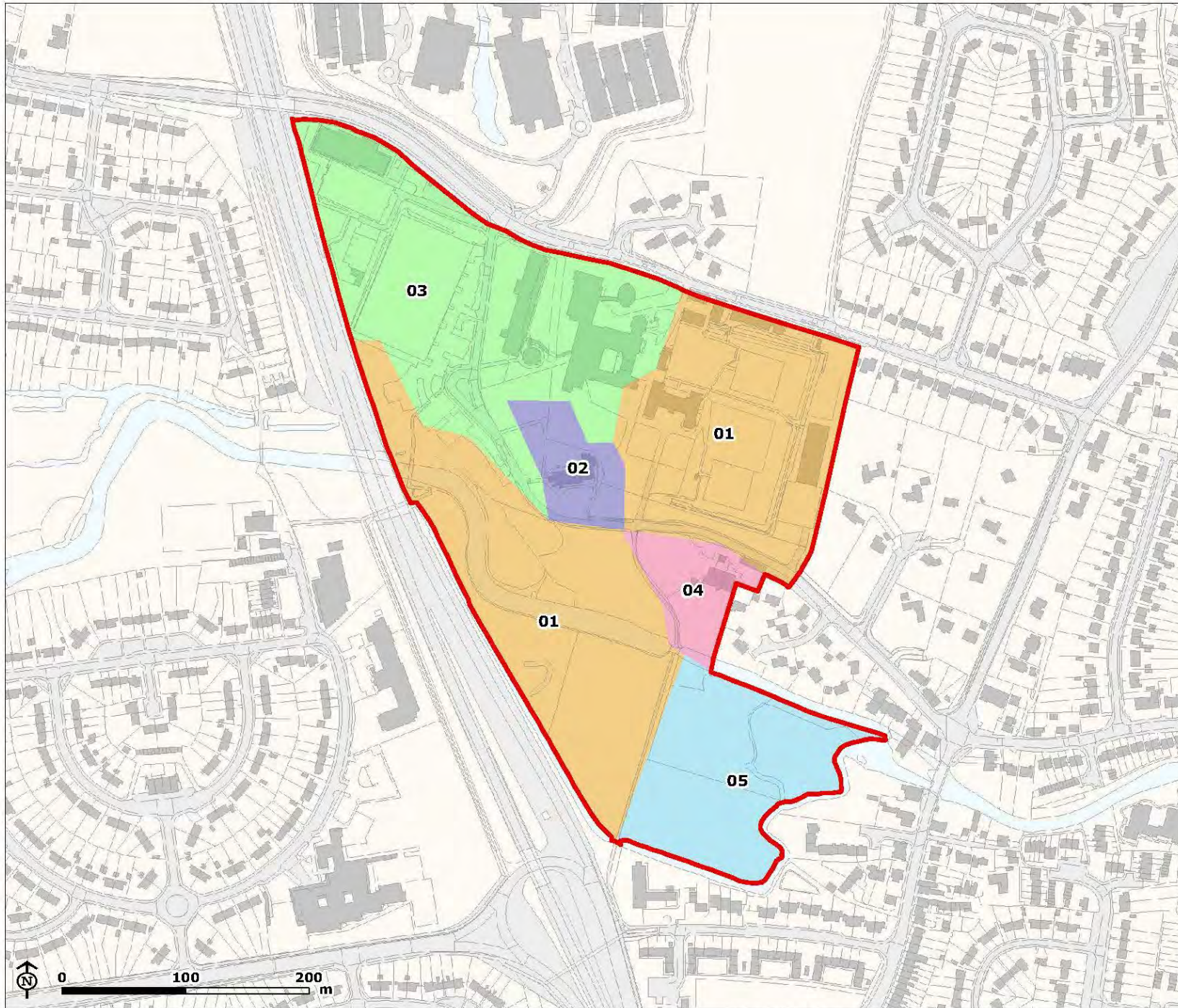
Trinity School

- 4.29 Trinity School is an Academy offering schooling between the ages of 11-18 years. Over 40 local clubs and organisations use the school's facilities for sports ranging from Football, Volleyball, Netball and Hockey to Tae Kwon Do, Bollywood Dance, Martial Arts and Boxing. These include:
- Astro Full Pitch
 - Astro 1/3
 - Dance Studio
 - Gymnasium
 - Sports Hall
 - Sports Hall - Volleyball & Basketball
 - Sports Hall - Badminton (per court)
 - Main School Hall
 - Conference Room (seats up to 60)
 - Standard Classroom/Meeting Room
 - Drama Studio
 - Outdoor Sports Pitch
 - Multi Use Game Area (MUGA)
 - Multi Use Game Area (MUGA) 1/3
- 4.30 These facilities are only available to the public out of school hours; during school hours the site remains private.

Shaw House and Church Conservation Area Management Plan

Figure 4.7: Site Ownership

-  Shaw Conservation Area
- Ownership**
-  01: West Berkshire Council
-  02: St Mary's Church
-  03: Trinity School
-  04: Private residence
-  05: Private woodlands and meadow



Source: LUC

Map Scale @ A4: 1:4,400

LUC

Summary of key considerations

- 4.31 The following summarises the key considerations which have been highlighted within the analysis of Chapter 4: Management Information. These are to be taken forward to inform the future conservation policies and management strategies.
- Shaw House and Church Conservation Area is special because of the juxtaposition of the open space with the Grade I Shaw House **and Grade II St Mary's Church Listed buildings forming** an area of special historical and visual character
 - The cultural heritage importance of Shaw House and Church Conservation Area and its component parts is reflected in the number of designated features including a number of Grade I, and Grade II Listed buildings and the Registered Garden. A small remnant of the historic estate is included within the Shaw House Conservation Area. Management of the Conservation Area will therefore need to consider the potential impact on designated features with relevant consents obtained before carrying out work.
 - Shaw House Conservation Area is at the centre of a large water catchment area and thus has a high risk of flooding. This will increase with climate change. The water catchment area includes a number of highways increasing the contamination of the water network and sediment within the Conservation Area.
 - The split ownerships and uses within the Conservation Area of the buildings and land which are an important factor in the setting of Shaw House. As both buildings and land are split in their ownership the influence of West Berkshire Council to conserve the visual connectivity to the historic estate as well as the conservation of these features is limited. Therefore any future changes may have a negative impact on the visual setting and overall character of the landscape.
 - The condition of the Conservation Area is described as having extensive significant problems;
 - **The Conservation Area's** vulnerability is defined as medium;
 - The condition and vulnerability of the Conservation Area is on a declining trend.
 - This Plan has been commissioned as part of a process intended to arrest and reverse the declining condition and vulnerability of these areas.
 - Even though they are owned by the same organisation, West Berkshire Council, the park, Shaw House and Gardens and Church Road are maintained by different departments within the council. This is likely to add to the fragmentation of the Conservation Area.
 - The wooded area between Church Road and the River Lambourn is owned by the Council but not formally maintained.
 - **St Mary's Churchyard is closed to new burials.**

5 Archaeology

- 5.1 The following chapter summarises the archaeological context relating to the landscape of Shaw House and Church Conservation Area. Including a summary of previous research and analysis of the LiDAR.

Method

- 5.2 The Shaw House Conservation Area Management Plan process included a desk-based assessment of documented archaeological remains and historic environment features within the study area, and a walkover survey. The work was carried out by Graham Keevill, largely during late December 2017 to March 2018.
- 5.3 The West Berkshire Historic Environment Record (WBHER) and the Historic England Archive (HEA) were the primary archives consulted for the assessment. The HEA was searched for its aerial photographs, the Red Box collection of historic photographs, and the very extensive archive of drawings, historic maps and photographs/albums for the study area (primarily but by no means only for the house and grounds). As far as the WBHER search was concerned, data within the Conservation Area was provided, while background information on a slightly wider area around this was available from past reports and the HER online. Other online sources used included the National Heritage List, Magic.gov, and various Historic England web pages such as the England from Above website.
- 5.4 The desk-based research was complemented by a walkover survey, carried out during site visits in December 2017 to March 2018 and after. The whole site was examined visually to the closest degree possible within existing land use and access parameters (including private land and the Trinity School). The weather was variable during visits, from poor (cloudy and rain) to good (bright sunshine); this was not a significant constraint on results.
- 5.5 **The walkover survey conformed broadly to Historic England's Level 1** (Historic England 2008), and involved a basic visual analysis of the site, walking round and across all of it. Notes were made during the survey, and numerous high-resolution digital photographs were taken. Where possible, features noted in previous surveys were checked both on site, as well as on historic maps, aerial photographs and/or the LiDAR data.

Previous research

- 5.6 Several archaeological projects are documented at Shaw House and its grounds, the Church of St Mary, and on the Trinity School site. Details of these projects are provided in the WBHER records.
- 5.7 In 1975 excavations by Stan Ford in the grounds of the house near the church (WBHER EWB462) uncovered wall footings and brick rubble dating to the time of the house. The wall may have been demolished at the time of Battle of Newbury, or possibly when the new church was built in the 19th Century. Pottery of 16th and 17th-Century date was also found during the 1975 excavations, along with a limestone block.
- 5.8 In 1995 Wessex Archaeology carried out recording after a collapse of the ground floor in the north-west corner of the house revealed sub-basement windows and an internal series of sub-basement rooms and structures in the northern end of the west wing (EWB510). These may have been an integral part of the original house, backfilled possibly in the mid-18th Century. In the same year Thames Valley Archaeological Services monitored excavations for new foundations at the Church of St Mary (EWB469). A medieval ditch, a large pit cutting it, and a post-medieval

compacted chalk 'path' were found. Small amounts of disarticulated human bones were also found.

- 5.9 The 1998 Conservation Plan for Shaw House included an assessment of the historic gardens and landscape (EWB512) and a summary of the results of a geophysical survey in the formal gardens area by Stratascan. These revealed clear evidence for the layout of the historic gardens in the area between the south front of the house and Church Road, and less clearly to the north of the house³⁰.
- 5.10 In 1999 Northamptonshire Archaeology undertook an evaluation by trial trenching and geophysical survey across the Trinity School site in advance of building the new classroom ranges to the north-west of the 1960s school block (EWB112, EWB113) five trenches contained archaeological features and the geophysics were largely ineffective. The results included some medieval features just to the north of the church. Northamptonshire Archaeology also excavated two trenches beside the earthwork in the grounds of Shaw House to evaluate the proposed location of two temporary classrooms, one in the stable yard and another to the east of the tennis courts (EWB114). The stable yard trench had a 1700s garden building and a large undated ditch. This could be from the Civil War period.
- 5.11 In 2000 Thames Valley Archaeological Services maintained a watching brief during the excavation of an access trench to repair a service pipe at Trinity School (EWB438). The area measured 2.4m by 1.4m and 1.5m deep. A 1.3m-deep feature was either a pit or ditch with 12th to 15th-Century pottery and handmade brick. The feature seemed to have silted up naturally before finally being backfilled deliberately with chalk rubble. A brick from this was similar to those of the house, suggesting that the pit/ditch had been filled in and consolidated at the time of the construction of the house.
- 5.12 In 2001 a watching brief by the Oxford Archaeological Unit during the removal of school terrapin buildings and associated work did not reveal any archaeology or finds (EWB377). In 2003 a measured survey of the garden of Shaw House was undertaken by Historic Buildings Surveys Ltd (EWB740). In 2003 Tree ring dating of the house from roof and floor beams by the Oxford Dendrochronology Laboratory revealed a construction date of about 1580 (EWB1449).
- 5.13 In 2003 Museum of London Archaeology Service dug four evaluation trenches (EWB636) to locate garden features described by Joseph Andrews in the 1750s. These comprised a terrace, sunken gardens (Airys) and a set of steps. The steps were found along with make-up deposits and two robber cuts. The fourth trench, in front of the west wing, uncovered a garden wall shown in one of the Andrews sketches. The wall abutted and thus post-dated the house. The evidence suggests that the wall and other garden features were of mid-17th Century date.
- 5.14 During 2005-6 Oxford Archaeology carried out extensive building recording in the house during the major HLF-funded restoration project (EWB989). This project also provided an opportunity to analyse of range of window glass from the house (EWB1167).
- 5.15 Thames Valley Archaeological Services undertook a watching brief on the new library site of Trinity School in 2015 (EWB1513). This was on the supposed site of the Shaw medieval manor, but only modern made ground was revealed and no finds were recovered.
- 5.16 In 2016 Cotswold Archaeology monitored work in the kitchen garden area (EWB1584), recording a linear feature with post-medieval finds and residual prehistoric flint. This may have been part of the Civil War defences for the 2nd Battle of Newbury. The same organisation also carried out historic building recording of the garden walls on the north and west sides in 2016 (EWB1564). Analysis of brick sizes suggested that the west wall is contemporary with the house and the Love Lane wall is mid-late 17th Century. The remains of the Orangery were probably built c 1700. In addition West Berkshire Archaeology monitored work on a new car park area (EWB1582). Brick garden walls probably dating to the 18th Century were revealed in front of the house.

³⁰ This was undertaken by a group of consultants led by John Rhodes from Babtie on behalf of West Berkshire County Council.

Known archaeological features and heritage assets

- 5.17 The West Berkshire Historic Environment Record (WBHER) data for the study area are extensively summarised in Appendix 5. **We are very grateful to Sarah Orr of West Berkshire Council's** archaeology service for providing information from the WBHER. The tabulated data provides a basic gazetteer of currently documented sites and past archaeological projects within the study area; their location is shown in Figure 5.1. Thirty-nine monuments (e.g. buildings find spots and landscape features) and 21 events (archaeological fieldwork) are recorded. The WBHER numbers are used in the text below for ease of cross-reference with the table and the HER itself. Perhaps unsurprisingly Shaw House, the Church of St Mary and Trinity School dominate the archaeological record within the study area, accounting for a clear majority of the 60 entries. The character of and potential for archaeological remains is also summarised for each of the defined Character Areas within the Conservation Area in Chapter 13 below.
- 5.18 Evidence for prehistoric activity is restricted to some Mesolithic tools found just inside the main gate off Church Road to Shaw House (MWB14750). While these might reflect the presence of a hunter-gatherer site in the vicinity, **they are equally likely to be 'stray' finds. There is also only** one record of Roman finds in the area, although in this case the cinerary urns and associated glass vessels found in the churchyard immediately to the north of St Mary's (WBHER 12440) seem more significant evidentially: they might indicate the presence of a Roman cemetery here. No Anglo-Saxon finds are known, although the medieval St Mary's Church may have contained masonry of this date in its west tower (but Domesday Book does not mention a church here; MWB5022).
- 5.19 The area comes into sharper relief in the medieval period. Shaw was an important manor, and the house/farm administering this is thought to have lain immediately to the west of the present Shaw House (MWB16720). Buildings are clearly (if rather stylistically) shown here on William Godson's Map of Speen (1729), and apparently more accurately - in plan form - on Joseph Andrews' 1750 survey of Shaw House and its grounds. No buildings were left by the time of the first edition OS map of 1881, by when the area to the west of Shaw House had become managed parkland.
- 5.20 **It is telling, however, that the layout of this area still partly respected the old 'manor' site**, with its park landscape contrasting notably with the formal gardens behind a high earth bank to the north, east and south of the house (Figure 3.2 (1729), Figure 3.4 (1750), Figure 3.8 (1883)). The wooded nature of the area to the west of the house is very evident on aerial photographs through to the early 1960s, but the construction of the new Astley Building for Shaw House School in the middle of that decade transformed the site. Subsequent expansion of the school has all but destroyed the historic character of this part of the site, although a few older trees still survive (Appendix 3, Analysis of Historic Trees)).
- 5.21 A medieval ditch (MWB6722) was recorded during a watching brief at the Church of St Mary in 1999 (EWB469 – see below), along with small amounts of disarticulated human bone (not necessarily of medieval date). A large pit or ditch (MWB16057) also of medieval date was found in the following year during a small excavation to repair a service pipe at Trinity School (EWB438, below). Both features probably related to the manorial centre, but it is not possible to determine how given the limited remit of these archaeological projects. Other evidence for medieval activity in the car park area to the south of the church (MWB15686) might also relate to the manor.
- 5.22 The WBHER records numerous sites specifically relating to Shaw House. The house itself is entry MWB5023, while sub-basements and associated features found in 1995 (see below) are included separately (MWB6574-5). A short stretch of standing wall running north towards the house to the east of the gateway off Church Road is an important remnant probably defining the original formal gardens on the south side of the house (MWB21239). Below-ground walls in the grounds probably relate to the layout of the Elizabethan and later formal gardens of the (MWB16035, MWB21753) as well; the high bank around the eastern gardens are an obvious feature, most likely original but re-used during the Civil War (MWB5024).
- 5.23 Post-medieval brick-lined culverts now under Trinity School are probably drainage features associated with the house, and the almost inevitable suggestion that they were tunnels to nearby

Donnington Castle should probably be dismissed (MWB16003). Two large sections of ditch to the north of the house (possibly related? – MWB20016 and 21754) are ascribed to the Civil War period, while the high bank around the formal gardens may have been used during the second Battle of Newbury as well. Two later 19th-Century discoveries of human skeletons within the grounds to the east of the site might also relate to this era: one group was found with a cannon ball (MWB16596), which might support the ascription, but the other (five skeletons and a horse bone, MWB16297) must be regarded as undated. All of the burials might belong to the Civil War campaigns, but they could also be of Roman date.

- 5.24 Shaw House and the Church of St Mary after the Civil War are also well represented in the data. The remains of the former Orangery (MWB15685) to the north of the house are dated to the 18th Century, as are a bridge over the River Lambourn (MWB20918), the site of a boathouse on its north bank shown on most of the historic Ordnance Survey editions (MWB21243), and the site of the canals to the south of the river (MWB15684). Other buildings of this period include the **Old Rectory (MWB15925), and parts of the house's boundary walls (MWB21237-8)**. Victorian and 20th-Century structures associated with the house include the Coach House (MWB20970), cottage (MWB21235 – this has a timber-framed north section clearly of earlier date; the building is not in use at the moment), and the bothy (MWB21236) against the north boundary wall. The current church (MWB5022) is a Victorian structure of two builds (see above); the lychgate (MWB18543), two groups of graveyard tombs (MWB18823 and 19387) and the World War I memorial cross (MWB20031) are also included on the HER. Coming closer to the present day, both the 1960s and 1990s blocks of Trinity School are also included (MWB19922-3).

Figure 5.1: Archaeological Features



Shaw Conservation Area

Archaeological Features with HER reference

- | | |
|--------------|--------------|
| 1. MWB14750 | 28. MWB6575 |
| 2. MWB2183 | 29. MWB6574 |
| 3. MWB12440 | 30. EWB510 |
| 4. MWB6722 | 31. MWB16297 |
| 6. MWB15686 | 32. MWB16596 |
| 7. MWB16720 | 33. MWB20016 |
| 9. EWB438 | 34. EWB1584 |
| 10. MWB16057 | 35. MWB21754 |
| 11. MWB5022 | 36. MWB15685 |
| 12. EWB462 | 38. MWB15684 |
| 13. MWB5023 | 39. MWB16003 |
| 14. EWB 1449 | 40. MWB20918 |
| 15. EWB1167 | 41. MWB21243 |
| 16. MWB15774 | 42. MWB21753 |
| 17. EWB740 | 43. MWB20970 |
| 18. EWB512 | 44. MWB21236 |
| 19. MWB5024 | 45. MWB18166 |
| 20. EWB636 | 46. MWB21235 |
| 21. EWB1582 | 47. MWB18544 |
| 22. EWB1564 | 48. MWB19922 |
| 23. MWB21239 | 49. MWB19923 |
| 24. MWB15925 | 50. EWB377 |
| 25. MWB21238 | 51. EWB438 |
| 26. MWB21237 | 52. EWB112 |
| 27. MWB16035 | 53. EWB113 |
| | 54. EWB 114 |



Map Scale @A3: 1:3,000



Aerial and historic photographs

- 5.25 **Historic photographs in West Berkshire Council's collections and in the Historic England Archive (HEA) collection were examined. The latter included images from County Life and a number of other sources; late 19th and mid-20th Century sales particulars for the House, and a mid-20th Century set for the Old Rectory were especially interesting. Photographs in the Archive's Red Box collection had been removed to remote, secure archival storage in 2014. A website has been established to replace direct physical access to the Red Boxes, and this website was accessed online. Selected photographs from the various collections are used in the report.**
- 5.26 Aerial photographs dating from 1928 through to the new millennium were examined at the HEA, consisting of both vertical (directly overhead) and oblique (angled) images see Figure 5.3 to 5.7 below. Both sets of images were very useful, with a small but notably early (1923-48) collection of detailed, low-level **oblique's** being particularly valuable. Some of these are essentially views of Newbury town centre, but fortunately Shaw appears in the peripheral background. The photographs are of sufficiently high quality that it is possible to make out some detail around the house and church even on the 1928 photograph. The vertical images – mainly from the early 1940s onwards – were also useful, with an especially fine wide view taken by the United States Air Force in 1943 being particularly notable. It also covers Newbury town centre, the race course (apparently largely given over to allotments), and Greenham Common airfield. Photographs taken in the late 1940s to the early 1960s clearly show the extent to which housing expansion and new roads began to encroach on the landscape around Shaw House. More recent images from the 1970s-80s demonstrate how construction of the A339 link road severed Shaw from wider Newbury, and especially traduced the **south-western corner of Shaw House's historic parkland**. These post-war images also show how development of the Trinity School site had a major impact on the study area. Many of the photographs were copied via the 'Britain from Above' website (for the earlier oblique photographs) and at the HEA; a selection of these (more accurately, extracts from them) is included here, with brief commentaries as relevant.
- 5.27 Figure 5.2 shows Shaw House and the Church of St Mary can be seen in the centre distance. The most striking feature is the triple line of trees lining the former canals running south from the River Lambourn – arrowed.

Figure 5.2 Part of a photograph taken in July 1924 of Newbury looking north-east³¹.



³¹ Britain From Above image, EPW011079. <https://britainfromabove.org.uk/>. Copyright Historic England

Figure 5.3 These are extracts from a pair of photograph taken in April 1948, again with the centre of Newbury as the main focus but with Shaw in the background^{32 33}.

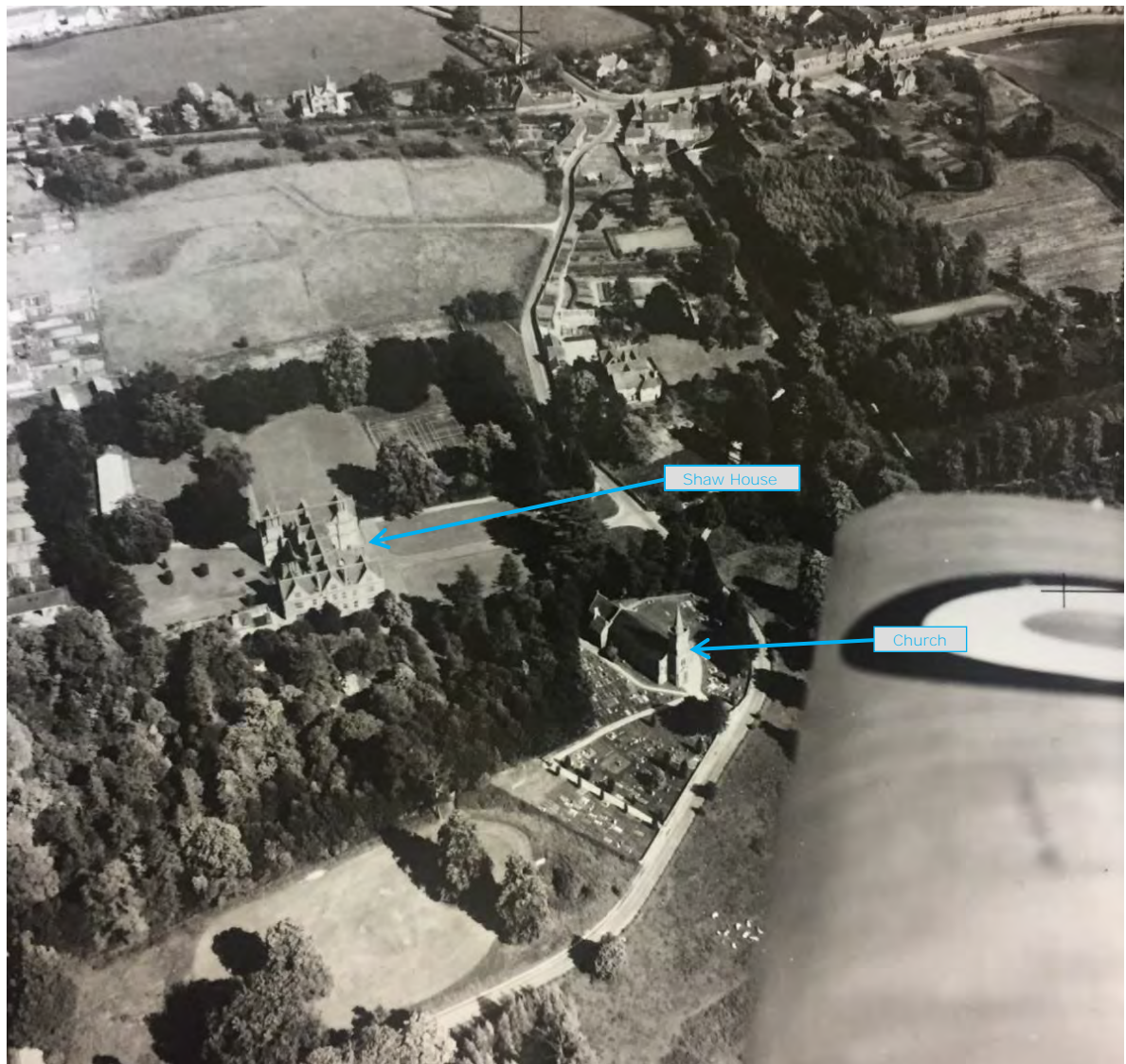


³²Britain From Above images EAW015079 and 015080. <https://britainfromabove.org.uk/> . Copyright Historic England

³³ Within Figure 5.3 the triple line of trees are even clearer in view, as are the water meadows. The upper image also shows the start of development on the open ground where Shaw House's well house used to be, to the east of the kitchen garden. Both photographs also show the gradual encroachment of urban expansion as Newbury began to engulf Shaw.

Figure 5.4 This low-level oblique photograph from 1952 shows the former well house area still undeveloped, but with a new access off Church Road³⁴.

Note also that the old manor site on the west side of the house is still heavily wooded.



³⁴ Photo reference [needed from Angharad]



Figure 5.5 Vertical aerial photographs taken on 2 December 1943.



Figure 5.6 Vertical aerial photographs taken on 18 January 1947. Refer to Figure 5.3.



Figure 5.7 Vertical aerial photographs taken on 26 September 1958.



Figure 5.8 Vertical aerial photographs taken on 13 June 1967.



Figure 5.9 Vertical aerial photograph taken on 26 May 1978.



Aerial notes

Figure 5.5 and 5.6: Shows new housing starting to encroach as far as Shaw – but the house and grounds are still quite distinct. Note the tree avenues to Bath Road, and the small mound where the well house stood – contrast this with the previous oblique photographs taken only one year later. (Historic England Archive photos US/7PH/GP/LOC90 5017 and RAF/CPE/UK/1936 559 4362)

Figure 5.7 and 5.8: Building on the well house site has now begun, and the new school on the manor area was built between these dates. Extensive new housing had been built to the east and west. (Historic England Archive photos RAF/543/403 103 and RAF/543/3869 642).

Figure 5.9: Showing the extent to which building of the A339 link road cut Shaw House off from Donnington and Newbury, while also cutting through the parkland and especially the former canal area (the Spout Ditch had to be diverted). The old tree avenues had also all but disappeared – but the water meadows to the east seem to have orchard-style planting. (Historic England Archive photo OS/78056 15).

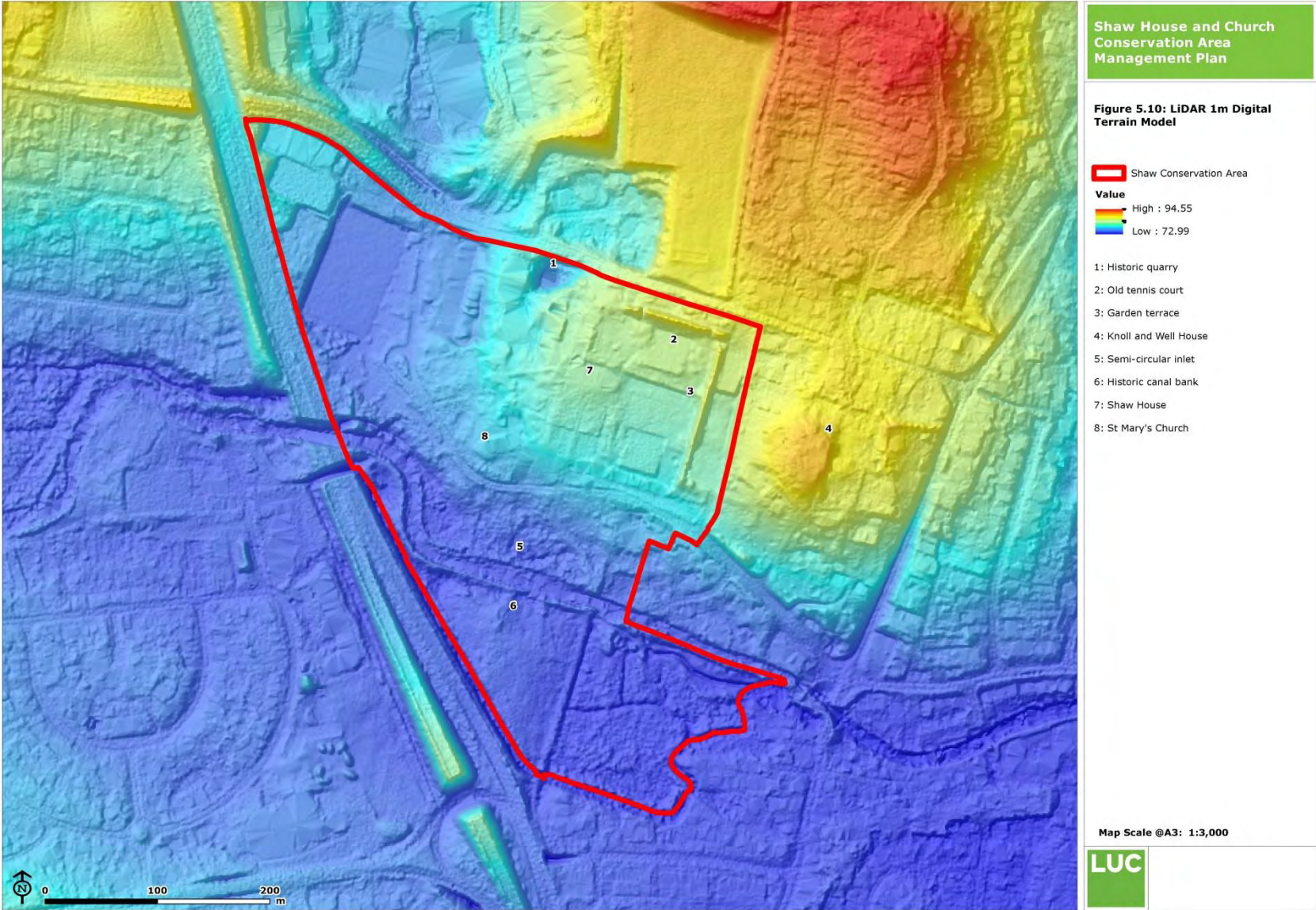
LiDAR coverage

- 5.28 In addition to the standard aerial photography, LiDAR (light detection and ranging) images of the house and its surroundings were obtained from the Environment Agency in DTM and DSM formats (digital terrain and surface models respectively). LiDAR has the capacity to measure and map the ground surface irrespective of the extent of tree cover on a site. The DTM image provides a clear **representation of a site's topography with buildings and vegetation omitted** (Figure 5.10). **Spot heights related to Ordnance Datum ('sea level') are also embedded in the data: this information** has been extracted here to provide a detailed contour map of the study area and its immediate surroundings (Figure 4.4).
- 5.29 LiDAR can be a very valuable tool in assessing the character and potential for survival of historic features, where archaeological remains are often very difficult to detect on the ground. The images for the Shaw House and Church Conservation Area have been examined carefully for comparison with historic mapping, aerial photographs and archaeological data. The available coverage is not of very high resolution (1m) but has been useful despite this. The following paragraphs provide a brief analysis of the study area as shown on the LiDAR tiles, covering both the contour data and the DTM image.
- 5.30 The contour plot shows that Shaw House itself occupies fairly flat ground at c 83m-84m AOD. The rectangular area of former formal gardens on the east side of the house shows a strong degree of regularity, emphasized by the banks on its north and east sides which rise to c 87m AOD. The DTM image clearly shows distinct square and rectangular terraces in both the north and south **halves of the eastern area: the northern 'features' correspond to the mid/late 20th-Century** tarmac tennis courts (part of the former school use of the house), but this was also the site of formal parterres in the 18th Century and perhaps before.
- 5.31 A small circular depression in the south-east corner of this area (not evident in the contours) is also of interest: this may simply be a tree-throw hole, but it is possible that it is a remnant of the historic gardens here (although nothing of the sort is shown on old surveys). It is interesting to note that the land to the north (on the far side of Love Lane) continues the regular trend of **contours, in marked contrast to the ground to either side. Historic surveys such as Godson's 1729** Map of Speen show this area as agricultural land rather than part of the formal gardens. Instead it seems clear that the site for the latter (and more particularly the house) had been chosen very carefully to take advantage of the existing topography (and, of course, the potential for establishing vistas to the south).
- 5.32 The careful choice of site is manifested in other ways as well. The contours show that the ground immediately to the east of the formal and kitchen gardens, for example, rises quite noticeably to a small knoll at 89m AOD: this is also visible (if less clearly) in the DTM image. This feature now lies within a modern housing estate, but until the early/mid-1950s it had been open ground. The knoll was chosen as the site for a well house, clearly shown on all historic maps from Godson through to the 1933-4 Ordnance Survey 25 inch (1:2500 scale) edition. This building provided a water supply for the house, with its higher location providing enhanced water pressure by gravity. A mound here is also very evident on several aerial photographs from the 1940s, but the well house itself seems to have been demolished by then. It had been assumed that even its site had been obliterated when the housing estate was developed, but the LiDAR contours suggest that this is not the case: the contours suggest that the knoll is still recognisable.
- 5.33 The LiDAR shows that the Church of St Mary occupies a small promontory at c 80.25m AOD. Its graveyard slopes very gently to the south and west. The Trinity School site is characterised by somewhat uneven ground (in marked contrast to much of the Shaw House grounds), with tightly spaced contours running north-south through the site. To some degree these represent an extension of contour trends from the area to the north of Love Lane, but it is clear that the construction of the 1990s school block off the main entrance from the lane involved an extensive cut back into the eastward-sloping ground here. This is just as noticeable on the DTM image. The sports pitches to the west of this block are also cut down into the ground, lying at c 76m AOD, around 2m below the level on the lane. The small triangular area in the extreme north-west corner of the Conservation Area, now the site of a sports centre for the school and local

community, is also terraced in but at a higher level (c 79m AOD). Again, these areas show very clearly on the DTM image.

- 5.34 A pronounced depression is evident immediately to the west of the entrance off Love Lane to **Shaw House's former stable block (now used by, and within the grounds of, the school)**. This depression appears to be an extension of the old quarry centred on the opposite side of Love Lane (early Ordnance Survey editions show it as an old chalk pit; it is not on the Godson map). What appears to be a farmstead existed within the old pit by the time of the 1886 Ordnance Survey edition; it is shown as a milk depot on the 1967 and 1974 maps. The site was redeveloped for housing in the later 1980s and is shown on the 1991 OS edition.
- 5.35 The contours generally slope quite evenly southwards to the River Lambourn, though there are many localised irregularities. These probably reflect the unkempt nature of the ground between Church Road and the river. The latter flows from west to east, and the contours/heights reflect this with a trend down from c 76m AOD at the west side of the study area to c 74m towards the mill just to its east. The old boathouse site is not obviously recognisable in the contours or DTM, but the semi-circular pond/inlet on the north side of the river at the head of the old canals to it south is just evident (at least on its east side). The area of the canals themselves is quite flat at 75m-76m AOD, and no relief reflecting their former courses is evident in the contours or DTM; the only feature of note is a bank along the east side of the area (best seen on the DTM, though it is present in the contours as well). This corresponds with the modern footpath along the edge of the public open space rather than anything more historic. It seems quite clear that the canals were completely filled in during the mid-later 20th Century as housing expansion to the north of Newbury gradually began to engulf Shaw. The construction of the A339 in the late 1970s completed this process, cutting away the south-western corner of the canals and associated tree avenues in the process. The south-eastern quadrant of the Conservation Area is slightly lower-lying than the old canals (c 74m AOD); the former courses of braded streams in this area can be made out in the contour set and, more clearly, the DTM.

Figure 5.10 LiDAR 1m Digital Terrain Model.



Summary of key considerations

5.36 The following summarises the key considerations which have been highlighted within the analysis of Chapter 5: Archaeology. These are to be taken forward to inform the future conservation policies and management strategies.

- The WBHER only contains a limited record of archaeological remains pre-dating Shaw House within the CAMP study area. The location and extent of these may be under-represented due to the limitations of when or how past discoveries were made.
- Given the extent of more recent fieldwork, however, it seems likely that prehistoric archaeology at least is properly represented as little more than a background scatter of activity. The same applies to the Roman period, although the potential for a cemetery under part of the churchyard is of considerable interest (not least because a cemetery would imply a nearby settlement).
- The tower of the old church was reputedly of Anglo-Saxon date – but even if this is accepted, it remains as the only clear evidence for pre-Conquest activity at Shaw.
- Evidence for the medieval manor is clearer historically, and to some extent archaeologically as well. Unfortunately the core of the manorial site seems to have lain to the north-west of Shaw House, under the present school site.
- The position of the school may restrict opportunities to study the manorial complex (at least for research excavations).
- The grounds of the House itself are of very high archaeological potential, as several projects have shown over the last 10-20 years: both structural remains and traces of garden features are known to survive. Some evidence for the dramatic events of the Civil War has also been found, and more may be expected.
- The site also has strong potential for later post-medieval, Victorian and modern archaeology. Though the later phases might have less significance in pure research terms, they could still have substantial interest (for example in the context of a community archaeology project centred on the House and its grounds).
- A number of past influences have impacted on the potential of the archaeological resource. These particularly include: the apparently extensive loss of the old manor / farm site under the core of the school; evidence for extensive truncation over much of the western area to create the sports pitches; and the substantial losses to and destruction of historic/archaeological parkland features which occurred when the dual carriageway was built along the south-west margin of the site.
- The 1950s/60s estate to the east of Shaw House has impacted the historic setting as well as removing the water tower (though this might survive below ground). This is outside the study area but still of interest). Other losses are hard to determine or quantify. The old boathouse on the north bank of the River Lambourn and the canals to its south are no longer evident, for example, but might well survive below ground (it seems very likely that the canals will do, except where destroyed by the road).
- Old stream channels survive in the wetland area in the south-east corner of the study area, and other historic landscape features might be present here as well. The extent of surviving archaeological remains here is unclear, partly due to a lack of previous work, but could be substantial.
- There are very few fully published archaeological reports for Shaw House and its surroundings. Most of it is still so-called **'grey literature'** – client-funded reports produced in small numbers to satisfy planning conditions. These reports can be accessible via the WBHER but are not easy for most people to find. It would be desirable to produce a widely, publicly available printed report on the archaeology of Shaw.

- The numerous statutory heritage designations at Shaw do not include any that relate purely to the below-ground archaeological resource. All of the designations are related to buildings, the landscape, and the overall character of the Conservation Area. This is probably adequate in the western part of the site where modern landscaping appears to have caused extensive truncation below ground. It might be more problematic outside of the school grounds, in the core grounds of Shaw House
- West Berkshire Council prepared an archaeological strategy for garden archaeology at Shaw House in 2011 (re-formatted in 2014). This probably needs to be reviewed and if appropriate revised, not least in the light of the new edition of the National Planning Policy Framework (July 2018).
- Irrespective of the extent and remit of the archaeological strategy, it seems likely that fieldwork is likely to remain reactive, eg based around the planning system and conditions on permitted developments requiring that surveys, watching briefs etc are carried out.
- Remote sensing has great potential at Shaw.
- Geophysical surveys have already been carried out over parts of the study area but much of it has not been covered in this way yet; some areas may be less worth this kind of survey (see evidence for truncation) but it will still be worthwhile over most of it. The potential for re-surveying some areas also needs to be recognised, as equipment and processing software are now far in advance of where they were even 20 years ago. Thus areas such as the gardens to the north, south and east of Shaw House which were surveyed in 1998 might well be worth revisiting. Other techniques such as using drones to capture aerial views are also useful, not least for presentational and interpretative purposes. A drone survey was flown in May 2018, but the results have not yet been received. The hot dry summer of 2018, however, has clearly demonstrated the potential for uncovering new or previously ill-defined archaeological sites in the countryside.
- The River Lambourn corridor and areas immediately to the south of it have strong potential for waterlogging, and thus good preservation of organic remains such as wood and leather, and also for environmental archaeology (pollen, plant remains, snails etc). This needs to be taken into account fully both in any archaeological projects on these areas, but also in their management (ie the wet conditions need to be maintained).

6 Buildings and structure

- 6.1 This section provides a very brief summary of the buildings at Shaw, and how they contribute to the character of the Conservation Area. Paragraphs 4.12 and 4.14-4.18 above describe the listed buildings, and these are only given the very briefest mention here because of this.

Shaw House and related buildings

- 6.2 Shaw House is obviously the dominant structure in the Conservation Area (See Figure 6.1 below). **It's** Grade I status marks it out as being among the most important 2.5% of the c 385,000 listed buildings in England. It is exceptional not only in Shaw and the immediate surroundings (which are not short of impressive buildings) but also more widely in and around Newbury, and indeed in West Berkshire. It is one of our finest surviving later Tudor houses. The work of Oxford Archaeology and others, particularly during the restoration works around a decade ago, has demonstrated its long and complex historical development - and thus the importance of later features and fabric as well as the original house.
- 6.3 Shaw House does not stand alone, however, even within its own remaining curtilage (which is not the same as its historic one). A number of important ancillary structures survive or once existed. Starting closest to the House itself, there is a small building a short distance north of the west range. This is an unlisted brick structure of entirely domestic proportions,³⁵ used as a caretaker's house during the 20th Century. A building perhaps is shown here on 19th-Century Ordnance Survey maps but apparently not in surveys of the previous Century. The one and a half storey central and southern part has been described as very early 20th Century.
- 6.4 Its eastern elevation (ie facing away from Shaw House) is very impressive, with a massive and ornate central chimney stack flanked by dormer windows for the attic rooms. The design is very much a modern interpretation of late Tudor/Elizabethan architecture. Unfortunately the east elevation of Shaw House is rather shrouded by a modern extension of very poor quality, but does not appear to be as impressive. The smaller, single-storey north section is clearly earlier both in brick typology, what can be seen of the (lime) mortar, and its internal timber framing. It is difficult to suggest a date for this fragment, but it might be of c 1800.
- 6.5 Further to the north, just off the entrance from Love Lane, the former stables and coach house of c 1860 survive in good condition (see Figure 6.2 below). They are now rather hidden from view as part of a works yard for Trinity School but the buildings are still picturesque and retain important internal evidence of their former use such as traces of the former stalls in the stable (north) part. The Bothy stands some distance to the east of the coach house, just inside a further entrance off Love Lane close to the **north-east corner of Shaw House's grounds. It is a simple two-cell building of mid/late 19th-Century date built against the north boundary wall of the park and gardens. This and the western wall of the gardens are of 17th-Century origin with later additions; a short stretch of original late 16th-Century eastern boundary wall survives to the south of the house, a short distance from the entrance gates. All these buildings are in red brick, as is a stretch of garden wall running east-west between the house and the north boundary. Evidence for the former existence of a now-lost orangery of c 1700 survives on the internal elevation of this wall.**

Church of St Mary

- 6.6 The Church of St Mary is another visually dominant historic building at Shaw (see Figure 6.3 below). It does not have the history of the House itself, being a Victorian replacement of a much more ancient building, but it enjoys a commanding location locally. The impressive collection of tombstones and memorials in the graveyard around it add considerably to the scene, while the

³⁵ In common with other pre-1948 buildings at Shaw House, it will certainly be curtilage listed.

lychgate and dwarf wall along Church Road provide an excellent frame for the site. The parish rooms off the north-east corner of the church form a simple and clearly modern addition to the church; the red brick and simple fenestration rightly make no attempt to compete with the church, though the flint rubble of the link to vestry acknowledges Butterfield's work there of 1878. The extension is carefully positioned to be largely hidden in the most important views of the church from the south-east, south and south-west; it is also largely hidden by tree cover in views from the north and west.

Trinity School

- 6.7 The buildings of Trinity School fall into three broad phases: the original blocks built in c 1963 immediately to the west of Shaw House; the large new ranges of c 1999-2000 to the north-west just inside the main school access of Love Lane; and the new library facility built in 2015 to the south of the 1960s block. The architectural characters of the three groups are very distinctive.
- 6.8 The original school buildings attempt to pay some respect to Shaw House in their simple form and use of red brick. The tall north-western ranges are avowedly modern, steel framed with extensive glazing. Their position means that they are not too dominant in views around Shaw House but they are very strong in views from the west. The new library is also in a very contemporary style, with extensive wood cladding (see Figure 6.4). It is also lower in height, and well hidden by trees so that it does not jar or dominate in views. The deeply terraced sports courts to the west of the school are also visually very strong, and have now been framed by the construction of a new sports complex for community and school use in the extreme north-west corner of the study area.

Old Rectory

- 6.9 The Old Rectory is a Grade II listed building of 17th Century date with early 19th and 20th Century additions (see Figure 6.5). Formerly a single property (late 19th and 20th-Century sale particulars survive), it is now subdivided into three properties: The Old Rectory, The Old Vicarage, the Old Coach House and Church End. These form a small domestic enclave of fine private properties in well-kept grounds to the south of Church Lane.

Other built structures

- 6.10 The unlisted bridge over the River Lambourn to the south-west of the Old Rectory is the only structure of note on the river corridor and public park in the south part of the study area. The brick-built bridge probably dates from the early to mid-18th Century, but it has probably been altered in modern times. The bridge lay on the tree-lined approach to Shaw House from London Road through the parkland, and would have been on a primary carriage to the house. It is now largely a footbridge on the path following the old drive, though it is sometimes used by cars and smaller vans for access to carry out work in the public parks area and the wetlands south and south-east of the bridge.
- 6.11 A small semi-ruinous bridge is the only structure evident in the wetland area at the south-east corner of the study area (see Figure 6.6). There may have been other parkland structures here in earlier times, although nothing appears on historic mapping of the area in the 18th and 19th



centuries.



Figure 6.1 Grade I listed Shaw House

Figure 6.2 Former stables and workshop



Figure 6.3 St Mary's Church



Figure 6.4 Trinity School buildings



Figure 6.5 Old rectory



Figure 6.6 Unlisted bridge over the River Lambourn

7 Ecology

- 7.1 This section provides a very brief summary of the ecology at Shaw, and how it contributes to the character of the Conservation Area.

Biodiversity Action Plan

- 7.2 The Berkshire Biodiversity Action Plan³⁶ establishes proactive targets for nature conservation within the County, with a landscape-based approach identifying priority habitats for nature conservation. Priorities which were considered to be of potential relevance to the site include:
- Rivers;
 - Reedbed;
 - Fen;
 - Ponds;
 - Lowland mixed deciduous woodland;
 - Wet woodland; and
 - Lowland wood pasture and parkland.
- 7.3 The southern half of the Conservation Area sits within the Lambourn Valley Biodiversity Opportunity Area (BOA). The main **targets and opportunities are listed as:** *“River management, restoration and protection. Management, restoration and re-creation of lowland meadow, fen and wet grassland habitat, especially between Donnington and Great Shefford.”*

Nature conservation designations

- 7.4 The River Lambourn flows from west to east through the centre of the Shaw House and Church Conservation Area and is designated as a Site of Special Scientific Interest (SSSI) and a Special Area of Conservation (SAC). These are statutory designations of national and international importance respectively. A number of other statutory sites designated for their nature conservation value are located within two kilometres of the Conservation Area. These consist of three SSSIs, one of which is also an SAC. Five non-statutory Local Wildlife Sites (LWS) are also located within one kilometre of the Conservation Area. Further details of these designated sites are summarised in Table 7.1.

³⁶ A Framework for Biodiversity Action in Berkshire, 1999 (as amended). Berkshire Nature Conservation Forum (BNCF)

Table 7.1 Statutory Designated Sites with 2km and Non-statutory Designated Sites within 1km of Shaw House Conservation Area

Name	Designation	Qualifying Features	Distance from Shaw House Conservation Area	Orientation
Statutory Sites				
River Lambourn	Site of Special Scientific Interest (SSSI) and Special Area of Conservation (SAC)	A chalk river system. The aquatic plants are typical of shallow, gravel bedded watercourses. Here river water crowfoot <i>Ranunculus penicillatus</i> Ssp. <i>pseudofluitans</i> , lesser water parsnip <i>Berula erecta</i> and watercress <i>Nasturtium officinale</i> are abundant, starwort <i>Callitriche obtusangula</i> is also characteristic in the channel. At least five nationally scarce invertebrates have been recorded from the River Lambourn which include the predatory flatworm <i>Crenobia alpina</i> scarce in lowland Britain. Healthy self-sustaining populations of wild brown trout <i>Salmo trutta</i> and grayling <i>Thymallus thymallus</i> are also found in the river reflecting the excellent breeding habitats necessary for these fish. A good range of riverine bird species is also found along the Lambourn and include kingfisher <i>Alcedo atthis</i> , grey wagtail <i>Motacilla cinerea</i> , water rail <i>Rallus aquaticus</i> , and green sandpiper <i>Tringa ochropus</i> .	Within	N/A
River Kennet	SSSI	The flora of the River Kennet is species-rich and diverse, having the highest average number of species per site surveyed of any other lowland river in Britain. The Kennet shows a clear downstream succession in plant communities reflecting variations in geology and flow rate as well as the influence of the canal, with numerous rare species recorded. The river is also notable for its abundant invertebrate populations, good populations of wetland birds and fish diversity.	0.6km	south

Name	Designation	Qualifying Features	Distance from Shaw House Conservation Area	Orientation
		The River Lambourn is a tributary of the River Kennet.		
Kennet and Lambourn Floodplain	SSSI and SAC	The catchment of the River Kennet forms a major stronghold in England for the nationally rare and declining Desmoulin's whorl snail <i>Vertigo moulinsiana</i> . Areas of species-rich marshy grassland also support a number of uncommon plant species, as well as invertebrates and fish.	1.8km	north-west and south-west
Snelsmore Common	SSSI	The site consists of a variety of woodland and heathland habitats comprising dry heath, wet heath, valley mire (bog), birch woodland and ancient semi-natural broadleaved woodland. These support specialised communities of plants and animals, including many species, local or rare in Berkshire.	1.9km	north-west
Non-Statutory Sites				
Meadows and Wetlands Near Donnington	Local Wildlife Site (LWS)	A mosaic of habitats consisting of tall herb fen, wet woodland and willow scrub.	85m	west
Mill Pond Field	LWS	No information available.	0.81km	west
Messenger's Copse	LWS	An area of ancient semi-natural broadleaved woodland.	0.88km	north-east
Brick Kiln Wood	LWS	An area of ancient semi-natural broadleaved woodland, comprising oak and birch with sweet chestnut.	0.73km	north
High Wood	LWS	No information available.	0.85km	north

Key habitats

7.5 Key habitats which lie within Shaw House Conservation Area include:

- The River Lambourn chalk river system;
- Reed beds;
- Semi-natural broadleaved willow and alder carr woodland;

- Semi-natural broadleaved woodland (in drier areas);
- Mixed plantation woodland;
- Scrub;
- Mature scattered trees and tree lines;
- Marshy grassland;
- Poor semi-improved neutral grassland; and
- Amenity grassland.

The River Lambourn, tributaries and reed beds

- 7.6 The River Lambourn SSSI and SAC is a chalk river which flows through the centre of the Conservation Area from west to east. It is of particular note as a habitat of high ecological value, supporting a diverse range of species characteristic of this habitat type, including aquatic vegetation, invertebrates, fish, nesting and overwintering birds, bats, otter and other mammals. The SAC designation in particular relates to the chalk stream habitat, associated aquatic vegetation and the presence of bullhead and brook lamprey. The river forms a linear feature in the landscape, providing habitat connectivity between the Conservation Area and habitats of ecological value further afield.
- 7.7 The northern river bank comprises areas of reed bed, dominated by reeds and pond sedges, grading into wet woodland. In low-lying sections of the woodland, small areas of swamp and pond habitats have formed. The southern bank is less natural in profile, due to the proximity of the hardstanding path within the Park and is largely lacking in trees which would help to stabilise the bank. Hazel/willow faggots have been constructed within the water on this side to provide more sheltered areas where marginal vegetation can colonise.
- 7.8 A small network of well-maintained tributaries to the river run through the privately-owned woodland in the south-east of the Conservation Area, with some more open sections forming ponds. A fish ladder, recently installed by the Environment Agency, connects one of these tributaries to the River Lambourn, aiding the passage of fish.
- 7.9 One tributary runs along the south-western boundary of the Conservation Area, parallel to the A339. Water run-off and discharge from gully pots on the road drain into this stretch of water are likely to have resulted in a degradation of water quality. This area is hydrologically connected to the River Lambourn and therefore has the potential likely to negatively affect the species composition and diversity of aquatic and subaquatic flora and fauna within the river.

Woodland and scrub

- 7.10 The Conservation Area supports a range of woodland habitat types, which are mostly well-connected, either directly or via tree lines and scattered trees. The largest areas of woodland comprise willow and alder carr in low lying areas adjacent to the River Lambourn SSSI and SAC and its tributaries. These areas are dominated by mature crack willow *Salix fragilis*, locally abundant alder *Alnus glutinosa*, locally frequent poplar *Populus* sp. and beech *Fagus sylvatica*, and occasional ash *Fraxinus excelsior*, lime *Tilia* sp., and elder *Sambucus nigra*. Where the woodland meets Church Road, a number of non-native ornamental species are also present, such as sycamore *Acer pseudoplatanus*, sweet chestnut *Castanea sativa*, horse chestnut *Aesculus hippocastanum*, bamboo sp., and cherry laurel *Prunus laurocerasus*.
- 7.11 The condition of the woodland varies with some areas in need of replanting where crack willow specimens have fallen and other areas being over-shaded. Along Church Road the woodland lacks a scrub boundary and is bordered by short-mown amenity grassland which does not contribute to the wider ecological value or discourage informal access from members of the public. A large area of woodland in the east of the conservation area has been cleared to make space for a Forest School and informal recreational activities.
- 7.12 A small area of broadleaved plantation woodland is present around the sports ground car park in the west of the Conservation Area and this is currently dominated by semi-mature ash and alder.

This area is of a lower ecological value due to a lack of variation in age, structure and species. Non-native species such as butterfly bush *Buddleja* sp., and sycamore are frequent in this area.

- 7.13 A small area of mixed plantation woodland and scrub is present within the southern boundary of the school, adjacent to the graveyard. This area consists mainly of mature yew, with other species including hawthorn *Crataegus monogyna*, elder, holly *Ilex aquifolium*, ivy *Hedera helix*, elm *Ulmus* sp., and ornamental species. In the north, a sunken area to the east of the wooden-clad extension, has been largely left unmanaged and is currently vegetated with scrub and semi-mature scattered trees. Species here include English yew, goat/grey willow *Salix* sp., sycamore, birch *Betula* sp., and ivy.

Mature scattered trees and tree lines

- 7.14 A large number of mature scattered trees and tree lines are present, particularly within the gardens at Shaw House. In total these gardens support 18 species of native and non-native mature trees, dominated by old English yews and Irish yews and younger lime and ash trees. Several specimen trees are also located here, including some very large coastal redwoods, Austrian pines and *Cedrus* species. A walkway along the eastern boundary of the Park character area is lined with two rows of mature lime *Tilia* sp., and horse chestnut trees. Mature English and Irish yew trees are also present within the school and graveyard areas. Many of the mature trees are arranged as linear features, contributing to the ecological connectivity of the area and providing potential commuting routes for species such as bats.

Grassland

- 7.15 Large areas of the Conservation Area comprise short-mown amenity grassland, managed as formal lawns or areas for informal recreation. These grasslands lack foraging and sheltering opportunities due to a low floristic and structural diversity and are therefore considered to have low ecological value.
- 7.16 To the east of Shaw House, grassland mounds surrounding the car park have been subject to more relaxed management and currently comprise poor semi-improved grassland and tall ruderal habitats.
- 7.17 Within the privately-owned woodland in the south-east of the Conservation Area, part of the carr woodland has been felled to allow space for forest school and informal recreational activities. This area has been colonised by marshy grassland, which is cut periodically to prevent succession.

Species

- 7.18 A number of protected and/ or notable species have been recorded within the wider area. These include Species of Principle Importance for Nature Conservation and Local Biodiversity Action Plan priority species. The following species or species groups were identified within the records provided by West Berkshire Council and Thames Valley Environmental Records Centre (TVRC), or through an on-site assessment of the suitability of habitats within the Conservation Area to support these species. Species which are considered to be of particular interest given the habitats present and potential management implications are summarised below:
- Bats – Common pipistrelle *Pipistrellus pipistrellus* and soprano pipistrelle *Pipistrellus pygmaeus* have been recorded within one kilometre of the Conservation Area. The area also provides suitable habitat to support roosting, foraging and commuting activity for a variety of other bat species.
 - Otter and water vole – the habitats within the Conservation Area provide suitable foraging and dispersal opportunities for otter *Lutra lutra*, though it is likely that this species is only present as an occasional visitor due to the levels of human activity in this area, and it is therefore unlikely that any shelters of importance occur within the site. Areas of reed bed provide suitable habitat for water vole *Arvicola amphibius*, which has been recorded nearby on the River Kennet, however American mink *Neovision vision*, is known to be present in the area,

which reduces the likelihood that a population of water vole could currently be sustained in this section of the River Lambourn.

- Amphibians – the wetland habitats have the potential to support common species of amphibians such as common toad and common frog.
- Invertebrates – the River Lambourn is known to support a diverse range of invertebrate species associated with chalk river ecosystems. Areas of woodland and the numerous mature trees throughout the area would also be expected to support large numbers of invertebrates.
- Birds – kingfisher and green sandpiper, which are specially protected as schedule 1 species, and grey wagtail which is a red listed bird of conservation concern, are known to be present in the local area. Red kite (also specially protected) are also known to nest in some of the mature trees within the Conservation Area. In addition, the site provides suitable habitat for other species of wetland, woodland and garden birds including birds of conservation concern.
- Invasive species – American mink and signal crayfish *Pacifastacus leniusculus*, are known to be present in the stretch of the River Lambourn locally, and both are likely to have a significant detrimental effect on native fauna.

Summary of key considerations

7.19 The following summarises the key considerations which have been highlighted within the analysis of Chapter 7: Ecology. These are to be taken forward to inform the future conservation policies and management strategies.

- The River Lambourn is a SSSI and SAC and is therefore a site of both national and international importance for nature conservation and future management must ensure that the ecological value of this feature is protected and enhanced. Indeed, there is a legal requirement to ensure that any proposals do not negatively impact on these sites. Future management measures which would directly affect the river and its habitat composition would require consultation with (and possibly formal consent from) the Environment Agency and Natural England.
- The street lighting along Church Road has been well designed to minimise light-spill onto the River Lambourn corridor, with the wet woodland providing further screening. Future management will need to ensure that the river corridor is maintained as a dark zone, in order to prevent impacts on species such as bats and nesting birds which will avoid well-lit areas.
- There is potential to enhance the woodland through measures such as replanting of fallen specimens, replacing non-native species with native species, improvements in woodland structural diversity and woodland boundary strengthening. Selective thinning could be undertaken along the northern river bank to create more open, sunlit areas of woodland glade, pond and swamp habitats, which would help to establish aquatic marginal vegetation.
- Along the southern river bank hazel/ willow faggots have been used to encourage aquatic and marginal vegetation to establish. There may be scope to also apply this technique along other sections of the River and tributaries, and/or to incorporate other river bank management techniques such as spiling and coir planting.
- Numerous mature trees are located throughout the Conservation Area, particularly within the Shaw House gardens and the wet woodland. These are considered to be of high ecological value and should be managed to ensure longevity.
- Large areas of short-mown amenity grassland are of very limited value for wildlife, due to a lack of sheltering and foraging opportunities. Selected areas could be ecologically enhanced through relaxed mowing regimes and the incorporation of wildflower meadow seed mixes or spring bulbs.
- Other opportunities for enhancement include wildlife-friendly planting and the provision of wildlife refuges, such as bat, bird and invertebrate boxes and log piles.

- There are issues with water quality within the tributaries and the River Lambourn due to surface water run-off and gully pots from the A339. This is likely to affect the species composition and diversity of aquatic and subaquatic flora and fauna within the watercourses. There are opportunities to enhance water quality through replacing current drainage regimes with Sustainable Drainage Systems (SuDS), such as well-vegetated filter strips, swales and attenuation ponds, which if well designed, would have ecological value in their own right.
- Management work has the potential to impact on species such as bats, birds and otter which are legally protected, and therefore when necessary, appropriate best practice working methods and timings may be required.
- There are opportunities to engage with the school and local residents through education and nature conservation activities to increase environmental awareness and to contribute to voluntary management enhancements.

8 Landscape

- 8.1 The following chapter summarises the key attributes of the landscape within and surrounding the Conservation Area.

Understanding the physical surroundings

Landform and topography

- 8.2 The landform of Shaw House and Church Conservation Area is fundamental to its significance, with the house built on an area of raised ground above the River Lambourn, providing both protection against flooding and a degree of visibility in the landscape. In addition the River Lambourn has been a constant driver for change in Newbury, providing for example the local area with a natural power source to aid industry such as the medieval cloth mills for which Newbury became renowned for. In the 17th Century surrounding the wetland provided Shaw House with a natural defence during the Civil War and later the river provided the means for the owners to create an elaborate 18th Century water garden.
- 8.3 During its first four hundred years of existence Shaw House would have remained in relative isolation on the outskirts of Newbury town until the 20th Century. Today though surrounded by 20th Century urban development the topography and woodland belts which run along the boundary ensure the area continues to emit the sense of seclusion.

Landscape character

- 8.4 Shaw House lies within the Thames Basin Heaths National Character Area (NCA) which stretches westwards from Weybridge in Surrey to the countryside around Newbury.
- 8.5 Laying in the west of the NCA the landscape is characterised by the settlement pattern of the medieval market town of Newbury which today can largely be associated with small woodlands and wood pasture, established as the local farmers employed a wood-pasture economy where their farming was supported by coppicing.
- 8.6 The wetland and woodland pasture around the river reflect the geology and distinctive character elements of the small woodlands and wood pasture established during the development of the area to complement the local cloth trade and milling industry.
- 8.7 The River Lambourn is a notable feature of the Shaw House and Church Conservation Area and is a key feature of the National Character Area of international importance. The river is a Special Area of Conservation (SAC) and the chalk edges of the river are a key character attribute of the landscape.

Historic Environment Character Area

- 8.8 Much of the Newbury landscape was enclosed into fields through Parliamentary enclosure during the 19th Century; the landscape surrounding Shaw House was unusual in that this had taken place by the 18th Century. This meant that until the 20th century, Shaw House was largely surrounded by agricultural land.
- 8.9 The built-up area surrounding Shaw House has grown over the course of the 20th Century and housing and small light-industrial estates now cover the majority of the Newbury HE Conservation Area³⁷. The character of Shaw House remains but the extensive suburbs which have developed to the north of Newbury have engulfed the landscape around Shaw House. Protecting the current

³⁷ West Berkshire Council Archaeology Service (2018). Historic Environment Character Area (HEConservation Area), Newbury.

sense of seclusion and views in and out of the Conservation Area is vital to protecting the historic character of Shaw House.

Views and visual relationships

- 8.10 The natural topography of the landscape next to the River Lambourn and the subsequent 20th Century developments around Shaw House influences the extent and direction of views and the visual relationships with the surrounding area.
- 8.11 The most important of the historical views were those from Bath Road along the canal to Shaw House [1] (see Figure 8.2), along the tree lined avenue [2] and drive and from Bath Road to St Marys Church [3]. Other important internal views included those from Shaw House out over the formal historic gardens [4, 5].
- 8.12 Historically the River Lambourn would have played an important role in the setting of Shaw House, particularly following the development of the water gardens and was a key feature in the landscaped view from Bath Road north to Shaw House.
- 8.13 The presence and character of the historic views to and from Shaw House has changed considerably throughout the 20th Century and has altered the overall setting and sense of **'wholeness' of the Conservation Area**. Development between Newbury and the Conservation Area has broken the visual relationship with Newbury which allowed Shaw House to be seen from there as a prominent and important feature. In addition changes in the landscape within the Conservation Area mean that even within the Conservation Area, Shaw House is no longer apparent as a prominent manor house in its own grounds, which include the River Lambourn.
- 8.14 Woodland planting around the boundaries ensures there is minimal visual disturbance from the surrounding 20th Century developments, including some visual protection from the modern school buildings within the area and the nearby A339. The seclusion of the landscape from these later developments is crucial to the conservation of Shaw House as a manor house within its own grounds, visible from within those grounds.
- 8.15 However the woodlands within the site also limits views to the house from across the River Lambourn and vice versa, and elsewhere within the Conservation Area. This tends to split the landscape into separate compartments and loses the sense that it a coherent unit.
- 8.16 Figure 8.1 locates some of the more prominent views at Shaw House.

Figure 8.1 Historic views and viewpoints

- ← → Historic view
- Historic wide viewpoint
- ← → Important contemporary view
- Screened views



Figure 8.2 Viewpoints



[View 1] View from Bath Road to Shaw House along the canal. All evidence of a connection between the park and Shaw House is now lost.



[View 2] View along the tree lined avenue. The view remains intact and is fairly formal but there is no interpretation summarising the historic importance and linking the park to Shaw House.



[View 3] View from the park to St Marys Church is fairly fragmented with no historic links evident.



[View 4] Western view of the house. This is the first view of the house from the stepped access to the car park.



[View 5] Contemporary view along the River Lambourn.



[View 6] View from the accessible access of the car park to Shaw House.

Artistic/literary and cultural associations and representations

- 8.17 Shaw House has hosted a number of important historical figures throughout its history and played an important role in the cultural heritage of Newbury; including hosting royalty and being the subject of inspired works of arts. The artistic, literary and cultural associations are summarised below.
- 8.18 One of the key events in the history of Shaw House is its role during the Civil War, in which, with Donnington castle to the West, it was an integral part of the Royalist defensive positions during the 2nd Battle of Newbury in 1644. Contemporary accounts of the battle describe how the Royalist forces used the raised banks of the formal garden and possibly the wall along Love Lane to fend off a much larger Parliamentarian army ascending Clay Hill to the East. The failure of the Parliamentarian forces to co-ordinate their attacks simultaneously on Shaw House and on other Royalist forces to the West in Speen allowed King Charles I to successfully withdraw his forces to Oxford and fight on. These events led directly to Cromwell's **lobbying of** Parliament to form a better organised military force - the New Model Army.
- 8.19 Following the Civil War Shaw House played host to a number of Royals throughout its long history this has included King Charles II in 1660, Queen Anne in 1703, King George III and Queen Charlotte in 1766. These visits by members of the royal family throughout its history highlights the importance of Shaw House and the families that have lived there.
- 8.20 The John Collins painting of the landscape of Shaw House in 1736 is held by the West Berkshire Museum, see Figure 8.3. The painting is set from the canal basin looking north towards Shaw House. Within the painting you can see the gardens bounded by the brick wall which remains today. The canal basin is aligned with the front of Shaw House; however this important view is now largely concealed by woodland that has developed on the northern bank of the River Lambourn.

Figure 8.3 John Collins Landscape of Shaw House 1736 © West Berkshire Museum



Summary of key considerations

- 8.21 The following summarises the key considerations which have been highlighted within the analysis of Chapter 8: Landscape. These are to be taken forward to inform the future conservation policies and management strategies.
- The landform of Shaw House has played a fundamental part in the development of the house and the historical and cultural events.
 - The River Lambourn is a key attribute of the landscape of Shaw House forming an important part of the Conservation Area character, ecology, evidential and historical value.
 - The importance of Shaw House throughout its long history is evidenced by its royal visitors, its unique role in influencing the outcome of the English Civil War and its representation in works of art.
 - The woodland belt which runs along the western and southern boundaries of the Conservation Area currently protects the sense of seclusion from modern development on the edge of the area and thus retains a sense of 'ruralness' which is important to protecting aspects of the historic character.
 - Historic views of Shaw House have changed considerably over the last 100 years and today little remains of key views such as that seen in John Collins landscape of Shaw in 1736.
 - Within the Conservation Area, future strategies should strengthen key ties with historical events that are important **to Shaw House's** intangible heritage.
 - Management and improvement of the grounds immediately to the north and east of Shaw House presents a considerable challenge facing West Berkshire Council. The substantial open **space here is useful for many of the site's** public events and activities, but the bland and unimaginative landscaping does nothing to improve the aesthetic value of the site.
 - The hard surfaces of the former sports pitches actively detract from its significance. Footpaths across this part of the site are poorly detailed, inadequate for inclusive access and visually unattractive. The recent re-surfacing of footpaths in the churchyard shows something of what can be achieved, and making substantial improvements in these areas is a clear ambition for West Berkshire Council. This would include removal of the hard surfaces in the north-east quadrant of the grounds at least.
 - The extent to which new landscaping – especially gardens – could or should be considered is open to debate. The site is sensitive historically, archaeologically and aesthetically, and any design would need to steer a very careful course between potentially conflicting concerns. This should not prevent an ambition to improve the current situation, however, as the site would benefit from even small moves to enhance the grounds.
 - This could most certainly extend out into the wider parkland as well, eg the river corridor and the public parkland beyond it.
 - Careful management of the gardens and park could re-open visually and strategically important view corridors looking out from and back to the House. Similarly, attention to what is left of the old tree avenues flanking the former canals in the parkland, and some means of **re-presenting these, could make a major positive contribution to rediscovering Shaw's** former aesthetic glory – and enhance its significance.

9 Visitor experience and infrastructure

- 9.1 The recent 20th Century developments within the Conservation Area have meant the landscape of Shaw House has become fragmented. This is exacerbated by the disjointed network of infrastructure evident within the circulation of the landscape today. This chapter summarises the historic and contemporary circulation within the Conservation Area.

Approaches and access

- 9.2 A review of the current approaches and accessibility within the publicly open areas of the Conservation Area owned and managed by West Berkshire Council was completed to identify the network of current paths within the Conservation Area. The following paragraphs have not addressed access for Trinity School or areas of private land.
- 9.3 The Conservation Area contains a network of paths, tracks and lanes relating to the many phases of the site's **evolution. Routes include public footpaths which extend beyond the estate's boundary** to surrounding Newbury. Others relate to the movement within the Conservation Area itself and were historically developed to enable access to the house the gardens and surrounding landscape. The main routes recorded in the Historic Landscape Context and the 1st Edition Ordnance Survey Plan 1890s are listed below and shown on Figure 9.1.

Figure 9.1 Site approaches and access

1. Shaw House
2. St Mary's Church
3. Community garden
4. Trinity School buildings
5. Sports pitches
6. Old tennis courts. 6(a) Temporary car park.
7. Formal gardens
8. River Lambourn (SSSI)
9. The Park
10. Wet woodland (including Forest School)

- ← → Vehicle access
- Car parks
- ← - - - - - Pedestrian access
- - - - - Historic paths in use
(based on 1st Ed. OS)



9.4 The network of current paths within the estate is discussed in the following paragraphs.

Church Road

- 9.5 Church Road runs from the north west of the Conservation Area and heads south east. The road exists on the early maps of the site and has remained a public road throughout the history of Shaw House. However the route and extent has changed slightly over time. On the 1729 Map of Speen (Figure 3.2) **the road ends just north of St Mary's Church, and on Joseph Andrews' plan of 1750 (Figure 3.4) it extends slightly further towards some building to the west of Shaw House.** The 1883 OS First Edition (Figure 3.8) **shows the road taking its current line, south of St Mary's Church** and extending northwards to join Love Lane. Mrs Farquhar is known to have attempted to privatise the road using a gated entrance in the early 1900s, but this failed following a High Court appeal but lead to a change in the entrance to Shaw House from the west of the House to the current entrance to the south.
- 9.6 The road is double tracked and divides the northern and southern areas of the Conservation Area. It is no longer a through route and from the school car park access from the north is blocked by bollards and approximately 100 metres of the road is pedestrianised. For access to the church and Shaw House visitors are required to enter from east from the B4009 junction.
- 9.7 The road is lit along its entirety and a pedestrian walkway runs along parallel to the edge of the road. A separated cycle path is located along its northern edge for part of the way. There is no clear indication the road is located within the Conservation Area and has both tangible and intangible links to the historic Shaw House.
- 9.8 The mature trees and large verges give the impression of seclusion in an area that is now relatively built up. The road is cluttered with signposts, road markings and bollards which detract from the character. It feels fairly enclosed but opens up around Shaw House from which visitors are provided with one of the most significant views to the house. The views open up again by the church which creates a relaxed and informal atmosphere.



Pedestrianised area of Church Road by Trinity School ©Google (2018).



Church Road eastern entrance for the church and Shaw House © Google (2018).

Shaw House

- 9.9 The current entrance to Shaw House, put in by Kathleen Farquhar in the early 20th century, leads off from Church Road onto a tarmacked single tracked road. The road leads visitors through a gateway made of red brick and is directly aligned with the front door offering an impressive view of the house. The signage for Shaw House is set back from Church Road and placed on the railings of the main entrance gate and as a standalone sign in the grass verge.
- 9.10 The entrance from the south (from the main gates) is along a tarmac drive to the house with lawns on either side. There are 4 car parking spaces by the house to the right as you approach, 3

for disabled parking and 1 for a wedding car for wedding ceremonies. The tarmac surfaces extend all the way up to the building on the south, east and west sides of the house. Overall the tarmac surfaces detract from the impact of the house and are, at best, unsympathetic with the historic setting.

Tree lined avenue

- 9.11 The avenue is one of the key visible historic features, dating back to the 18th Century landscape design by Andrews, but has been replanted more recently (Phase IX 1939 onwards) with *Tilia x euopaea* (common lime). The avenue has become less prominent than it perhaps was with the proximity of vegetation encroaching from the woodland to the east and the loss of important views towards Shaw House. As a result it has lost the formality of what once would have been the main drive to Shaw House.
- 9.12 The path is surfaced with tarmac and is approximately 2 metres wide. The path is shared with cyclists which may put off some user groups dependent on the speed of the bicycles. There are limited seats available along the walk potentially making the area less accessible for some user groups. In addition there is limited directional signage within the area and some areas of the path are showing signs of wear and tear, particularly along the path edges.



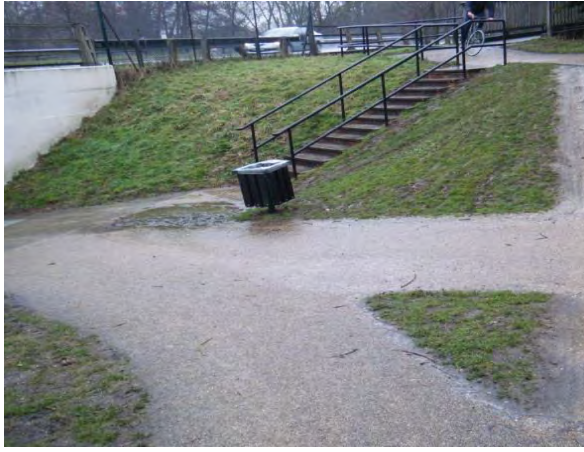
Image taken from the southern end of the tree lined avenue looking north.



Image taken from the northern end of the tree lined avenue looking north.

Public Right of Way along river

- 9.13 The Public Rights of Way enters the site on the western edge of the Conservation Area and runs the length of the river along the southern bank. The route connects the western entrance to the tree lined avenue and provides the sole public access to the river.
- 9.14 The route is fairly narrow and surfaced with tarmac which is in a good condition. The area is not lit and sightlines along the path have become obstructed with the overgrown vegetation on the southern edge of the walk which makes the area feel a little unsafe. Though there are no known accounts of anti-social behaviour the overall atmosphere of the area may impact the use of the area by certain demographics.
- 9.15 There are large patches of bare earth under the trees and in general the grass appears to be worn in patches. The area appears naturally very wet and this may have an impact on the success of some species.
- 9.16 The western entrance is clearly a busy junction point for walkers and cyclists. There are a number of desire lines and the path edges are eroding. The gradient leading from the paths to the underpass appears steep and may impact the use of the area by some user groups. The grass around the junction is showing signs of wear and tear and its growth is patchy in places.



Western entrance via underpass along Public Right of Way.



Public Right of Way along the river.

St Mary's Church

- 9.17 The church can be approached from Church Road, Shaw House and the school. St Mary's Church appears to have recently replaced the paths to the church and within the graveyard with self-binding Coxwell gravel paths. The paths are wide and seem to have addressed issue such as desire lines ensuring junctions and corners are suitably accommodated for. Furthermore it appears the path has been built up on top of the original level to ensure that the construction and use of the path does not further impact any potential heritage or tree roots. The surface materials of the path are more sympathetic to the materials used for the church and are permeable reducing the likely surface water runoff.
- 9.18 The church is able to use the small car park on the opposite side of Church Road which is owned by the council and is shared with visitors to Shaw House and made available to the school when they have large events.



Recently renovated paths using self-bound gravel.

Visitor arrival and facilities

Car Park

Shaw House

- 9.19 The main car park was completed in 2016 and is located in the east of the Conservation Area and is screened from Shaw House by the existing bank and mature trees. The car park provides bays for 103 cars including disabled parking and staff parking. Disabled parking is also available adjacent to the house.
- 9.20 There are two routes from the car park to Shaw House. The first takes the visitor over the historic garden bank via steps with handrail and along the eastern terrace. The second route takes the visitor north of the car park through the community garden. This route is step free and is the DA compliant route to the house and gardens.
- 9.21 The parking bays in the main car park are set out using a brick surface and the bays are segregated by intermittent painted white bricks to show individual spaces. The brick surface is designed to allow water to drain between the bricks into the subsoil and through drainage installed to take excess to an attenuation pond at the lower, Church Road end of the car park. The overflow is connected to the main drains in Church Road. The roadway in the car park is surfaced with tarmac which may result in an increase in surface water runoff.
- 9.22 The bank and mature trees form a visual and noise barrier between the house and the car park screening the cars from the gardens and house. Removing the temporary and staff parking from the southern side / main approach to the house and situating it all in the new car park to the East of the garden and bank has greatly improved the main view of the southern elevation of the house from Church Road. However in relocating the car park visitors no longer are able to observe one of the most important views of the house until they are out of their cars and have entered the site.

Church Car Park

- 9.23 The car park used by the church is owned by West Berkshire and located in the central western area of the Conservation Area just off Church Road. It is partly concealed from the surrounding Conservation Area by a native mixed woodland boundary. The car park backs onto the school parking and sports grounds. The car park provides bays for 55 cars with 3 blue badge parking spaces.
- 9.24 The car park is surfaced with self-bound gravel which is beginning to show signs of wear and tear. The post and rail fencing and lighting are also in poor condition.
- 9.25 Pedestrian access to the church from the car park requires pedestrians to walk back towards the entrance of the car park and across Church Road. There is no designated pedestrian walkway within the car park.



Entrance to the car park from Church Road.



Connecting gates to the school car park and sports grounds.

Visitor amenity facilities

- 9.26 The main visitor facilities are centred within Shaw House and includes toilets, a café, visitor reception and conference facilities. There are nine rooms available for meetings, training, family celebrations, weddings and cultural events and activities ranging from a capacity of 12 to 100.

Caretaker's Cottage, Stables and storage compound

- 9.27 The school currently has sole use of the stable block, which they lease from Shaw House, as a **compound for storage and maintenance**. **Shaw House staff use the Caretaker's Cottage for storing** gardening and other outdoor equipment and tools. Both are overlooked by Shaw House. The cottage and stables have been the subject of a recent condition survey and require significant structural repairs to ensure that they can continue to be used while adding to and not detracting from the historic setting for the enjoyment of visitors.

Trinity School

- 9.28 Trinity School is located immediately west of Shaw House and encompasses the north western area of the Conservation Area. A school has been located at Shaw House since 1946, but the majority of the current school buildings and layout date to the late 20th Century. The school finally moved out of Shaw House in 1985 and since then has resided in purpose-built buildings to the west.

St Mary's Church

- 9.29 The church is located south west of Shaw House and was built in 1841 following the demolition of the 12th Century church which lied due west of the house. There is a regular service on Sundays at 8am and 10am and a Messy Church (for families with young children) is held on the 2nd Saturday of the month 10.30am-12.30pm.
- 9.30 The church holds weddings welcoming everyone who lives in the parish, is a worshipping member of the congregation (or would like to become one), or has a close family connection with St Mary's Shaw to hold their weddings at the church. Baptisms take place during the 10am Sunday service, or in the form of a Baptism service on second and fourth Sundays at 12.15 or 1.15pm.
- 9.31 The church and the church centre can also be hired out. The Church Centre is a two storey building and provides disabled access and facilities; there is a semi-professional catering kitchen,

toilets, and two newly decorated function rooms. There are also rooms upstairs which are used for counselling.

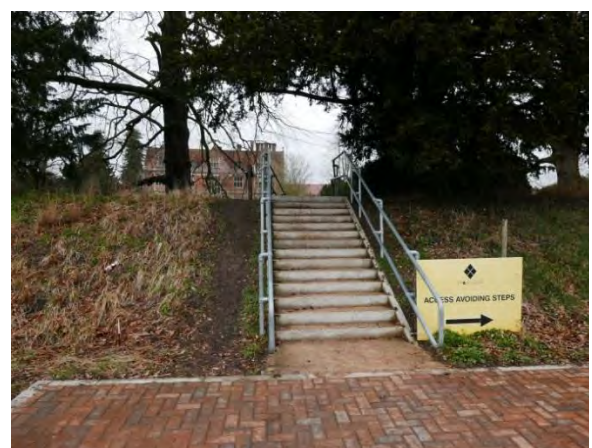
Waymarking and interpretation

- 9.32 Waymarking and interpretation around the Conservation Area is limited and the design and location of the signage is not always coherent. Some of the signage and interpretation within Shaw House and gardens has recently been updated and provides an excellent example of articulate and well-designed interpretation for a significant historic feature.
- 9.33 However the disconnection between the interpretation and waymarking around the Conservation Area contributes to the fragmented landscape and lack of understanding of the Conservation Area as a significant historic estate. This is partly because of the varied uses of its current components (eg the House and its grounds, the school, the church and the private residences) and the different management priorities of their owners. A single overall design style may not be achievable or even wholly desirable, as the owners will have varying priorities over the messages they wish to get across to visitors. The corporate bodies, of course, will have individual design styles to maintain as well. Even so, a clearer focus on the original Tudor estate and how this has changed over time would provide some unity to interpretation – as well as showing how the estate extended beyond the current limits of the Conservation Area and Registered Park until relatively recently. In some areas interpretation is all but absent at the moment (eg in the school grounds). A new vision to establish site-wide, linked and coherent information for visitors (historical, interpretative and basic waymarking) would be invaluable. This might include traditional boards and signage, but could also extend to digital media such as a Shaw app.
- 9.34 Archaeology is an area where existing interpretation is completely inadequate. There is little or no information across most of the site to highlight its rich legacy of buried and standing archaeology. Exposed fabric and interpretation boards at Shaw House revealing and explaining discoveries made during the refurbishment project provide excellent examples of what can be achieved. Something similar could be extended to the grounds: the boundary walls, garden archaeology and the smaller buildings within the curtilage currently receive very little attention but offer fascinating insights into how the wider site developed and was used. The Civil War is an obvious theme, and to some extent its history is interpreted in the wider landscape – but not the archaeology. Similarly, the remarkable designed landscape to the south of the House and beyond the River Lambourn is partly described in boards on the parkland area to the south of the river, but these are in poor condition and need to highlight the archaeological potential much more.

Figure 9.2 Examples of way marking and interpretation within the Conservation Area



Lectern interpretation panels located along the tree lined avenue.



Waymarker for accessible paths from the car park to Shaw House.



Lectern interpretation panel located along the south lawn of Shaw House.



Waymarked Public Rights of Ways located near the entrance to the tree lined avenue.

Summary of key considerations

9.35 The following summarises the key considerations which have been highlighted within the analysis of Chapter 9: Visitor experience and infrastructure. These are to be taken forward to inform the future conservation policies and management strategies.

- Shaw House Conservation Area contains many tracks and footpaths which are intrinsically linked to the past uses of the area. The Church Road is thought to date to pre-17th Century with some 20th Century amendments near the school preventing cars using the Church Road as a through road.
- The primary vehicle access route to the Conservation Area is along Church Road for the church, the school and Shaw House. Car parking is provided to the east for Shaw House, to the west for the Church and an overflow for Shaw House and west for the school. The latter two car parks are separated by a gate and at times when Shaw House is hosting popular events, they can by arrangement expand into the school car park and vice versa.
- The Conservation Area offers an extensive network of tracks and paths allowing visitors to explore the historic estate. However access within the gardens and wider estate is limited for those with restricted mobility due to path surfacing, location of seating and blockades which currently restrict cyclists.
- The church has recently renovated the path network within the churchyard replacing the previous surface with self-bound gravel and widening the paths to enhance the accessibility for visitors. The surfacing material is more aesthetically sensitive to the historic Conservation Area, furthermore is semi-permeable reducing the potential run off into the River Lambourn.
- Improvements to the path network, including the creation of new routes, should consider potential impacts on habitats of nature conservation importance and on the historic character of the estate. It may be possible to create or renew paths with minimal or no ground intervention, but any excavation needed must take full account of the archaeological sensitivity of the site. This will include appropriate archaeological mitigation when necessary.
- Recent renovation of the interpretation with the Shaw House and gardens area portrays the gardens and Shaw House as well maintained and imparts the feeling of the significance of the house and gardens. However the disconnection between the interpretation and way marking around the Conservation Area as a whole contributes to the disjointed feeling of the landscape and makes it difficult to discern how the landscape was once a connected whole. Even within the grounds of the House, the continued presence of large expanses of hard

surfaces from the old tennis courts and other sports facilities sends confusing messages on historic land use and interpretation, as well as being visually ugly and distracting.

- **Though some of the interpretation concentrates on aspects of Shaw's heritage such as its involvement in the Civil War, future reviews of the topics covered should also concentrate on local heritage such as the clothier trade, linking with the school curriculum such as the Civil War and wildlife interest of the River Lambourn with the overall aim to encourage greater landscape connectivity.**
- Substantial areas of the Conservation Area/Registered Park and Garden are essentially private, especially the Old Rectory complex and the wetland in the south-east corner. This must be recognised as a factor which is unlikely to change (and does not need to in terms of private residences in particular). Even so some interpretation outside these areas but explaining their relationship as part of the estate and designed landscape would be useful and of interest to visitors. It might also be possible to allow limited access (strictly by arrangement) on specific occasions such as Heritage Open Days.
- The school grounds probably present the greatest interpretative challenge. Inevitably pupil safeguarding is and must be at the core of how this area is presented to the public during school times, but there should be **potential for information to be available and accessible 'out of hours'**. **The current use and condition of large parts of the school grounds also present interpretative challenges, especially in the north-western part of the site where the sports pitches are such a dominant feature physically and visually.** It is very difficult to envisage how this area could ever have been part of an important historic estate just by looking at it today – but historic maps and aerial photographs can tell a very different story about how very different it looked as little as 50-60 years ago.
- Though outside the study area, a similar comment can be made about the post-war private housing on the former water tower field immediately to the east of Shaw House and its grounds. This was an important part of the estate historically but is now very much divorced from it. Again there is minimal or no interpretation or information available. Residents probably would not wish to encourage physical access, which would be wholly legitimate and understandable. Use of historic maps and aerial photographs via digital media might be a good way of presenting the history of this area without drawing people into it physically.

10 Significance

- 10.1 Before considering the issues that affect a heritage asset, or developing policies for its conservation or management, it is necessary to define what it is that gives significance to the place, collection or item and therefore warrants protection. This chapter considers the heritage values of the Conservation Area and its components to form a statement of significance for the Conservation Area.
- 10.2 Consideration has been given to the key significances within the Conservation Area according to the themes explored in this CMP as follows:
- Archaeology
 - Buildings and structures
 - Ecology
 - Landscape
 - Visitor experience and infrastructure
- 10.3 Significance is essentially a hierarchical concept, using ascending levels of value. Those used here follow guidelines established by James Semple Kerr (The Conservation Plan, 1996) and adopted by the Heritage Lottery Fund, Historic England and others. The levels of significance are:
- Exceptional Significance: important at national to international levels, reflected in the statutory designations of Scheduled Monuments, Listed Buildings, Registered Parks and Gardens, and equivalent nationally graded sites (including those of ecological and nature conservation value).
- Considerable Significance: important at regional level or sometimes higher, e.g. Grade II Listed Buildings.
- Moderate Significance: predominantly of local significance, but may be of a regional group value (e.g. a vernacular architectural feature).
- Neutral Significance: neither important nor detrimental to the site.
- Intrusive: features or aspects that actually detract from the value of a site. A modern corrugated iron shed adjacent to an important medieval building might be a good example.
- 10.4 A low designation of significance does not necessarily imply that a feature is expendable. Furthermore there are many instances where parts or aspects of the place may be susceptible to enhancement or reduction of significance as currently perceived, especially where there is a lack of information or understanding at the moment. Instances of this are highlighted in the following text.
- Please see Error! Reference source not found. for the assessment of significance.

Evidential

- 10.5 Shaw House and Church Conservation Area is of clear evidential significance, recognised by its designations as a Conservation Area as well as the number of Grade I and II listed buildings and its designation as a Grade II Registered Park and Garden. It is clear it is a heritage asset of Exceptional Significance based on the evidential value of the archaeological remains both above and below ground.
- 10.6 The landscape of Shaw House and Church Conservation Area provides the setting for the Grade I Tudor house forming with the gardens and park the historic heart of the Conservation Area. The house also has extensive historical significance as it allows understanding of the evolution of the

place over several centuries. The high-quality of materials and building deployed over time and the patina of age combine to confer significant aesthetic value on the house.

- 10.7 In total there are seven listed buildings and structures within the Conservation Area which are set within the Grade II Registered Park and Garden.
- 10.8 Shaw House is set within a once formal garden formed of layers of historic styles and features, particularly those of the 17th century formal terraces. The garden contains a combination of formal features and unused school facilities reflecting the changing uses of the Conservation Area from a private residence to a public amenity space. The garden is regionally important for its designed landscape and as the setting for the house which should help visitors understand the importance of the **gardens to a 'gentleman's estate'**; however this is currently neglected. The most significant historic areas are associated with the links back to the River Lambourn because of the use of the river in the early schemes and its utilitarian use in the development of Newbury. The drive, path network and historic trees within and surrounding the garden are also significant as surviving aspects of the designed landscape, which contributes to the sense of place for the house. The formal gardens are designated within the Conservation Area and on the Historic England Register of Parks and Gardens of Special Historic Interest. For these reasons the garden has Considerable Significance for the evidential, historic and aesthetic value.
- 10.9 Past discoveries suggest the landscape has potential for pre-historic and Roman remains of local and/or regional significance based on the character, rarity and extent. Archaeological remains of or relating to the medieval manorial centre and farm to the north-west of Shaw House might also survive; if so these would also be of local or regional significance, possibly higher. Unfortunately much of the manor site underlies the school buildings, which are likely to have damaged or removed much of the potential.
- 10.10 Post-medieval traces have been discovered in the past and it is likely given the historic significance of the property that below-ground archaeology survives; indeed fieldwork over the past 20 years or so has shown this to be the case. That said, some areas have poor preservation due to modern development – this is particularly true of the sports pitches on the west side of the school site, which have been terraced down into the original ground surface, thus affecting the potential for archaeological remains to survive intact. Significant earthwork remains of the post-medieval parkland and garden exist, and through these, historical sources and buried archaeology we have (or can gain) a good knowledge of the gardens from 1730 onwards. Our knowledge of the gardens during the medieval period is still limited, however, and may again have been adversely affected by development of the school and its facilities since the 1960s. Two trees have survived from the 16th Century garden one (an Atlas Cedar and one a Cedar of Lebanon), both located west of the main gate towards the churchyard and a further nine trees remain from Phase II (1670-1685) are all located north of Church Road.

Key points to note:

- Grade I listed Shaw House including boundary walls. Shaw House is a major example of an Elizabethan country house, with a high degree of survival of its original fabric; important on a national level as one of the first examples of symmetrical design. Its Grade I listing places it among the top 2.5% of England's 400,000+ listed buildings – all of which are by definition of national significance. Thus Shaw House is one of the most important historic buildings in the country.
- Grade II Gates, overthrow and gate piers.
- Grade II Parish Church of St Mary. **St Mary's Church lies relatively intact within the landscape.** Rebuilt in its current 19th Century form the church replaced its 12th Century predecessor. The immediate setting of the 19th Century church remains relatively intact and still provides a considerable amount of services to the local community. It is of Considerable Importance.
- Grade II lychgate and planking walls; Tomb and group of three chest tombs are of Considerable Significance.

- Grade II registered park and garden on the Historic England Register of Parks and Gardens of Special Historic Interest: the survival in the historic garden of the early terraces at Shaw, late 16th or early 17th Century. Make it one of only a small group of remaining examples of a **once prominent feature of gentry's house gardens**. The current condition of the gardens
- Other garden features extend the interest of the site into later periods, associated with contemporary instructions and other documents, especially for the 18th Century. This includes historic earthworks of the medieval and 18th Century garden design as of Exceptional Significance, contributing the above and below ground archaeology and reasoning for the park and gardens designation.
- Surviving trees from the earliest phases of the garden are of Moderate Significance.

Historical

10.11 The significance of the house is underlined by the ability to animate it with historical individuals and events. Today it is possible to experience and interpret several phases of the site's historic development.

16th Century during the medieval period Newbury became internationally renowned for its clothier trade. Through the building of Shaw House by the Dolman family, local merchants made wealthy by trade, Shaw House is intangibly and tangibly linked to the local clothier heritage and is a local expression of a contemporary national phenomenon of the time. This is particularly of note for the role the River Lambourn played both in the setting of Shaw House, its role in powering up to five mills on the estate and the development of nearby industries such as with tanning, tallow chandling and blacksmithing.

17th Century Shaw became the headquarters for Charles I and a strategic part of the Royalists battle plan securing the sites significance in mainstream British history. It is not on the Historic England Register of Historic Battlefields, because of the destruction of other parts of the battle site, but the unique survival of a house and garden fought over as a principal part of a major engagement of the Civil War makes Shaw House an important site of national significance.

18th Century Shaw House is significant for its association with the ownership and regular residence, with the 1st Duke of Chandos, major early 18th Century patron of architecture and the liberal arts. Furthermore the stature of the house is recognised by the visits paid to Shaw by every reigning member of the Stuart dynasty, from James I to Queen Anne.

19th Century during the 19th Century the house became the residence of a number of prominent local families who continued to reside at Shaw House and play a role in supporting the local communities.

20th Century under the ownership of Sir Farquhar Shaw House was requisitioned by the army to support the World War II efforts and subsequently sold, divided and purchased for the use as a school.

Key points to note:

- The role of Shaw House during the Civil War and the reigning members of the Stuart dynasty. In addition links to the Speenhamland Act 1795, also known as the Berkshire Bread Act, which was a form of outdoor relief intended to mitigate rural poverty in England and Wales at the end of the 18th century and during the early 19th century. The Conservation Area's associations with these events are of Exceptional Significance.
- The Conservation Area's historic associations with the Dolman family, Duke of Chandos including links to local clothier and milling industry of Newbury in particular the role of the River Lambourn is of Considerable Significance.
- Many of the local community will have attended the school and thus have a personal communal history on the site, this is of Moderate Significance.

Aesthetic

- 10.12 Large aspects of the historic layout remain relatively intact and date to the 17th, 18th and 19th Centuries providing the setting for an important Tudor house. Shaw House and its grounds have been a choice for artistic depictions from at least the later 18th Century. These are important sources of historical information, but more than this, they demonstrate the visual attractiveness of the whole complex as it was designed, built and evolved. Illustrations from the 19th Century, and especially photographs from the second half of the Century and beyond, continue to show how important the site was aesthetically. Several articles in Country Life during the early-mid 20th Century show very clearly the extent of interest the site generated. This is no surprise: the house and its carefully designed landscape were a dominant feature of Newbury and West Berkshire for several hundred years.
- 10.13 The aesthetic value of the Conservation Area has undoubtedly been eroded by modern development to the east (housing), west (the school and its facilities) and south-west (the dual carriageway). The latter in particular has cut Shaw House and Church Conservation Area off from Newbury town centre physically (despite underpasses) and visually. The southward link to London Road has also largely been lost. Arguably worst of all, the clear linkage between the house and the sweep of parkland to the south of the River Lambourn has been all but lost – mostly by accident through inadequate management of a small belt of woodland, much of it self-seeded and with little historical significance. The landscape is therefore of Considerable Significance.

Key points to note:

- The gardens are an important backdrop to the Tudor House of Exceptional Significance and the private residences within the Conservation Area.
- Historic trees framing and blocking views within the gardens dating back to the 17th Century.
- Designed views along the tree lined south drive.

Communal

- 10.14 Shaw House and Church Conservation Area is an important valued cultural heritage asset with the house attractive visually and historically. The potential popularity of house, park and garden is perhaps linked to the public perception of the path and how people lived in it. Shaw house is a **rare example within Newbury of the 'gentlemen's estate' to which the public have free access.** Furthermore Shaw House has strong associations as a public amenity space acting as a school for a large part of the 20th century and has strong ties within the living memory of the local community. The strong sense of ruralness within the Conservation Area, combined with its location within Newbury adds to its recreational and communal value. Shaw House and Church Conservation Area is of Considerable Significance as a public open space and visitor attraction.
- 10.15 The landscape provides the setting to Shaw House and St Mary's Church and has an enormous potential to be used for educational purposes relating to the history, archaeology, ecology, biology and geology. The landscape is fairly tranquil within an urban environment and offers an opportunity for informal recreation within the park and formalised recreation with the gardens. The park is accessible to the public throughout the year and is crossed by a number of public rights of ways; the open times for the gardens are limited to open events and private functions.

Key points to note:

- Large open spaces within the vicinity of the Public Rights of Way.
- Open access and space for informal and formal recreation including community schemes.
- Historic associations within the living memory of the local community.
- Use of gardens for special occasions.

Ecological

- 10.16 The Conservation Area as a whole provides a range of semi-natural and managed habitats, including a number which are listed as Berkshire Biodiversity Action Plan (BAP) priority habitats. Habitats include the River Lambourn chalk river and tributaries, reed bed, semi-natural broadleaved woodland, woodland carr, mature scattered trees, mature tree lines, scrub and areas of grassland. These habitats are well connected within the Conservation Area, forming a diverse mosaic landscape with a good range of opportunities for wildlife.
- 10.17 Ecological connectivity to similar habitats within the wider landscape is limited due to the immediate surroundings which largely consist of an urban environment with residential and commercial properties and main roads. Further to the north and west however, the landscape becomes more natural in character and includes a number of Local Wildlife Sites (LWS), designated for their nature conservation value. Further downstream, the River Lambourn is also hydrologically and ecologically connected as a tributary to the River Kennet SSSI.
- 10.18 The River Lambourn, which flows through the centre of the Conservation Area from west to east, is of particular note as a habitat of high ecological value. This feature is designated as a Site of Special Scientific Interest (SSSI) and a Special Area of Conservation (SAC), which are statutory designations of national and international significance. It is a chalk stream, which supports a diverse range of species characteristic of this habitat type, including aquatic vegetation, invertebrates, fish, nesting and overwintering birds, bats, otter and other mammals. The SAC designation in particular relates to the chalk stream habitat, associated aquatic vegetation and the presence of bullhead and brook lamprey.
- 10.19 The Conservation Area supports a range of woodland types. Along the northern bank of the River Lambourn and in the south-east, areas of mature crack willow and alder carr woodland provide sheltering and foraging opportunities for wildlife, contributing the ecological value of the River Lambourn SSSI and SAC in this area. Elsewhere, there are areas of semi-natural broadleaved woodland, broadleaved plantation woodland and mixed plantation woodland, locally dominated by semi-mature ash and alder and mature English yew. These woodland areas have a more scattered distribution though they do provide habitat connectivity across the Conservation Area.
- 10.20 A large number of mature scattered trees and tree lines are present, particularly within the gardens at Shaw House. In total these gardens support 18 species of native and non-native mature trees, dominated by old English yews and Irish yews and younger lime and ash trees. Several specimen trees are also located here, including some very large coastal redwoods, Austrian pines and *Cedrus* species. Mature English and Irish yew trees are also present within the school and graveyard areas.
- 10.21 Most of these trees are arranged as tree lines which provide linear features in the landscape, contributing to the ecological connectivity of the Conservation Area and the surrounding landscape. Given their age and size, many of the trees are of high ecological value in their own right, providing opportunities for species such as invertebrates, fungi, nesting birds and, in some cases, roosting bats.
- 10.22 The Conservation Area as a whole supports suitable habitat for a number of protected and/ or notable species, including species of Principle Importance for Nature Conservation and UK BAP priority species. Further information is provided in Section 7 and detailed information on legislation relating to protected species is provided in Appendix 2.

Key points to note:

- The River Lambourn is designated as a Site of Special Scientific Interest (SSSI) and a Special Area of Conservation (SAC) making the area of Exceptional Significance.
- The Conservation Area supports a range of woodland types providing sheltering and foraging opportunities as well as habitat connectivity across the site.
- The age and size of many of the trees make them of high ecological value in their own right, providing opportunities for species such as invertebrates, fungi, nesting birds and, in some

cases, roosting bats. Making the trees of Considerable Significance for their ecological value.

- The Conservation Area supports suitable habitat for a number of protected and/ or notable species, including species of Principle Importance for Nature Conservation and UK BAP priority species, making the area of Exceptional Significance.

11 Issues and opportunities

- 11.1 Drawing on the preceding evaluation and analysis, this chapter identifies the issues and opportunities that may affect the significance of the site as a whole, its component character areas and/or individual features.
- 11.2 Key issues which affect the Conservation Area as a whole are:
- The Area has lost its identity as a coherent whole, ie a substantial and important mansion surrounded by its own land. Part of the reason for this has been the fragmentation of the site ownership, and part by the way the site is managed and maintained.
 - While the House has undergone substantial and appropriate restoration, its immediate grounds and the wider parkland do not reflect the same level of historic accuracy or quality.
 - The site is a Conservation Area, but there are a number of features, the area around the school and church car parks, some of the road and path surfaces, old tennis courts (remnants of earlier roles) that detract from that designation.
 - The outdoor amenity areas owned by Trinity School within the Conservation Area are so completely changed, with a complete absence of features from before the 1990s, that the council question their continued inclusion within the Area.
 - Increased resources need to be found if the level of management of the Area as a whole is to reflect its heritage significance.
- 11.3 These issues have been classified in more detail below according to the eight Green Flag assessment criteria and Green Heritage Site Assessment Criteria which are widely used as a means of assessing and guiding the management of both public parks as well as heritage sites such as the Shaw House and Church Conservation Area.
- 11.4 The criteria are:
- 1 A Welcoming place
 - 2 Healthy safe and secure
 - 3 Well maintained and clean
 - 4 Environmental management
 - 5 Biodiversity, landscape and heritage
 - 6 Community involvement
 - 7 Marketing and communication
 - 8 Management
- 11.5 The concluding section of the chapter discusses the current boundary of the Conservation Area and whether this needs to or should change to reflect the changes that have taken place since the Conservation Area was designated in 1990. In particular these changes include the building and expansion of Trinity School.

1 Welcoming place

Aim	To create an inviting space which draws people into the site, which through its visual appearance, range of facilities, standards of maintenance and ease of access makes people feel that they are in a place which is well cared for. This aims to generate an innate understanding of the site, its origins and value which in turn is reflected in the greater enjoyment of and respect for the place itself.
Issue	
1 (a)	<p>Lack of coherency</p> <p>The key issue is that signage and the way the Conservation Area is divided into separate land parcels, visually and in terms of ownership, do not lead users to believe that they are visiting a coherent landscape which provides a historic setting for both Shaw House and St Mary's Church.</p>
1 (b)	The fragmentation of the Conservation Area including the loss of views varied site maintenance consequently dissuades users to the House from exploring other areas of the historic site.
1 (c)	<p>Wayfinding within the park and marking entrances to the park.</p> <p>There are some new welcome signs and interpretation boards at the entrance from the main car park which clearly display opening times and upcoming events and within the garden and park there other signs providing interpretation material about the House and its history. However there are some entrances to the park, particularly from the south with no indication that visitors are entering the site.</p>
1 (d)	Accessibility of interpretation boards including text size and location away from the paths deterring visitors from important views within the historic gardens.
1 (e)	Current lack of seating within the gardens and wider park may impact those with physical disabilities.
1 (f)	The wooden fencing between the gardens and Church Road provides a visual barrier which is both out of character with the historic nature of the site and suggests that the site is not accessible to interested visitors.
1 (g)	While the majority of visitors travel to Shaw House by car or foot, there are a number of footways and cycle paths along Church Road but there is no cycle parking to encourage greater use of these methods of transport.
1 (h)	Accessibility of visitor facilities such as toilets. Access to the current toilet in the House is up stairs and down a lift.
1 (i)	School access and traffic management controls are unsightly and not welcoming.

2 Healthy, safe and secure

Aim	Ensuring the managers understand the users' needs, encouraging them to enjoy healthy activities using appropriate, safe to use facilities and activities and to feel personally safe and secure. This considers any structures on the site that are there for the use and enjoyment of users – including community rooms and conference facilities, toilets, visitor centre, cafes, benches, play and exercise equipment and water features.
Issue	
2 (a)	There are currently a number of blocked sightlines throughout the Conservation Area as a result of overgrown shrubs and trees encouraging antisocial use and perceptions of lack of safety.
2 (b)	The historic graves and tree roots within the churchyard make the ground uneven as and difficult to access for anyone interested in learning more about the monuments and the people that they mark.
2 (c)	Paving stones at the entrance to the House and café are uneven creating trip hazards and impeding access.
2 (d)	Some beech trees are showing signs of rot and damage. However due consideration is needed to consider retaining significant trees in the landscape and those that are of ecological value.
2 (e)	There are number of fallen trees along the river banks which add to the sense of the area being unmanaged and are potentially unsafe to any one accessing those areas.
2 (f)	While access to the northern bank of the River Lambourn is difficult the very damp ground makes it potentially unsafe for those that do.

3 Well maintained and clean

Aim	For aesthetic as well as health and safety reasons issues of cleanliness and maintenance are considered in particular with regards to:
Issue	<ul style="list-style-type: none"> • litter and other waste management issues • grounds, buildings, equipment and other features must be well maintained • policies on litter, vandalism and maintenance should be in practice and regularly renewed
3 (a)	Desire lines along popular routes are located throughout the Conservation Area.
3 (b)	The appearance, location and condition of the old sports courts in the centre of the south lawns gives the landscape and setting of Shaw House an untidy and informal appearance. This detracts from the formality of Shaw House and the recent funding to help restore the building.
3 (c)	There are elements of the landscape maintenance which are not in keeping with the significance of the Conservation Area as the setting of a Grade I historic manor and a Registered Historic Park and Garden. Specific areas of maintenance issues are addressed in Chapter 13: Character Areas.
3 (d)	While litter clearance in the House grounds is good there are areas in the wider parkland and around the school car park which, despite the efforts of the school and parish council, gather litter and appear unkempt.
3 (e)	Attempts to prevent parking on the grass verges have used wooden bollards but these are prone to vandalism and hence were not replaced when lost.
3 (f)	Dead, dying and diseased trees within the formal gardens. Need to balance the need to remove dead/dying trees for safety reasons and where they detract from formal surroundings and their value as a habitat for wildlife and as remnants of earlier landscapes.
3 (g)	Deteriorating paths and tarmac bases.
3 (h)	Bare horticultural beds within formal garden areas.
3 (i)	The age of the trees poses a certain risk to the future landscape and along with climate change and the increased risk of pests and diseases there is an increased risk of change.
3 (j)	Some of the interpretation boards are faded and in varying states of condition.
3 (k)	The grass is in a poor condition throughout the site.
3 (l)	There is some minor graffiti located within the Conservation Area. Though vandalism does not appear to be a major issue, it needs to be dealt with swiftly and efficiently when it does occur.
3 (m)	Lack of coordinated maintenance over the site, and areas which appear to be unmaintained.

4 Environmental management	
Aim	Ensuring that the way the site is managed has a positive impact on the environment, locally and globally both now and for the future. Considering managing environmental impact, waste minimisation, chemical use, peat use and climate change adaptations.
Issue	
4 (a)	Monitor the quality of water from the nearby road networks and land drainage systems. There is the potential for issues with contaminated water within the tributaries and the River Lambourn due to surface water run-off and gully pots from the A339. This could negatively affect the species composition and diversity of aquatic and sub aquatic flora and fauna within the watercourses.
4 (b)	Water efficiency – current lack of features to reduce water consumption and reuse rainwater where possible, in building, infrastructure and water bodies, large water bodies or individual ornamental water features.
4 (c)	Current lack of energy saving or efficient features installed within buildings, in new vehicles and machinery.
4 (d)	Current reliance on fossil fuels instead of renewable energy generation on site or procurement of off-site power.
4 (e)	Limited recycling facilities on site and increasing the need to collect and recycle materials from the public use of the site impacting the management and maintenance of the Conservation Area.
4 (f)	There is no policy to reduce or stop the use of pesticides and fertilisers.
4 (g)	There is no policy to reduce or prevent the use of peat.
4 (h)	The main road running along the west of the site (the A339) causes an amount of noise pollution within the Conservation Area and this can have an adverse on the character and tranquillity of the area.
4 (i)	There is a risk of flooding within the area around River Lambourn and is a significant risk to the Conservation Area and risks damaging the historic character of the landscape through sediment build up and contamination in waterbodies as two examples. With climate change the risk of flooding is liable to increase.
4 (j)	Address current site drainage and assess options for sustainable urban drainage systems (SUDS).

5 Biodiversity, landscape and heritage

Aim	Ensuring the particular character and requirements of the natural features, wildlife and flora; landscape features; and buildings and structure of the Conservation Area are identified and appropriate management strategies are put in place to conserve and enhance the significance of those features.
Issue	
Biodiversity	
Issue 5b (a)	The River Lambourn SSSI and SAC is an area of high ecological value, protected by statutory designations. Future management needs to ensure that the ecological value of this area is maintained and enhanced while still respecting the heritage values of the Area.
5b (b)	Ecological management measures should also consider a landscape-scale approach, with the aim of maintaining and enhancing habitat connectivity across the Conservation Area. In particular this should include habitat connectivity within the River Lambourn SSSI and SAC and its connectivity to the wider landscape.
5b (c)	Ensure that street lighting along Church Road is designed to minimise light-spill onto the River Lambourn corridor. Future management will need to ensure that the river corridor is maintained as a dark zone, in order to prevent impacts on species such as bats and nesting birds which avoid well-lit areas.
5b (d)	Currently there is a lack of an understory layer within the areas of wet woodland and a lack of a woodland boundary along Church Road. This reduces the value of the woodland for wildlife and enables access resulting in disturbance.
5b (e)	Sections of the woodland along the northern bank of the River Lambourn are very dense with little light reaching the floor.
5b (f)	The ecological diversity of the river and river margins is low. There is a need to encourage aquatic and marginal vegetation to establish along the river banks, and improve bank management; possibly extending the hazel/ willow faggots which have used along the southern banks for the River Lambourn, and/or to incorporate other river bank management techniques such as spilling ³⁸ and coir planting.
5b (g)	The broadleaved plantation woodland around the sports car park is currently dominated by semi-mature ash and alder, with a lack of variation in age, structure and species.
5b (h)	Non-native species are present within areas of wet and dry woodland, including sycamore, cherry laurel, butterfly bush, bamboo, sweet chestnut and horse chestnut. These could be replaced with native species, with due consideration for any historic significance of larger tree specimens.
5b (i)	The woodland and scrub boundary between the River Lambourn tributary and the A339 is currently thin in places and lacks a diverse ground flora. It also contains a high proportion of ash, which if struck by Ash dieback, would

³⁸ <http://evidence.environment-agency.gov.uk/FCERM/en/SC060065/MeasuresList/M5/M5T6.aspx?pagenum=2>

5 Biodiversity, landscape and heritage

	reduce the effectiveness of the woodland as visual and sound screen between the A339 and the Conservation Area.
5b (j)	The school character area includes a small area of woodland and scrub along the boundary with the church, which is of value to wildlife and should be retained and enhanced. In addition, an area of scrub and semi-mature trees is set in a sunken area to the east of the wooden-clad extension to the school. This area has the potential to be enhanced; for example through wildlife-friendly planting or through the creation of a wildlife garden for ecological and educational interest.
5b (k)	The numerous mature trees throughout the Conservation Area represent features of high ecological value and tree lines in particular contribute to the ecological connectivity of the habitats within the area. The management of these trees needs to be appropriate to ensure tree health and longevity.
5b (l)	Issues with mature tree health need to be considered in some areas. These include: poor condition of some of the yew trees due to dying branches and vegetation encroachment; cankers on horse chestnut trees; and threats from pests and pathogens, particularly with future climate change. In addition, mature crack willow trees have the potential to fall or shed branches which can impact on public safety and could damage the river banks, impacting on the SSSI and SAC.
5b (m)	Works to mature trees and woodland has the potential to impact on roosting bats and nesting birds, as well as ground nesting birds along the watercourses, all of which are legally protected.
5b (n)	Otters are likely to use this stretch of the River Lambourn for occasional foraging and commuting. Given the nature of the banks and the high levels of human activity in the area, it is unlikely that these areas are used by otter for sheltering, however this should be confirmed through an otter survey prior to any work being carried out that could affect the river banks.
5b (o)	Due to its designation as a SSSI and SAC, there is a legal requirement to ensure that any proposals do not negatively impacts on the River Lambourn and its habitats. Future management measures which would directly affect these areas would require consultation with (and possibly formal consent from) the Environment Agency and Natural England.
5b (p)	Large areas of hard standing, particularly in the north-west of the Conservation Area are of negligible ecological value.
5b (q)	Large areas of short-mown amenity grassland are of very limited value for wildlife, due to a lack of sheltering and foraging opportunities.
5b (r)	In the case of the graveyard, the grassland is likely to be of a higher ecological value but would also benefit from relaxed mowing regimes to allow wildflowers and finer grasses to increase.
5b (s)	In general, there is a lack of standing and fallen dead wood habitats within the Conservation Area (with the exception of the wet woodland), which limits the availability of sheltering and foraging habitat for species which favour these features.

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5b (t)	The bug hotel in the communal garden within the Shaw House character area could be moved to a more sheltered location with more foraging opportunities for invertebrates, for example within a nectar-rich flower bed or an area of scrub.
5b (u)	Shaw House supports a number of events and activities linking to the property's cultural heritage values but does not so much link them back to the ecological value of the area. There are opportunities to engage with the school and local residents through education and nature conservation activities. The local Forest School may be interested in collaborating on this.
5b (v)	There is potential for the installation of wildlife interpretation boards, particularly along the River Lambourn to encourage an appreciation and sense of stewardship for this area.
Landscape	
5l (a)	The setting of Shaw House as an imposing mansion set within its own grounds composed of both formal and informal elements has been substantially degraded through incursion of development around the edges, the building of the school within the Conservation Area, the building of the A339 within the southwest corner of the original estate and the division of the estate grounds among different owners with different objectives.
5l (b)	While the bare bones of the formal surrounds to the House still exist, the areas of mown grass and hard surfaces, much of it tarmac, around the House do not match the level of restoration of the House.
5l (c)	Historic views have been lost from Shaw House, the church, along the avenue and to the wider surrounding landscape.
5l (d)	Views to Shaw House from south of the River Lambourn have also been lost as a result of the development of the wet woodland along the northern bank of the River Lambourn.
5l (e)	Overgrown trees along the mound and boundary of the historic gardens currently block sightlines and misrepresent the design of the historic landscape.
5l (f)	Views of the school from Shaw House and the church adversely impact the setting, historic character and feeling of tranquillity.
5l (g)	The current locations and condition of the old tarmac sports courts located in the centre of the south lawns deter from the historic character of Shaw House.
Heritage	
5h (a)	Shaw House Registered Park and Garden is on the Heritage at Risk Register.
5h (b)	The current use of the gardens does not always tie in with the historic origins of the gardens and Shaw House and this could possibly have a detrimental impact on the gardens and the setting of Shaw House.

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5h (c)	<p>In the 20th Century the landscape changed considerably which consequently meant the loss of historic formal landscape features from the garden including the formal canal. Establishment of the A339 dual carriageway was particularly damaging along the south-west edge of the parkland. The development and extension of the school, and post-war housing to the east of Shaw House, have also had an adverse effect on the landscape. Fortunately these are in discrete areas, little of which was vital to the most clearly designed elements of the gardens, grounds and park. These were concentrated immediately to the north, east and south of the house for the gardens and grounds, and to the south, south-east and south-west for the parkland. These are the areas where most effort should be expended in future to re-establish and enhance the historic landscape.</p>
5h (d)	<p>Though concentrations of works should not be seen as an abandonment of other areas, especially the school grounds. Rather, it is recognition of the reality that the core use of that area in particular will remain educational for the foreseeable future. Improvements can still be made on the interpretation and the historic character of the landscape here, but must be within the context of security and safeguarding for pupils, staff, parents and visitors.</p>
5h (e)	<p>Poor and deteriorating condition of historic built features such as the bounding walls and church monuments.</p>
5h (f)	<p>Features such as the remains of a brick structure within the rough grass in the south eastern corner of the car park are an example of how features can go unnoticed and therefore their significance is hard to determine.</p>
5h (g)	<p>Previous investigations have demonstrated that the grounds around the house retain very well preserved post-medieval remains. The school site appears to have less potential due to modern building and landscaping works, both of which have reduced the potential for survival of well-preserved remains. The potential is less clear along the river corridor, and in the public parkland and wetland areas. Some destruction of remains certainly took place along the south-west corner of the public parkland when the A339 dual carriageway was built, but otherwise it is expected that preservation will be good in these areas. Features such as the canals and associated semi-circular basin on the north side of the river, and the boathouse which is clearly shown on old maps, are expected to survive and could be of considerable interest were they to be examined.</p>
5h (h)	<p>There is a need to monitor known features of archaeological interest to prevent damage from encroaching vegetation.</p>
5h (i)	<p>Cultivation, earth moving, dumping, vehicle movements and other land management operations could adversely impact on features of archaeological interest.</p>
5h (j)	<p>There is some uncertainty in the understanding of features within the estate including the possible presence of significant species and archaeological features.</p>
5h (k)	<p>Need to conserve, record and provide interpretation of features of archaeological interest.</p>

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5h (l)	There are many old surveys, historic maps, aerial and ground-level photographs, as well as archaeological records and reports, which provide fascinating insights into the site's history . Unfortunately these records are widely distributed across local, regional and national collections – though copies of material in the major holdings at West Berkshire Council and Historic England could be brought together on site relatively easily.
5h (m)	The estate at Shaw contains a number of buildings which are currently under-used or not at all . The former caretaker's cottage and the Bothy are two prime examples, while the old coach house and stable block could provide excellent facilities within a historic building if re-purposed in this way.
5h (n)	Landform combined with the woodland boundaries and the river combines to create a certain sense of isolation within a particularly urban environment. This is fundamental to the estate's significance .
5h (o)	However the historic relationship between Shaw House and its grounds with Newbury has been degraded by development, not helped by the lack of any clear identifying signage at entrances to the Area from Newbury.

6 Community involvement

Aim	Ensuring the management of Shaw House understands the community it seeks to serve, actively and appropriately involves members in making decisions about the site's development, providing opportunities for active participation and ensuring that there is appropriate provision for recreational facilities.
Issue	
6 (a)	Appropriateness of location, size and activity of community garden and how it links back to Shaw House and its sense of place and character.
6 (b)	Events are largely concentrated in and around the house and church. Encourage greater community involvement across the whole site.
6 (c)	Potential conflicts of users including the school, church and conference facilities for example.
6 (d)	Involvement with the school in using Shaw House as a learning resource to support the school curriculum.
6 (e)	Involvement of the local community in aiding the management and maintenance of the Conservation Area.
6 (f)	Encourage local sense of place and pride for Shaw House. Placing greater emphasis on local sense of heritage and ownership.

7 Marketing and communication

Aim	Ensuring managers understand the key benefits of the site and how they are using this information to promote it appropriately. They should understand who the main user groups are, and could or should be, and use a fitting range of interpretation and engagement techniques to communicate with them.
Issue	
7 (a)	Further developing marketing and communication; maintaining the development of the use of social media. Exploring digital technology to increase access to the story and interpretation of the site.
7 (b)	Ensure that there is a coordinated marketing plan which is based on a clear understanding of the significance of the area as a whole, rather than concentrating on Shaw House alone.
7 (c)	Ensure that marketing materials and techniques are modified to take account of increasing knowledge of the site and of changes in communication methods and technology.
7 (d)	Improve links and communication channels with the local school to improve sense of place and ownership within the school community for the site.
7 (e)	Review current information available on the interpretation boards and its value supporting local heritage interest and school curriculum.
7 (f)	Work with the Forest School to encourage coordinated events and communications to encourage the management and use of the area as a coherent whole.

8 Management

Aim	Evaluates how well the management plan is implemented on site. Green spaces commonly represent significant and valuable assets within any
Issue	<p>Managing Organisation’s portfolio, therefore, the Green Flag Award requires the establishment of an active management plan based on a deep understanding of the community that it serves and its aspirations, believing that this is important to ensure the proper funding of these assets with financial, staff and volunteer resources.</p>
8 (a)	The Conservation Area is owned and maintained by a number of different bodies. An overall vision is needed for the area as a whole, taking into consideration the individual interest and requirements of the different owners as well as the heritage, ecological and community value of the Area as a whole. A coherent management plan is required and to be accepted and acted upon by all owners to implement the vision.
8 (b)	Shaw House Conservation Area includes a number of other designations including Registered Park and Garden, SSSI, and is the setting for a number of listed buildings; including the Grade I Listed Building Shaw House and the Grade II listed gate and overthrow.
8 (c)	Formerly a private residence the change of use from private residence, gardens and park to a school, a public park and now a wedding venue and conference facilities may impact the management of the gardens and its use, including increasing the likely wear and tear on garden features from an increase in footfall and the increased need for site furniture such as benches and bins.
8 (d)	The entire Conservation Area lies within Newbury town and thus any changes to the landscape must be in line with the local plan.
8 (e)	Ensuring the Management Plan is updated following the relevant seasonal surveys.
8 (f)	The proposals need to adhere to any relevant conditions to do with the SSSI.
8 (g)	The area is in a Higher Level Stewardship targeting area.

Location of the Conservation Area Boundary

- 11.6 Conservation Areas can be created where a local planning authority identifies an area of special architectural or historic interest, which deserves careful management to protect that character. An area has to be identified by the local authority as having a definite architectural quality or historic interest to merit designation. The Shaw House and Church Conservation Area was designated in June 1990 and is one of 53 in the West Berkshire District.
- 11.7 **A key tool for fulfilling the council's duties under the 1990 Planning (Listed Buildings and Conservation Areas) Act** to review the conservation area and its boundaries and formulate and publish proposals for the preservation and enhancement of the area is the production and implementation of a Management Plan.
- 11.8 Figure 4.6 shows the location of the Conservation Area and of the location and extent of the Registered Park and Garden. This shows two points of discussion:
- Whether the Conservation Area should continue to include that area developed as Trinity School
 - Whether the Conservation Area Boundary should match the Registered Park and Garden.

The Conservation Area and Trinity School

- 11.9 An argument for excluding the area owned and used by Trinity School is that the current buildings and use of land bears little resemblance to the historic architecture and land use, parkland and agricultural, that represented the historic estate of Shaw House and the setting for St Mary's Church. Hence there is little to protect and this portion of the area should be excluded from the CA, possibly along the boundary of the Registered Park and Garden in this area.
- 11.10 However possible reasons for retaining the Trinity School grounds in the CA are that:
- The ground the school is built on is still a part of the land that formed the Shaw estate.
 - While far more developed than it has been in the past, the style of development, buildings in open space is more related to the historic layout of Shaw House and its related buildings, than an alternative development of residential or industrial development. While there may be no plans to sell the school for alternative development, there would be more protection against such changes if the area was still within the CA.
 - With the school still part of the CA, there is a far better chance of implementing a coordinated management and development strategy for the area which protects the rest of the CA. Particular examples include the maintenance of the band of trees along the A339, the band of trees between the school and Shaw House, the use of the car parks and of access along Church Road.
- 11.11 Hence on balance it is suggested that the area of Trinity School remain within the CA. It is noted however that the council and school do not agree that including the school parking and sports facilities serves any practical purpose either for public use or conservation purposes.

The Conservation Area and the Registered Park and Garden

- 11.12 Shaw House was registered as Grade II Park and Garden of Historic Interest on 4th January 2004, list number 1001446. The key differences between the areas covered by the two designations are:
- The RPG does not include the north west tip of the CA, the area of Trinity School covered by sports pitches and associated buildings
 - The RPG does include the length of the River Lambourn on the east side of the site, between the bridge over the track towards Newbury and Shaw Mill
 - The RPG does not include the Rectory and its associated residential buildings but does include much of their gardens.
- 11.13 The question is whether the CA should be amended to match the RPG or vice versa.

- 11.14 We have suggested above that the CA should include the full extent RPG of the Trinity School and hence suggest that north west tip of the CA boundary should not be amended to match the RPG.
- 11.15 As the River Lambourn is a key component of the historic and environmental setting for Shaw House, it would be appropriate that the full length should be within the CA to allow for some influence over its management. Hence the boundary of the CA should be amended to match the RPG and include the eastern section of the River Lambourn.
- 11.16 Similarly the Rectory has strong links with both the House and Church. The Grade II listed Rectory is 17th-Century in origin and since that time has formed an important part both of the **Shaw Estate and St Mary's Church. It is important therefore to include both the buildings and their gardens within the CA and the CAMP.** Hence it is suggested that the CA boundary is not amended in this area.
- 11.17 To summarise, we suggest that:
- The CA continues to include the full extent of Trinity School. However, it is noted that the **school and the council question the value of including the school's parking** and outdoor sports facilities in the CA boundary as these have been so comprehensively changed in the last 20 years.
 - The CA is amended to include the full length of the River Lambourn from the A339 in the west to Shaw Mill in the east
 - The Rectory and its associated residential buildings and gardens remain in the CA.

12 Future management

- 12.1 This chapter presents overall management policies covering Shaw House. The policies arise from the understanding and significances of the Conservation Area and the issues surrounding the conservation of those significances and values. The policies work towards the achieving the overall aim for the Conservation Area.
- 12.2 Note that these are strategic policies and would benefit from being complemented by a Management and Maintenance Plan to provide additional details on the actions need to implement the policies.
- 12.3 As the trees and woodland are an important link with the past and earlier phases in the development of the Conservation as well as being a key component of the current landscape and ecological significance of the area it is suggested that a survey be carried over the whole CA, in conjunction with the other landowners within the area and from this a trees and woodland strategy developed to coordinate their future management.

Overall strategy for Shaw House

- 12.4 The overall strategy for Shaw House can be summarised in the following objectives:
- Establish the Conservation Area as a coherent whole, managed to provide a setting for Shaw House and Church which reflects their historic importance.
 - Provide a plan to guide the management of the individual components of the site under their different owners as a coherent site.
 - Improve visibility within the Conservation Area so that Shaw House and the Church are more prominent within the Conservation Area and hence indicate the links between the grounds, the House and Church.
 - Provide a safe and attractive facility for those visiting, working in or passing through the Conservation Area;
 - Respect the heritage significance of the Conservation Area but also to manage the site for its ecological value, particularly the Lambourn SSSI.
 - Improve the gardens to a standard more in keeping with the restored status of the House without compromising its ability to provide a functional and commercially sound facility for the community.
 - Increase the involvement of the local and wider community in the understanding and management of the site through distribution of information, events, volunteering, community archaeology.
- 12.5 The overall strategy for the estate will be achieved through the adopting the following policies and management actions. These are grouped under the Green Flag headings described in Chapter 8.
- 12.6 The ID numbers in the following tables refer to the Masterplan, Figure 12.1 and show the approximate locations for the proposed actions or in the case of long (eg 2, Church Road) or widespread (eg 27, the new car park) features, points along or within the feature.

Figure 12.1 Masterplan Actions



Table 12.1 Welcoming place

Policy: To create an inviting landscape to draw visitors into the Conservation Area as a place for enjoyment, relaxation and tranquillity

ID	Objective	Location	Action	Relates to issue	Timing	Budget H = high and aspirational M = medium L = change in management	Comments
	Ensure that all signs in the CA have a common style, are clear and informative of the CA as a whole, and well maintained.	All site	Provide a clear signage strategy providing a unique identity for the CA as a whole while providing necessary instructions, guidance and information on points of interest.	1 (a) 1 (c) 3 (J) 1 (d)	Short term	L to M	Refer to Historic England guidelines.
1	Provide a sense of identity	All public entrances	Mark the entrance with a sign indicating this is the entrance to the Shaw House and Church Conservation Area (CA), and information on key aspects of the CA.	1 (a) 1 (c) 3 (J) 1 (d) 5h (o)	Medium term	M	Develop a common design style for all entrances following Historic England guidance.
3	Remove unsightly features not in keeping with the	Road block to Trinity School, positioned close	Assess need for traffic controls located at Trinity School and remove	1 (i)	Medium term	M	Refer to Historic England guidelines.

ID	Objective	Location	Action	Relates to issue	Timing	Budget H = high and aspirational M = medium L = change in management	Comments
	historic significance of the CA.	to St Mary's Church	If possible, or if needed, replace with a more suitable design.				
4	A greater sense of place and uniformity within the Conservation Area	Amenity furniture, benches, bins, bollards, lights	Select a palate which reflects the historic significance of the Area. Position carefully in areas where needed.	1 (e)	Medium term	M to H	Refer to Historic England guidelines.
5	Improve visual links between House and grounds and provide greater coherence.	Wooden fencing on south side of gardens	Replace with railing to match the style of that flanking the main gates.	1 (b) 1 (f) 5l (a) 5l (c) 5l (d)	Short term	M	Carry out an archaeological assessment prior to the work and monitor during the work.
6	Provide greater coherence within the Conservation Area and a style more appropriate for the historic nature of the Conservation Area.	Eastern car park	Replace railings at the entrance form the car park across the embankment with a style to match those on the south side of the house, and steps	1 (b) 1 (f) 5l (a) 5l (c) 5l (d)	Medium term	M	

ID	Objective	Location	Action	Relates to issue	Timing	Budget H = high and aspirational M = medium L = change in management	Comments
			with a brick which coordinates with those used in with the house.				
20	Improve sightlines along paths to improve users' perceptions of safety.	Church and school car park surrounds. Paths and along Church Road	Cut back shrubs within the Car Park and surround. Maintain a margin of 2m on the edges of paths and parking areas, where there is sufficient width, maintaining the margin as meadow grass.	2 (a)	Short term	L	Need to liaise with Trinity School for work carried out by them in their part of the CA.
23	Retain use of area as public open space for informal recreation.	Park	Maintain Park as largely open amenity grass area but with spring bulbs, clumps of trees. (See Table 12.5 for additional actions for Landscape, Heritage and Biodiversity)	2 (a)	Short term	L	

Table 12.2 Health, safe and secure

Policy: Ensure the Conservation Area encourages users to enjoy healthy activities using appropriate, safe to use facilities and activities and allowing users to feel personally safe and secure.

ID	Objective	Location	Action	Relates to issue	Completed	Budget H = high and aspirational M = medium L = change in management	Comments
14	Provide safer access for those with impaired mobility and improve appearance.	Paving around house	Check and relay current areas of paving to provide a level surface.	2 (b)	Short term	L	Use existing paving slabs or new to match the existing slabs.
	Maintaining a safe environment for those people using the school while maintaining trees as long as possible for their landscape and ecological benefits.	Whole site.	Regular safety inspections of mature and veteran trees, with prompt implementation of any works required to maintain safety.	3 (f) 2 (d) 2 (e) 5b (l)	Short term and ongoing	L	
21	As above	Mature trees in school grounds	As above	2 (a)	Short term and ongoing	L	Dependent on Trinity School's acceptance of the CAMP.
25	Area used as a Forest School so safety is important	Private woodland	Carry out survey work to clarify location and condition of historic		Short term	M to L	Privately owned and hence proposals need to

ID	Objective	Location	Action	Relates to issue	Completed	Budget H = high and aspirational M = medium L = change in management	Comments
	and trees and ground need to be maintained in a safe condition, particularly in the more heavily accesses areas.		bridge/s and clarify whether they are worth restoring or need to be made safe.				be agreed and carried out by owner.

Table 12.3 Well maintained and clean

Policy: To ensure the management and maintenance of Shaw House Conservation Area is sympathetic to the significance of the area and imparts the sense of an open space which is well cared for.

ID	Objective	Location	Action	Relates to issue	Completed	Budget H = high and aspirational M = medium L = change in management	
16	Maintain in good conditions for ease of access. Provide visual indications that the visitor is in a Conservation Area	Access paths and Church road	Repair worn areas and finish with coloured tarmacadam (natural buff).	3 (g)	Long term	H	Follow Historic England Guidelines. Phase in to coincide surface changes with necessary

ID	Objective	Location	Action	Relates to issue	Completed	Budget H = high and aspirational M = medium L = change in management	
							maintenance of the paths/road.
17	Bring the immediate surrounds of the house to a standard which matches the standard of restoration of the house, and which provides safe access.	Paths and paving around Shaw House	Replace tarred areas around House with paving.	3 (c) 3 (m)	M	M	Follow Historic England's guidance.
20	Improve appearance of area to a standard appropriate for a Conservation Area	School and Church car parks	Maintain surfaces in a sound state, making repairs with materials to match the existing. Litter pick to on a regular basis	3 (d)	Short term	L	

Table 12.4 Environmental management

Policy: Ensure a willingness to have a positive impact on the environment, locally and globally, both now and for the future, is enshrined in the management of the Shaw House. Aim to minimise energy and resource consumption and waste, and design in benefits for the local and global environment as part of the core principle of the landscape management.

ID	Objective	Location	Action	Relates to issue	Completion	Budget H = high and aspirational M = medium L = change in management	Comments
28	Encourage sustainable transport to the site.	Car park	Provide cycle racks within the car park.	1 (g)	Short term	M	
	Reduce the use of fossil fuels by limiting the use of fuel oil and inorganic fertilisers.	Shaw House and Gardens, Park	Stop use of peat-introduce peat free alternatives into the maintenance schedules.	4 (c) 4 (g)	Short term	S	
	Install features to improve the water efficiency of the public areas of the Conservation Area.	Shaw House and public buildings	Where possible include rain water harvesting for use in the gardens	4 (b) 4 (i)	Medium term	M	
		Car Park	Develop options for SUDs to reduce contaminated water runoff flowing into River Lambourn.	4 (a) 4 (j) 4 (i)			

ID	Objective	Location	Action	Relates to issue	Completion	Budget H = high and aspirational M = medium L = change in management	Comments
	Increase recycling facilities across the public areas of the site.	Across public areas of the Conservation Area	Replace standard litter bins with recycling bins.	4 (e)	Short term	S	
18	Reduce flood risk and minimise pollution of the River Lambourn	River Lambourn	Clear debris from the river to improve flow. Utilise the wet woodland area to allow for localised flooding.	4 (a)	Short term	S	Consult with Highways England and the Environment Agency.
			Develop options for filtering contaminated water runoff from the A339.		Medium term	H	

Table 12.5 Biodiversity, landscape and heritage

Policy: **To create a landscape known for its excellence of both natural and heritage qualities, conserving Shaw House’s unique sense of place and promoting its local, regional and national value.**

ID	Objective	Location	Action	Relates to issue	Completion	Budget H = high and aspirational M = medium L = change in management	Comments
Biodiversity							
	Control light pollution to minimise impact on bats and birds	Site wide	Ensure all future lighting is designed to minimise light – spill across the site. Replace high light spill lights with low light spill varieties.	5b (c)	Long term	M	Liaise with other land owners in CA.
18	Maintain the river and its status as an SSSI.	River and Riverside vegetation	Riverside vegetation: maintain healthy growth of riparian vegetation. River: maintain flow and quality	5b (a) 5b (a)	Short term and on-going	L	Consult with the Environment Agency and Natural England prior to any works.

ID	Objective	Location	Action	Relates to issue	Completion	Budget H = high and aspirational M = medium L = change in management	Comments
18,19	Improve ecological value of the River Lambourn and surrounding wetland.	River Lambourn and wetland	Create more open sunlit areas of woodland glade, pond and swamp habitats, which would help establish aquatic marginal vegetation.	5b (d) 5b (e) 5b (f)	Short term and on-going	M	Consult with Natural England and the Environment Agency prior to any works.
19	Improve ecological value of woodland	Wet woodland alongside River Lambourn	Enhance understorey layer within the areas of wet woodland and develop woodland edge boundary with native woodland shrubs along the Church Road.	5b (d) 5b (e) 5b (f)	Short term and on-going	L	
18	Provide additional water habitat (still pond) and links to historic components of the site.	River and Riverside vegetation	Investigate feasibility of exploring for evidence of the half-moon pond shown on 18th and 19th plans	5b (g) 5b (f)	Short term	L	Liaise with Natural England and Environment Agency for all works.

ID	Objective	Location	Action	Relates to issue	Completion	Budget H = high and aspirational M = medium L = change in management	Comments
			of the area, and removing some vegetation to simulate the pond area.				Prior to any work, carry out archaeological investigation to establish location and condition of any remnants of the original pond and cascade. Good potentials for community archaeology.
25	Area historically shown as open space with meandering streams. Aim to ensure this is retained that but woodland provides additional biodiversity.	Private woodland	Retain private woodland as a mix of wet meadow and wet woodland.	5b (f)	S	L to M	Privately owned and hence proposals need to be agreed and carried out by owner.

ID	Objective	Location	Action	Relates to issue	Completion	Budget H = high and aspirational M = medium L = change in management	Comments
19, 22	Where it allows in more natural areas of the Conservation Area remove non-native species and replace with native woodland.	River Lambourn and wetland area Woodland fringe A339	Where appropriate (along woodland fringe of A339 and River Lambourn) remove non-native species.	5b (h)	Long term	M	Consult with Natural England and Historic England
19, 22	Enhance variation in age, structure and species of trees on site. Take measures to counteract the effects of Climate change and tree diseases on the tree population and the functions they server within the landscape.	River Lambourn and wetland area Woodland fringe A339	Carry out a survey of all trees (in cooperation with other landowners) in the Conservation Area. Draw up a Tree and Woodland Strategy Plan to ensure that the woodland is retained even if older trees fall, are lost to pests and disease or have to be	5b (i) 5b (g)	Long term	M	Consult with Natural England and Historic England

ID	Objective	Location	Action	Relates to issue	Completion	Budget H = high and aspirational M = medium L = change in management	Comments
			removed for safety reasons.				
Landscape and heritage							
	Improve the condition and resilience of the Conservation Area.	Site wide particularly around Trinity School.	To re-assess the boundary of the Conservation Area taking into account the development of Trinity School and its impact on the Conservation Area.	5h(a) 5h (c)	Long term	M	
	Extend the archaeology strategy to cover all archaeological periods and types of evidence rather than restricting it to the gardens, for example, and	Site wide	Carry out exploratory work to see if there is any trace of the location of the canals that were constructed and modified in this area during the 18th and 19th century. This could use a non-	5h (k) 5h (g) 5h (f)	Short term	M	This could be done as part of a community archaeology and history project in partnership with the Church of St Mary and Trinity School. Realistically,

ID	Objective	Location	Action	Relates to issue	Completion	Budget H = high and aspirational M = medium L = change in management	Comments
	to extend its scope to cover more of the Conservation Area/Registered Park and Garden.		intrusive archaeological survey.				however, some external funding is likely to be needed to develop and finance such a programme.
Gardens	Retain historic links and ecological value of existing trees.	Yews	Maintain the health of the existing yews on the embankments and gardens, but form a long term strategy for replacement should any tree have to be removed.	3 (f) 5l (e)	Short term and on-going	S to M	
Gardens	Provide replacements to continue the formal style of the gardens	Yews	Remove the ivy covered yew stumps on the north embankment and replant with fastigate yews to match style of existing yews on	3 (f) 5l (e)	Short term and on-going	M	

ID	Objective	Location	Action	Relates to issue	Completion	Budget H = high and aspirational M = medium L = change in management	Comments
			other embankments				
7	Improve quality of gardens: Visually restore this section as part of the gardens to the house, but still provide provision for using the area as a temporary car park.	Old tennis courts in northern section of garden	Remove tennis courts and reinstate grass.	3 (b) 5I (a) 5I (b)	Short term	M	Use temporary surfaces if needed for events. Ensure archaeological monitoring is undertaken during works.
7a	Visually restore this section as part of the gardens to the house, but still provide provision for using the area as a temporary car park.	Tennis courts in the southern section of the gardens	Replace tarred surface with reinforced grass, after archaeological investigation. Use no dig construction to protect any archaeological evidence.	5I (g)	Short term	M	

ID	Objective	Location	Action	Relates to issue	Completion	Budget H = high and aspirational M = medium L = change in management	Comments
9	Bring back some elements of the formality of the 18th century gardens.	Small portion of garden immediately to the north of the currently used entrance to the House.	Create formal beds to echo the 1729 William Godson Estate Plan, taking care to avoid damage to existing trees.		Medium term	M	
11	Conserve historic components of the site and make positive use of them.	Bothy	Maintain Bothy in good condition and find a suitable useful function for the building, eg as a base for the Community Garden.	5h (e) 5h (e) 5h (m)	Short term	L to M depending on level of changes needed	Follow Historic England's guidance.
12	Conserve historic components of the site and make positive use of them.	Steward's House	Restore Steward's House and maintain in sound condition, and find a suitable useful function for the building, eg as a café/ visitor facility or administrative	5h (m) 5h (e) 5h (m)	Short term	H	Follow Historic England's guidance.

ID	Objective	Location	Action	Relates to issue	Completion	Budget H = high and aspirational M = medium L = change in management	Comments
			offices, leaving more room in the House for events etc.				
13	Conserve historic components of the site and make positive use of them.	Stables	Bring Stables back as part of the House and its associated buildings. Maintain in good condition and find a suitable useful function for the building.	5h (e) 5h (m)	L	H	Currently used as a storage and classroom area by Trinity School.
15	Retain a good visual shield between Shaw House and the school and in a safe condition.	Trees between House and School	Maintain in healthy and safe condition, with a predominance of evergreen trees. Plant to ensure that the belt is retained even if older trees fall or have to be removed for safety reasons.	3 (c)	Short term and on-going	L	Need to liaise with Trinity School

ID	Objective	Location	Action	Relates to issue	Completion	Budget H = high and aspirational M = medium L = change in management	Comments
16	Conservation of historic monuments (some listed as Grade II) and safety of visitors.	Church graveyard	Stabilise and restore monuments and maintain in sound condition.	5h (e) 5h (k)	Short term	Medium to high	Follow Historic England's guidance.
17	Conservation of historic monuments (some listed as Grade II) and safety of visitors.	Lychgate	Maintain the Lychgate in a sound condition.	5h (e) 5h (k)	Short term	Medium to high	
19	Restore key elements of the historic design of the House, and the Church and its setting. Helping to link outer areas of the CA with Shaw House to improve	Riverside woodland	Thin saplings and lower felled trees to open up sightline between park and House and Church.	5h (a)	Short term	S	

ID	Objective	Location	Action	Relates to issue	Completion	Budget H = high and aspirational M = medium L = change in management	Comments
	coherency of CA.						
22	Maintaining a visual screen between the Conservation Area and the adjoining A339 to emphasise the coherence of the Conservation Area.	Woodland fringe along A339	Maintain in a healthy condition, diversifying species in the strip to ensure that if the numerous ash in the belts succumb to ash dieback, there is still sufficient cover to screen the A339 from the Conservation Area.	3 (i)	Short term and on-going	L	Need to liaise with Trinity School and Highways Agency. Consider species such as field maple, birch, lime, holly, yew and hawthorn as replacements for ash and with shrub layer to provide additional visual cover and habitat.
23	Provide increased interest and to remind users of the historic use of the park.	Park and old canal	Carry out exploratory work to see if there is any trace of the location of the canals that were constructed and	5h (k)	Short term	L	Survey work could potentially form a community archaeology project.

ID	Objective	Location	Action	Relates to issue	Completion	Budget H = high and aspirational M = medium L = change in management	Comments
			modified in this area during the 18th and 19th century.				
23			Establish an area of spring bulbs along the route of the canal.	5h (k)	Short term	L	
24	Conserve a feature introduced in the 18th century and providing a reminder of the links south towards Newbury	Avenue	Strengthen the line of the avenue with additional planting of lime trees to fill gaps.	5h (a)	Short term	M	
26	Protect from additional development not in keeping with designation within Conservation Area and of	Rectory and attached buildings	Work with owners/residents to ensure any changes are sympathetic to the CA.	5h (d)	Short term	L	All privately owned hence any proposals need to with agreement of and carried out by owners.

ID	Objective	Location	Action	Relates to issue	Completion	Budget H = high and aspirational M = medium L = change in management	Comments
	Grade II listing of Old Rectory.						
28	Understand and conserve historic components of the Conservation Area.	Car Park	Clarify the historic status of the low wall bounding the south east edge of the car park. If significant, clear off vegetation and repair with appropriate materials.	5h (h) 5h (j)	Short term	M	Could be part of a community archaeology exercise.

Table 12.6 Community involvement

Policy: Actively involve the wider and local community in all aspects of management, maintenance and enjoyment of Shaw House. Work with the needs and wishes of the local community to create a landscape which is accessible to all. Through consultation and distribution of information, make the community aware of and be involved in the heritage and ecological significance of the CA.

ID	Objective	Location	Action	Relates to issue	Completion	Budget H = high and aspirational M = medium L = change in management	Comments
	Increase community involvement in the management and maintenance of the Conservation Area.	Site wide	Work with key stakeholders, including the local community, to create a Steering Group to ensure that the interests of all are taken into account in the future management of the Conservation Area Set up a Friends Group to allow the community to take on greater responsibilities in the Conservation	6 (b) 6 (c) 6 (d) 6 (e) 6 (f)	Medium term	M	

ID	Objective	Location	Action	Relates to issue	Completion	Budget H = high and aspirational M = medium L = change in management	Comments
			Area, such as the management of the Community Garden, aspects of the management of the woodland alongside the River Lambourn and to represent the local community on the Steering Group.				
10	Provide a community involvement in the gardens, but link the area into the rest of the CA with common	Community Garden	Provide design plan to echo the rectilinear design of the main gardens shown on the 1729 William Godson Estate Plan.	6 (a) 6 (b)	Medium term	M	

ID	Objective	Location	Action	Relates to issue	Completion	Budget H = high and aspirational M = medium L = change in management	Comments
	path surfaces and with a layout reminiscent of the historic layout of the main gardens		The tarmac path needs repair and could be surfaced with a more sympathetic surface as suggested previously.				
	Increase community archaeology schemes.	Within the garden, park and public areas.	Linked to works in the garden: Clarify the historic status of the low wall bounding the south east edge of the car park. Carry out exploratory work to see if there is any trace of the location of the canals that were constructed and modified in this area during the	6 (d) 6 (e) 6 (f)			

ID	Objective	Location	Action	Relates to issue	Completion	Budget H = high and aspirational M = medium L = change in management	Comments
			<p>18th and 19th century.</p> <p>Establish an area of spring bulbs along the route of the canal.</p>				
25	Increase wider use of the area for Forest School type activities.	Wet woodland	Work with the Forest School to encourage coordinated events and communications to encourage the management and use of the area as a coherent whole.	5b (u) 6 (d) 7 (f)	Medium term	M	Involves co-ordination with Forest School and additional education organisations.

Table 12.7 Marketing and communication

Policy: Understand the main user groups and ensure all interpretation and communication for the Shaw House uses a variety of techniques to communicate with the local community.

ID	Objective	Location	Action	Relates to issue	Completion	Budget H = high and aspirational M = medium L = change in management	Comments
	Maintain a coordinated approach to marketing and communication, which encompasses the different users of the components of the CA.	Site wide	Consult with stakeholders and other landowners in either amending an existing marketing and communications strategy or create a new one.				
			Work with the Forest School to encourage coordinated events and communications to encourage the management and use of the area as a coherent whole.				

ID	Objective	Location	Action	Relates to issue	Completion	Budget H = high and aspirational M = medium L = change in management	Comments
			<p>Improve links and communication channels with the local school to improve sense of place and ownership within the school community for the site.</p>				
			<p>Review current information available on the interpretation boards and its value supporting local heritage interest and school curriculum.</p>				

ID	Objective	Location	Action	Relates to issue	Completion	Budget H = high and aspirational M = medium L = change in management	Comments
	Ensure all relevant stakeholders and the local community are provided with the relevant information to enable them to be involved in the use, management and development of the CA.	Site wide	Engage stakeholders and residences in regular consultation to ensure an understanding of conservation activities.		On going	M	
	Produce and maintain a marketing and communication plan which considers the Conservation Area as a unified whole.	Site wide	<p>Review current website and update to include the wider Conservation Area</p> <p>Develop Conservation Area 'brand' for all marketing and communication.</p>	<p>7 (a)</p> <p>7 (b)</p> <p>7 (c)</p> <p>7 (d)</p> <p>7 (f)</p>	Short term and on-going	L	
54	Attract		Use all available means of communication, including web sites, social media as well as traditional leaflets and posters to reach a				

ID	Objective	Location	Action	Relates to issue	Completion	Budget H = high and aspirational M = medium L = change in management	Comments
			wide audience of those who would like to be involved in the CA as well as those seeking to visit or use the facilities on the site.				
			Improve links and communication channels with the local school to improve sense of place and ownership within the school community for the site.				
	Seek external grants/ funding streams to contribute to the management and conservation of the Conservation Area.						

13 Character areas

- 13.1 This chapter considers the contribution of the component parts of the landscape which provides **the setting for Shaw House and St Mary's Church**. The Conservation Area has been divided into eight character areas which provide a framework within which the evolution of the landscape and its current use can be described. A character area is a geographically discreet area that shares a number of distinct features or characteristics, enabling it to be classified as an entity with a distinct character in comparison with surrounding areas. Key factors that have been used to define these character areas include land use, vegetation and built fabric. These can also reflect the different requirements of the owners of the character areas. However in practice the boundaries of the character areas can grade into one another rather than be sharp distinct lines.
- 13.2 Separating the landscape in character areas facilitates assessment and understanding of the site as a whole, providing more manageable geographical units within which issues and opportunities can be identified and discussed. Whilst this framework facilitates analysis and discussion, the interrelationship between the character areas and the surrounding landscape should not be forgotten.
- 13.3 The character areas identified within the Conservation Area are shown in Figure 13.1 and described below.

Figure 13.1: Character Areas

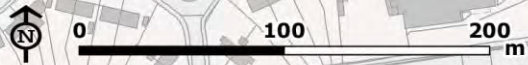
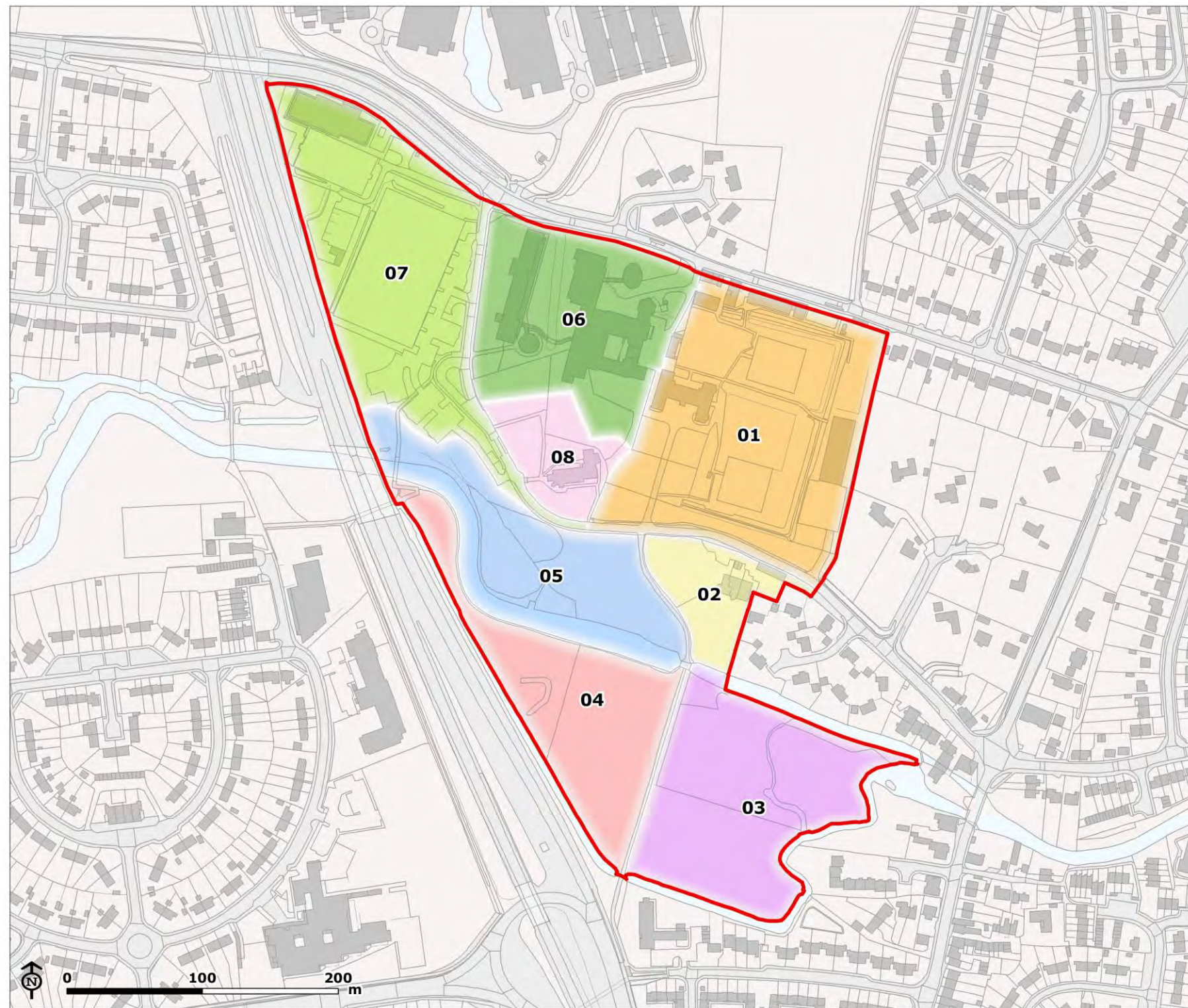
 Shaw Conservation Area

Character Area

-  01: Shaw House and garden
-  02: The Old Rectory, gardens and Church Road
-  03: Wet woodland - privately owned
-  04: Park
-  05: Wet woodland and river - SSSI and SAC
-  06: School - mainly buildings, some woodland and grass
-  07: School - few buildings, sports and car parks
-  08: St Mary's Church and cemetery

Source: LUC

Map Scale @ A4: 1:4,000



1: Shaw House and Garden



East face of Shaw House.

Area

Area in ha 3.1

Designations/ summary protection

- Grade I Listed Building Shaw House
- Grade II Listed railings
- Grade II Registered Park and Garden
- Conservation Area

Spirit of the place

Shaw House and Gardens is the core of the historic estate and the central focus of the Conservation Area. Dating from the 16th Century the house is one of the earliest examples of a symmetrical façade and layout which would become popular in the 17th Century. The house is set within a formal garden with some remnants of the historic layout and features evident in the garden today. The house has recently been restored and is maintained with the historic, aesthetic and evidential value of the property in mind. However while the gardens retain evidence of the original formal gardens their condition does not match the quality of the house and in the process fail to emphasise the importance of the house as they would have once done. Key attributes of the area are listed below.

Summary of features

Heritage

Shaw House is one of the most important historic buildings in the county of West Berkshire, and indeed nationwide. This is reflected in its Grade I listed status, placing Shaw House in the top 2.5% of the

entire stock of listed buildings (in excess of 400,000). The House now sits within close proximity to the 20th Century school buildings located immediately to the west. The proximity of the buildings makes this area feel fairly cluttered, comparable to the historic precedence of the estate. Where once Shaw House would have been the grandest in terms of size and design within the landscape the sense of grandeur is compromised by the school buildings when viewed from certain areas within the character area.

Shaw House including conference facilities, café and toilets, Stable block storage area

The restoration and refurbishment project carried out between 2005 and 2008 was accompanied by a thorough and intensive programme of archaeological recording and research. This demonstrated that the building retains important features and details of all eras of its historical use, from the initial Elizabethan origins to the current. West Berkshire Council is fully aware of the significance of Shaw House and its archaeological sensitivity: this is taken into account in planning work from routine maintenance to larger capital projects.

The gardens and grounds are little short of the House itself in terms of archaeological sensitivity. There is potential (albeit apparently low) for the discovery of prehistoric to Roman remains, or more probably elements of the manorial complex pre-dating the establishment of the 16th-Century mansion. Clearly, **however, the greatest potential lies in the historical periods of the House's use.**

The south, east and north grounds within the high banked enclosure are known (from past excavations and surveys) to contain substantial traces of the formal gardens and associated structures which once existed in these areas. The kitchen gardens outside the north and eastern banks are known to have contained more buildings than survive now, with several glasshouses shown on historic Ordnance Survey maps (mainly in the north half of the eastern arm). These appear to be relatively modern (late 19th/20th-Century) but this does not detract from their historic character or interest in terms of the way in which the grounds were used to serve the House.

Specific structures such as the glasshouses or (more importantly) the Orangery to the north of the House would be interesting targets for future archaeological investigation. The archaeology of the **grounds' use during the school phase** of Shaw House is of relatively little importance historically or archaeologically, but documenting this phase would be a worthwhile exercise should proposals come forward to develop areas or remove traces of the former sports pitches (for example).

Ecology

The habitats within this character area are largely ornamental in nature which limits their suitability for wildlife. The majority of the landscape currently comprises short-mown amenity grassland which is considered to be of a low ecological value due to a lack of foraging and sheltering opportunities. An area of grassland along the banks surrounding the car park has been more loosely managed and consists of poor semi-improved neutral grassland and tall ruderal vegetation.

Throughout the gardens, a large number of native and non-native mature trees are present, including numerous English and Irish yews, lime, coastal redwood, Lucombe oak, Austrian pine, atlas cedar and cedar of Lebanon. These trees are considered to be of high ecological value, providing suitable habitat for nesting birds, invertebrates, fungi and in some cases potential to support bat roosts. Many of these trees form tree lines, which provide linear features in the landscape, contributing to habitat connectivity across the Conservation Area as a whole.

Landscape

The landscape is characterised by its historic formal gardens, developed throughout the history of the site. The gardens provide the formal setting of the house and are the focus for a number of outdoor events and entertainment contributing to the value of the site for the community. The terraces and yew trees provide the historic formal gardens with a sense of enclosure. Features of significance include:

- Historic landscape character: Formal landscaped gardens
- Land use in 1840: Pleasure gardens

- Views: various views within the Character Area now largely focusing on the house.
- Garden features: historic yew tree framing views within the garden; bounding garden wall and railings; amphitheatre.
- Visitor features: car park; tarmac hard standing; community garden; signage and interpretation.

Current use

The house and gardens are the central focus of the Conservation Area. West Berkshire Council has been using the house for conferencing, heritage and cultural events and activities and as the Register Office for the District since it re-opened in 2008. . The area is equipped with a number of paths and includes a number of vital visitor facilities including the car park, café and toilets.

Access

The new car park is the main visitor vehicle access point into the area, from here visitors are directed either over the mound using steps or northwards through the community garden for step free access. The now secondary vehicle access point is via the main entrance through the historic gates and is used for deliveries and disabled parking.

Access to the house is free to the public on 120 days a year – at weekends and in school holidays. The gardens are publicly accessible at any time the house is open, whether for public or private events.

Significance

The house and gardens has continuously formed the heart of the 16th Century and later landscape. It has remained the focus for approaches to Shaw House and is a highly significant early example of a symmetrical façade and layout.

The house and gardens together are one the most significant character areas of the Conservation Area and contain the highest amount of designated heritage assets. The overgrown historic yews provide views and vistas toward the house and allude to parts of the historic garden layout. However the standard of the grounds does not match the high standards of the newly restored house.

Management aims and considerations

The primary aim is to restore the quality of the surrounds to the house, both hard and soft landscape, to a standard which reflects the quality and style of the house, but which also reflects and caters for the current requirements. These include the use of the house for community events and the resources available for keeping up those standards.

2: The Old Rectory, gardens and Church Road



View south west from Shaw House towards residential housing.

Area

Area in ha 0.6

Designations/ summary protection

Grade II Listed Old Rectory

Partly within the Registered Park and Garden

Conservation Area

Spirit of the place

The Old rectory and the outbuildings associated with it have been converted into a number of separately owned residential units. The gardens to the main buildings abut the River Lambourn and are largely separated from the rest of the Conservation Area by a wooden fence around 1.5m high and from Church Road by some of the buildings and a brick wall.

Church Road is the sole through road to access the House, the church, school and residential housing. It is also historically an important feature evolving with changing landscape designs and uses. Thus it has played and continues to play a central role in how the historic estate is used and accessed. Today the historic importance of the road and how it relates to the Conservation Area is fairly diluted. The site furniture including highways signposts and lighting make the area appear cluttered and with the tarmac surfacing on the road are unsympathetic to the historic setting of the estate. Therefore it does not help visitors to distinguish easily at which point they enter the conservation area (or that the area is a conservation area in the first place) or the creation of the historic sense of arrival.

Summary of features

Heritage

The Old Rectory complex is owned by a number of private owners and hence is outside the control of West Berkshire Council. However it remains a key asset within the landscape and is bound to the heritage values of Shaw House.

The West Berkshire Historic Environment Record does not show any evidence for past archaeological fieldwork in this area. It is therefore something of an unknown at the present time. The buildings are of considerable historical interest, dating from the 17th Century onwards. This is likely to be reflected in below-ground archaeological remains, while the buildings themselves are a valuable archaeological resource. Timber elements within their construction might be datable by dendrochronology (tree ring dating), for example, and all the buildings deserve at least a basic archaeological record/survey (perhaps rather more than this). The private nature of the properties and their grounds might constrain the potential for fieldwork, but the present owners are very interested in the history of their houses and might be receptive to some survey work.

Ecology

The residential gardens consist of a mosaic of gravel driveways and paved patios, short-mown amenity grassland, flower beds, ornamental shrubs, ornamental hedgerows and trees. A mix of native and non-native tree species are present, including lime, yew, Lawson's cypress, copper beech, red horse chestnut, whitebeam and birch. These habitats are of limited ecological value, though they do provide some foraging opportunities for a range of wildlife and nesting opportunities for common species of garden birds.

Landscape

The complex, while reflecting some 20th century features still retain some of the characteristics of the original buildings and as such are an important part of the landscape of the Conservation Area. The residential gardens provide greenery to the area and are bounded by the river and wet woodland to the south. Features of significance include:

Historic landscape character: Old Rectory is 17th-Century in origin, **attached to St Mary's Church**. Set in parkland.

Land use in 1840: Rectory and grounds in the parkland of Shaw House.

Views: various views within the Character Area largely focus out towards Shaw House and across to the river. Views into the grounds and gardens are blocked by walls, fencing and shrub growth to preserve privacy.

Current use

The area remains in private use a number of residential units and surrounding gardens.

Access

Access to the Old Rectory complex is via a private drive off Church Road.

Significance

The old stable block is an integral part of the evidential value of the Conservation Area as a whole showing the development of estate of Shaw House and conserving elements of the working landscape.

Management aims and considerations

The primary aim is to retain the style and quality of the complex and to preserve the gardens as open space around the buildings.

As all are in private ownership consultation with the owners and their understanding of the aims of the CAMP are important in achieving these aims.

3: Private ownership wet woodland



View from within the private wet woodland.

Area

Area in ha 2.1

Designations/ summary protection

Conservation Area

Registered Park and Garden

Spirit of the place

The woodland is within private ownership and is managed as a recreational landscape. The woodland is managed through coppicing and the removal of willow to allow for more ornamental species. The area is used privately for informal recreation and also as a teaching area for a local Forest school. The area now appears visually and historically separate from the rest of the Conservation Area and evidence of the past is limited.

Summary of features

Heritage

Weir

Wooden bridge over stream

The West Berkshire Historic Environment Record contains one reference (in two-three locations) to a ground investigation in this area (on the Shaw Mill fish by-pass – WBHER EWB1336), but this does not appear to have been an archaeological project. There does not appear to have been any such fieldwork within this part of the Conservation Area, though it clearly retains earthworks/features of the former water management system (some these still fill up with water in rainy conditions). The area is likely to have good potential for preservation of organic remains (wood, leather etc) and environmental remains (seeds, pollen, snails etc) due to its low-lying, wetland environment. This is likely to have created waterlogged and oxygen-free conditions, which are usually represent ideal for such preservation. The wet woodland might therefore contain important information on historic environmental conditions in the valley bottom and of Shaw more widely. This is an area requiring specialist studies such as palaeobotany (the study of ancient plant and other remains).

Ecology

This area is immediately adjacent to the River Lambourn SSSI and SAC, which runs along the northern boundary. A small network of tributaries to the river run along the eastern and southern boundary and through the northern part of the area, with some more open sections in the east forming ponds. A fish ladder, recently installed by the Environment Agency, connects one of the tributaries to the River Lambourn.

The majority of the area consists of mature carr woodland dominated by crack willow and abundant poplar, with frequent beech and lime to the west. The woodland canopy is relatively dense and uniform in structure, without much of a scrub layer and a heavily shaded ground layer. In the north, the area has been cleared of trees and now consists of short marshy grassland around the waterbodies, with small areas of reed bed dominated by common reed and lesser pond sedge. This northern section provides fewer sheltering opportunities for wildlife however it does include features of ecological value such as fruit trees, compost heaps, log piles, waterbodies and scrub.

The area as a whole is considered to be of high ecological value, providing foraging opportunities for a range of wildlife such as birds, bats, amphibians, fish and invertebrates. Otter are also likely to occasionally use this area for foraging and commuting. Areas of carr woodland and scrub also provide nesting opportunities for birds and suitable roosting features for bats. These habitats contribute to the ecological value and habitat connectivity of the adjacent SSSI and SAC.

Landscape

Historic landscape character: open meadow with meandering streams.

Land use in 1840: Open meadow with north south avenue on the western edge. Woodland is recent.

Views: limited views into the wider area, but views west and east along the River Lambourn. Views in from the park through a wire mesh fence.

Current use

The area is privately owned but has two key uses, one as a recreational space and secondly as part of a forest school.

Access

Private access off the track from Shaw House towards Newbury. Additional access from the owner's house across a wooden bridge over the River Lambourn. No public access.

Significance

The wet woodland is a key feature of the National Character Area along the River Lambourn and provides ecological connectivity along the river linking the SSSI with the surrounding environments. Its use as wet meadow also reflects its historic role in the Shaw estate. Its current use as a Forest School is a valuable community asset.

Management aims and considerations

The primary aim is to retain the historic connection with the rest of the Conservation Area as open wet meadow, but recognising that the woodland fringing the river to the south is of ecological value.

As the area is in private ownership, consultation with the owner and their understanding of the aims of the CAMP are important in achieving these aims.

4: Park



View south west across the park.

Area

Area in ha 1.7

Designations/ summary protection

Conservation area

Registered Park and Garden

Spirit of the place

The park provides an open area of green space in what is now a relatively built up area. There are a number of footpaths around the perimeter of the area providing links to the wider landscape and access along the River Lambourn. Visual and historic links to Shaw House are no longer easily distinguishable in the landscape.

Summary of features

Heritage

The West Berkshire Historic Environment Record contains surprisingly little evidence of archaeological fieldwork or finds in this area, especially given that its south-west corner was removed when the A339 dual carriageway was built. No attempt seems to have been to record historic features that were lost during the construction, although elements of the canals and tree avenues/associated paths should have been found (the original course of the Spout Ditch was also partly obliterated). Fortunately the greater part of these historic features still survive within the parkland, although they are difficult or impossible to recognise and appreciate now. The canals in particular were infilled around the turn of the 19th-20th centuries, and the semi-circular basin on the north bank of the River Lambourn which marked their end has also been eroded/infilled. Substantial remains of these features are likely to survive below ground, as the backfilling process is unlikely to have been particularly damaging to their structure. The burial environment might still be waterlogged and oxygen-free, which would encourage preservation of organic material such as timber (and possibly evidence for past environmental conditions as well). These archaeological remains (and any others that might survive) would be of considerable public and academic interest.

Unfortunately it is unlikely that a major restoration scheme would be feasible, partly because the A339 has removed one corner, but also because of costs and the potential conservation problems which might arise by re-exposing features. Finally public safety would be an inevitable concern with respect to the former canals if they were re-**established physically**. **Presentation/interpretation of the area's** former features (eg through planting or mowing regimes) might well be more appropriate (and cost-effective).

Ecology

The Park consists of large areas of short-mown amenity grassland, bordered by hardstanding paths and narrow areas of semi-natural broadleaved woodland and scrub. Species in these areas include crack willow, lime, horse chestnut, English yew, sycamore, ash and occasional ornamental specimens such as weeping willow and Norway maple. A walkway with mature tree lines stretches along the eastern boundary comprising lime and horse chestnut. These habitats provide suitable foraging habitat for a range of wildlife, as well as opportunities for nesting birds and roosting bats. The value of the area is somewhat reduced by the large amount of amenity grassland, which is regularly used for informal recreation and is considered to be of low ecological value.

The northern boundary of the area abuts the River Lambourn SSSI and SAC and a small tributary of the river runs adjacent to the southern and western boundaries. The semi-natural habitats within the Park are therefore ecologically connected to the River Lambourn and add to the ecological value and habitat connectivity of this feature.

Landscape

The park contains an area of wide open amenity grass which is bounded by secondary succession woodland along the edge of the character area. The woodland edge limits views in and out to the wider urban landscape and the area feels enclosed. Features of significance include:

Historic landscape character: Formed part of the formal landscape design associated with Shaw House.

Land use in 1840: Open parkland with some tree growth. Early maps up to and including the OS First Edition show that the ditch now running around the western and southern margins of the area had a more sinuous route than it does now and projected further into what is now amenity grass.

Views: views are largely focused along the River Lambourn and tree lined avenue. There are no views towards Shaw House.

Current use

The area has two key uses, as an area of publicly accessible open space for informal recreational landscape and secondly as part of the wider setting of Shaw house.

Access

Access to the area is provided at three key locations; west by the A339 underpass, south from Newbury by the Western Avenue junction and north via the pedestrian bridge over the River Lambourn.

Significance

Historically the park would have been fundamental to the setting of Shaw House, with long views offered from historic Bath road up the formal canals across the River Lambourn to Shaw House. Today the historic and evidential value of the park is impacted by loss of key design features, the fragmentation of the original estate and loss of visual and interpretative links to Shaw House.

The park has a high amenity value offering access to open space and informal recreation as well as providing the local community with access to nature along the River Lambourn.

Management aims and considerations

The primary aim is to retain the value of the area as public open space but to re-establish the links with the rest of the Conservation Area, and in particular with Shaw House and the Church. In principle this will be achieved by opening up historic views from the park to both features and in providing some visual reminders of the canals and formal landscape that historically existed in the area.

An additional aim is to preserve the integrity of the woodland belt alongside the A339 so that it provides a visual screen from the traffic and helps to preserve the impression of the park as a part of the historic rural parkland surrounding Shaw House.

Monitoring the quality of water draining off the A339 into Spot Ditch and thence into the river Lambourn at Shaw Mill is also important in preserving the value of the River as an ecological asset of great value.

Although the area is owned by West Berkshire Council, it is maintained by a different organisation to that which maintains the House and Gardens, hence coordination will be important. In addition strictures on council budgets need to be taken into account in any proposals.

5: Wet woodland and river (SSSI and SAC)



View looking over the River Lambourn with the SSSI to the right of the view.

Area

Area in ha 1.7

Designations/ summary protection

Conservation Area

Registered Park and Garden

SSSI and SAC

Spirit of the place

Historically the area which now consists of the SSSI would have played an important role as part of the designed setting of Shaw House and enabling the creation of the 18th Century water gardens. Today the atmosphere of the area has very much changed and the connections to the historic landscape have become lost. The area is regarded as important both for its ecological value but also as a key feature of the River Lambourn National Character Area. Though the historic layers of the landscape have become hidden the landscape has evolved and diversified.

Summary of features

Heritage

This area includes the semi-circular basin at the north end of the canals, as shown on historic maps. The feature is barely recognisable now, but probably survives hidden by vegetation. The site of a former boathouse on the north bank of the river is also shown on later 19th and 20th-Century Ordnance Survey editions (it is present on the 1961 map but not on the 1967 one), but if anything of this exists it is buried within the barely penetrable overgrown scrub vegetation to the north of the river. If this building does survive in any way at or below the surface it could be of considerable interest, though it may have been of timber construction and therefore vulnerable to decay. That said, the burial environment is likely to be waterlogged and oxygen-free, which would encourage

preservation of organic material such as timber (and, as in the wet woodland, evidence for past environmental conditions as well). These archaeological remains (and any others that might survive) would be of considerable public and academic interest. The woodland on the north side of the river is not known to contain any archaeological remains but it still has some potential due to its close proximity to Shaw House (and the medieval manor site).

Ecology

The River Lambourn is a lowland chalk river designated as a Site of Special Scientific Interest (SSSI) and as a Special Area of Conservation (SAC). It forms a linear feature in the landscape, providing habitat connectivity between the Conservation Area and habitats of ecological value further afield. The river and associated wet habitats support a diverse range of species characteristic of this habitat type, including aquatic vegetation, invertebrates, fish, nesting and overwintering birds, bats, otter and other mammals. The SAC designation in particular relates to the chalk stream habitat, associated aquatic vegetation and the presence of bullhead and brook lamprey. In terms of ecology, it is a key focal point within the Conservation Area and represents a habitat of high ecological value, with national and international significance.

The northern river bank comprises areas of reed bed, dominated by reeds and pond sedges, grading into wet woodland. In low-lying sections of the woodland, small areas of swamp and pond habitats have formed. The southern bank is less natural in profile, due to the proximity of the hardstanding path within the Park and is largely lacking in trees which would help to stabilise the bank. Hazel/ willow faggots have been constructed within the water on this side to provide more sheltered areas where marginal vegetation can colonise.

The woodland comprises locally dominant mature crack willow and alder carr, with occasional ash, lime and elder. In drier areas adjacent to Church Road, non-native species have been planted, including sycamore, sweet chestnut, horse chestnut, cherry laurel and bamboo. The condition of the woodland varies with some areas in need of replanting where crack willow specimens have fallen and other areas being over-shaded. Along Church Road the woodland lacks a scrub boundary and is bordered by short-mown amenity grassland which does not contribute to its ecological value. This also leaves the woodland open to informal public access which is likely to result in disturbance.

A small area of broadleaved plantation woodland is present around the sports ground car park and this is currently dominated by semi-mature ash and alder. This area is of a lower ecological value due to a lack of variation in age, structure and species, though with the potential to be enhanced. Non-native butterfly bush and sycamore are frequent in this area.

Landscape

The overall landscape of the area is of a river bordered to the north by a small wet woodland along Church road and more recently planted trees around carparks to the north. Between the woodland and Church Road is an area of amenity grass. Features of significance include:

Historic landscape character: Formed part of the formal landscape design associated with Shaw House and at times was crossed by formal avenues.

Land use in 1840: Open parkland but with some individual trees and signs of a small wood along the northern bank of the River Lambourn, but only at the north west corner and not between the park and Shaw House and the Church.

Views: views are largely focused along the River Lambourn and tree lined avenue. Views across the river towards Shaw House and the Church are obscured by tree and sapling growth.

Current use

There is little current public use of the area, apart from reported antisocial behaviour in the cover of some of the undergrowth close to the car parks and footpath running south from the car parks. The primary use is as a valuable ecological resource, primarily based on the river, but also including the wet woodland and marginal aquatic vegetation.

Access

There are two north south access routes at either end of the area, that to the west being a footpath running from the school and church car parks south into the park, and that to the east being a track following an 19th century drive from Newbury. The area is bordered to the north by Church Road which provides access to the church car park and school.

Significance

The considerable historic significance of the area is based on the River Lambourn itself and its role in early industry in the Newbury area, and as a major component of the landscape of the Shaw estate. Lost features which illustrate that latter role include a boat house and a semi-circular pond at the head of the canal. However little of that significance is apparent now, but some could be made more visible.

Again based on the river and its designation as an SSSI and an SAC, this area has considerable ecological significance.

With little public access the area has little current amenity value, but good potential.

Management aims and considerations

The key aims for this area are to conserve and improve its ecological value, but also to recognise its historic value and to regain the links between the park, river and both Shaw House and the church through careful management of the woodland, and in doing so help present the CA as a coherent whole.

There is potential for community archaeology in the search for the sites of the semi-circular pond and the boathouse.

Access through the woodland could also be improved where this does not detract from the ecological value, particularly of the river. Additional interpretation could be provided to make visitors aware of the ecological and historic value.

6: School buildings



View of the main school building and approach.

Area

Area in ha 1.9

Designations/ summary protection

Conservation Area

Registered Park and Garden

Spirit of the place

The area where the school resides is a typical school with a landscape consisting of a variety of 20th Century buildings, open areas of sports fields and expanses of car park. There are still traces of the historic landscape, a number of mature trees, access along Church Road and the sense of buildings distributed in an open landscape. However these links are tenuous.

Summary of features

Heritage

Two buildings belonging to **Shaw House** now fall largely within the school site: the former caretaker's cottage, and the stable block/carriage house. The former is vacant and in poor decorative order; the latter is in school use as a workshop and store. The cottage is in urgent need of repair, refurbishment and an appropriate use. The old stable block is in reasonable condition but could be put to better use under management from Shaw House.

The extent of school building works in the 1960s and more recently has undoubtedly diminished the archaeological potential of this area. This is doubly unfortunate, as it appears to have been an **important part of the medieval manorial complex**. **Godson's 1729 Map of Speen and Andrews' 1750/1** surveys of Shaw House both show extensive ranges of buildings and courtyards to the west and north-

west of the house itself. These were probably agricultural in character, and may have belonged to the medieval home farm. It would have made sense to maintain them in use once the Elizabethan house had been built. Past excavations have not encountered much of significance (from any era) over large parts of this area, and construction of school buildings may well have destroyed much evidence for the old manor site. Even so it is possible that pockets of archaeology will survive locally, as was shown by a 1999 trench in the stable yard where evidence for an 18th-Century garden building and a large ditch (undated but possibly from the Civil War) were found. Any further evidence for such remains would be all the more important for rarity value.

Ecology

Numerous trees are present within the school grounds, including treelines and a small area of mixed plantation woodland and scrub along the boundary with the church and graveyard. These consist mainly of mature English yew, with other species including hawthorn, elder, holly, ivy, elm and ornamental species. In the north, a sunken area to the east of the wooden-clad extension has been largely left unmanaged and is currently vegetated with scrub and semi-mature scattered trees. Species here include English yew, goat/grey willow, sycamore, birch and ivy. These features are all considered to be of value to wildlife, providing foraging and sheltering opportunities, though the area in the north in particular could benefit from favourable management.

Other areas of the school comprise buildings, hardstanding and short-mown amenity grassland, which are of low or negligible ecological value.

Landscape

This part of the school contains the main buildings which are a range of different styles, ranging from red brick to timber clad.

There are a few mature individual trees in this portion of the school, with stronger belts to the east **helping to shield the major buildings from Shaw House and St Mary's Church, and in some cases the buildings have been built around existing trees.**

Features of significance include:

Historic landscape character: Formed part of the formal landscape design associated with Shaw House with a number of formal paths and buildings associated with the estate.

Land use in 1840: Formal parkland with trees and paths.

Views: Views are primarily out across the sports pitches and car parks. Views in from Shaw House are restricted by a belt of mature trees and views in from the west and the A339 by a belt of trees along the road.

Current use

The area is now a secondary school, but facilities are available to the public at times when they are not being used by the school.

Access

Access is provided from the northern entrance to Church Road, but highways infrastructure prevents vehicle from driving through towards the church and Shaw House. The school car park is located to the west of the area and is connected by a gate to the church car park.

The surfaces used for the vehicle and pedestrian route ways are befitting of municipal school buildings but are fairly unsympathetic to the historic setting of the school and the Conservation Area.

Significance

Historically this section of the Shaw estate consisted of formal parkland with a number of walkways as well as buildings and hence was an important part of the historic landscape. While there may be

evidence of that earlier use, either archaeological where not destroyed during the building process, or in some of the more mature trees still standing, its current historic significance is low.

The trees and shrubs around the buildings provide some ecological value as shelter, nesting areas and food.

As a school the area has high community significance.

Management issues and opportunities

Though the school now appears to be separate from the Conservation Area and the RPG, there are still links with the historic landscape of the Shaw estate, but these need to be found, protected and emphasised for the protection of the Conservation Area as a whole. The fact that this area of the school is protected by two designations (CA and RPG) gives a certain amount of protection to the site from unsuitable development and allows the Council to act as a key stakeholder in any new design and build and to consider the visual and heritage impact on the surrounding Conservation Area.

There are also many features of the rest of the CA which could be of benefit for the school in terms of history and ecology.

Hence a key opportunity is to use the CAMP to help involve the school, both in the conservation and enhancement of the CA, but also in the use of the area as a rich educational resource.

7: School sports grounds



View from the main school entrance with parked cars and sports pitches in the background

Area

Area in ha 2.8

Designations/ summary protection

Conservation Area

Summary description

This section of the CA is a utilitarian landscape dominated by sports pitches, amenity grass and car parks, with a few functional buildings to service the sports facilities. It is separated from the neighbouring A339 by a narrow belt of trees.

Summary of features

Heritage

Extensive archaeological trial trenching in 1999 showed that much of this area suffered from truncation (removal of earth, and thus possibly archaeological remains) when the sports pitches were created in the 1960s, and subsequent landscaping. The terraced area to the east of the access road (now occupied by the modern school block) was cut down at the same time. While some archaeological remains might survive locally, more than half of the trenches dug in 1999 only encountered modern made ground overlying natural/geological horizons.

Ecology

The vast majority of this area comprises hardstanding car parks, roads, sports pitches and buildings which are considered to be of negligible ecological value. Areas of tree, hedge and scrub planting are located along the northern and western boundaries which provide some limited sheltering and foraging opportunities for species such as nesting birds.

Landscape

The landscape is flat with raised edges where the area abuts the A339. This flat area is covered by car parks, artificial surfaced sports pitches and short amenity grass. There are some buildings on raised ground in the north west corner of the area. A belt of trees runs along the perimeter of the area against the A339.

Features of significance include:

Historic landscape character: Formed part of the agricultural landscape to the west of the parkland of the Shaw estate.

Land use in 1840: Parkland and scattered trees in the east and agricultural fields in the west.

Views: Views are primarily back to the school building. Views in from or out to the west are restricted by the A339 by a belt of trees along the road.

Current use

The area is used for parking and sports, principally by the school, but also by the public when not used by the school.

Access

The main access to the area is along Church Road. This is controlled by a 'sump breaker' traffic calming device to prevent other vehicles using Church Road as a short cut. While there is an access from Love Lane to the north, Highway restrictions mean that this cannot be used for general access.

Significance

Other than being part of the CA, this area now has little historic significance, nor ecological significance, but as a school and with facilities available to the public does have high community significance.

Management issues and opportunities

In terms of the CA, the primary aim for this area will be to create a sense that it still does form part of the CA, whether that be through regular consultation with the school, appropriate surfacing of Church Road, signage at entrances and/or through inclusion in CA wide literature and publicity.

8: St Mary's Church and Graveyard



View north within towards the church from within the churchyard.

Area

Area in ha 0.6

Designations/ summary protection

Conservation area

Registered Park and Garden

Grade II listed St Mary's Church

Grade II listed church boundary walls

Grade II listed Tomb

Grade II listed group of tombs

Summary description

St Mary's Church is part of the core of the historic estate. The current church dates to the 19th Century and replaced an earlier 12th Century church for which the house was built purposely next to. The church is set within the churchyard (now closed) and contains a number of important listed features and is still an importance community facility. The paths within the churchyard have recently been restored. Key attributes of the area are listed below.

Summary of features

Heritage

The present Church of St Mary is a 19th-Century replacement for its medieval precursor (the tower of which might have contained Anglo-Saxon work). The new church does not seem to have been placed exactly over the earlier one, parts of which therefore survive below ground. Well-preserved remains of the earlier church would be of at least regional significance. The churchyard contains the buried past population of Shaw going back for hundreds of years. A watching brief north of the church in 1995 revealed evidence for several graves as well as stray human bones. A medieval ditch was also found. The churchyard was also the venue for **one of Shaw's more noted discoveries: the Roman 'cinerary urns' and glass vessels found in 1878. The true significance of these remains is far from clear, but they** could be evidence for a settlement and/or graveyard pre-dating Shaw House by more than a thousand years. The churchyard has high archaeological potential, but opportunities for fieldwork are likely to be constrained because of its status as a burial ground.

Ecology

The graves of the graveyard are set within a large area of grassland, with hardstanding paths to enable access. The grassland here is likely to have higher species diversity than in other parts of the Conservation Area, however current management practices maintain a short, uniform sward height which limits its ecological value by reducing structural diversity and the potential for wildflowers and finer grasses to increase. A number of mature Irish and English yews are present within the graveyard which provide potential habitat for species such as invertebrates and nesting birds, and are therefore considered to be of a high ecological value. These trees are in varying conditions with some showing dead branches and ivy or hawthorn encroachment.

Landscape

Although a small area, there is variety in the landscape from the old monument rich area close to the church, the more open grass areas to the west and belts of mature trees to the north and east.

Features of significance include:

Historic landscape character: early maps show the church set in open land. As the years have gone by the portion of the site covered by trees has increased, particularly to the east and north. It has always formed a prominent component in the landscape.

Land use in 1840: Formal parkland with trees and paths.

Views: Views are restricted to and from the south by the riverside woodland. Views to and from Shaw House are restricted by a belt of mature. There open views north westwards towards the school playing fields

Current use

The area has two key uses, as an importance focus for both religious and community events and secondly as a key component of the Conservation Area and as part of the setting of Shaw House.

Access

Access to the area is provided at via the main entrance along Church Road and from Shaw House gardens.

Significance

The church forms part of the historic core of the Conservation Area and would have played a major role in the day to day lives of the people who lived and worked on the estate. There are a number of listed features within the Character Area these include the Grade II listed church, Grade II Lychgate and flanking walls, Grade II tomb, Grade II group of three chest tombs. Today the church still holds a number of community events including weekly services, weddings and funerals and remains an importance community asset.

Management issues and opportunities

St Mary's Church is important in its own right as a successor to earlier churches, as the 'home' to those buried there and as a valuable community asset for worship and other community events.

Hence the primary aim of future management is to recognise its varied values and conserve and enhance those, and to make them accessible to. This includes repairing and maintaining the church and monuments so that they are kept in sound and safe condition. Of the landscape elements, the trees provide a link with past landscape are a habitat in their own right and provide screening where required and should be maintained to stand as long as they are safe, and with a plan for replacement to maintain the integrity of the belt.

Much of the grass is kept short and there may be merit in relaxing this regime to improve its ecological value without detracting from the neat appearance of the grave site.

14 Implementation and review

Implementation

14.1 The Conservation Area Management Plan will be continually reviewed, revised and re-written. The cycle for the Plan is to:

- Write and adopt the plan.
- Take forward the policies into a more detailed management and maintenance plan or instructions which provide specifications and work schedules based on the objectives in this CMP.
- Operate according to the strategy and policies held within the plan.
- Monitor the operation of the plan.
- Review the working of the plan.
- Revise and improve the plan where necessary to reflect on-going developments such as changes to visitor access or revised financial projections.

Circulation

14.2 The Conservation Area Management Plan will be circulated to interested parties within the West Berkshire Council and other partners, including other landowners within the CA.

Monitoring and review

14.3 The key areas to monitor at Shaw House are:

- Communication of the CAMP to all parties having an interest in the Conservation Area as a whole, either through ownership, responsibility or through roles as key consultants;
- The setting up of a Steering Group and a Friends Group to help coordinate the views of stakeholders in the management of the CA and to allow the local community take a more active role in its management and maintenance;
- Acceptance of the CAMP as a framework for future management of the Conservation Area.
- The success of the management policies in improving the visibility of Shaw House and St **Mary's Church** within the Conservation Area and the improved coherence of the Area.
- Improved conservation and enhancement of the heritage significance of the Conservation Area and its components
- Condition of built elements within the Conservation Area.
- Standards of design quality where applicable.
- Standards of maintenance, management and safety.
- Condition/ health of the living structure of the garden and wider landscape.
- Ecological monitoring including range of habitats and component species.
- Increase in community awareness and involvement in the management of the Conservation Area.

- 14.4 The Steering Group should meet every 6 months to discuss the on-going conservation of Shaw House and to agree upon and implement the management actions recommended in the Plan.
- 14.5 An annual monitoring report will assess progress with the implementation of the management plan as well the extent to which planning policies in the local development document include policies for the historic environment³⁹.
- 14.6 This Conservation Management Plan has a minimum life span of 10 years, with a five-year review, although it is currently envisaged that most of the policies will continue to guide the conservation and evolution of the Conservation Area through the longer term for future generations.
- 14.7 A copy of this plan will be held with the General Manager, and an electronic copy will be uploaded to the West Berkshire Council shared drive.

³⁹ Historic England (2011). Conservation Area Designation, Appraisal and Management Advice Note.

Appendix 1

Glossary

Alder carr - A carr is a type of waterlogged wooded terrain that, typically, represents a succession stage between the original reedy swamp and the likely eventual formation of forest in a sub-maritime climate. In alder carr the dominant species is alder.
Ancient - was often used in antiquarian records to denote a feature of prehistoric origin
Ashlar - is finely dressed (cut, worked) stone, either an individual stone that was worked until squared or the structure built from it.
Cinerary urns - An urn for holding a person's ashes after cremation, especially as used by Classical and prehistoric cultures.
Cinquefoil - an ornamental design of five lobes arranged in a circle, e.g. in architectural tracery or heraldry.
Corbelled parapet - In architecture a corbel is in medieval architecture a structural piece of stone, wood or metal jutting from a wall to carry a superincumbent weight, eg a parapet; a type of bracket.
Curtilage - In common law, the curtilage of a house or dwelling is the land immediately surrounding it, including any closely associated buildings and structures, but excluding any associated "open fields beyond". It delineates the boundary within which a home owner can have a reasonable expectation of privacy and where "intimate home activities" take place.
Demesne - the land managed by or on behalf of the lord of the manor where manorial tenant's services or day works were due, for example ploughing, harvesting, cutting hay etc.
Den - a defined area used for grazing, usually for pigs, amongst woodland
Dendochronology - (or tree-ring dating) is the scientific method of dating tree rings (also called growth rings) to the exact year they were formed.
Earthworks - In archaeology, earthworks are artificial changes in land level, typically made from piles of artificially placed or sculpted rocks and soil.
Embankments - an artificial slope made of earth and/or stones.
Epitaph - a phrase or form of words written in memory of a person who has died, especially as an inscription on a tombstone
Frieze - used to decorate the lintels of fireplaces
Lumber room - a room where disused or bulky items are kept.
Lychgate - A lychgate, also spelled lichgate, lycugate, lyke-gate or as two separate words lych gate, is a gateway covered with a roof found at the entrance to a traditional English or English-style churchyard
Manor - the land held by a lord under various types of tenure and administered by a manorial court.

<p>Mesolithic - is the period between the Upper Paleolithic and the Neolithic. It refers to the final period of hunter-gatherer cultures in Europe and Western Asia, between the end of the Last Glacial Maximum and the Neolithic Revolution. In Europe it spans roughly 15,000 to 5,000 BP.</p>
<p>Mullion window - Mullioned windows are windows which are divided into adjacent panes with the use of mullions, which are vertical elements used to break up a space</p>
<p>Nogging - (or occasionally noggin) is a strut used to give rigidity to a framework, fixed between joists or studs to their increase strength and stiffness.</p>
<p>NPPF – National Planning Policy Framework.</p>
<p>Orangery - An orangery or orangerie was a room or a dedicated building on the grounds of fashionable residences from the 17th to the 19th centuries where orange and other fruit trees were protected during the winter.</p>
<p>Palaeolithic - a prehistoric period of human history distinguished by the development of the most primitive stone tools.</p>
<p>Parterre - an ornamental garden with paths between the beds. parterre Has French Roots</p>
<p>Physic garden - a garden of medicinal plants that were used to promote the teaching of botany, many instigated by members of the medical profession.</p>
<p>Ramparts - a defensive wall of a castle or walled city, having a broad top with a walkway and typically a stone parapet.</p>
<p>Romano-British period - is the culture that arose in Britain under the Roman Empire following the Roman conquest in AD 43 and the creation of the province of Britannia.</p>
<p>Spilling - a traditional technique used in temperate regions of the world for the prevention of erosion to river and stream banks. Willow spilling is currently used in the United Kingdom; live willow rods are woven between live willow uprights and the area behind is filled with soil for the willow to root into.</p>
<p>SSSI – Site of Special Scientific Interest.</p>
<p>Terrapin buildings - A portable, demountable or transportable building is a building designed and built to be movable rather than permanently located</p>
<p>Tithe Award Map - The Tithe Award and Map were prepared for each parish in accordance with the great Tithe Act of 1836. The maps are drawn to varying scales (some very large, others quite modest), but each map has fields, buildings and other plots of land numbered. The award (sometimes referred to as an apportionment or schedule) refers to these numbers, listing the land owner, the occupier or tenant, nature of property and field names, area, land use and state of cultivation and the rent payable.</p>
<p>Transoms - In architecture, a transom is a transverse horizontal structural beam or bar, or a crosspiece separating a door from a window above it.</p>

Appendix 2

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Appendix 3

Analysis of historic trees

Table A3.1 below has been provided by West Berkshire Council from a survey of trees carried out in 2003 in the areas managed by them. The information has subsequently been used to map in GIS the tree species, age and design phases to help inform the management proposals, understand potential threats and gaps in the original landscape design. Note that this survey does not cover the areas now forming the grounds of Trinity School or St Mary's Church.

The distribution of trees through the ages is represented by plans drawn up for changes in the landscape of Shaw House at various times in its development, see Figure 3.2 for the Speen map of 1792, Figure 3.4, Joseph Andrew's plan of 1750, and the various progressions of OS maps (Figure 3.8 for 1883, Figure 3.11 for 1900 and Figure 3.12 for 1913).

However, a point to note is that the Speen and Andrew's plans do not appear to show trees growing on the embankments which from their estimated ages would have been growing at the time of the plans. Hence they may very well not be a true record of the overall tree cover for the area at the time they were drawn.

The OS plans provide a more comprehensive view of the location of individual trees, avenues and woodland areas and distinguish between deciduous and coniferous trees. These then allow a more complete analysis of the change in tree cover for the Conservation Area since the beginning of the 19th Century as discussed in Chapter 3 of the main report.

Figure A3.1 show the location of the trees surveyed in 2003 and Figure A3.2 displays the species and Figure A3.3 the approximate ages of the trees as calculated from their girth, where recorded, using the formula put forward by Alan Mitchell ⁴⁰. Note that this is an estimate only and is influenced by growing condition and tree species.

Table A3.1 Results of 2003 Tree Survey, West Berkshire Council

Area of Shaw House Garden	Tree No	Tree species	Latin Name	Note	Diameter at Breast Height (DBH), cm	Phase of Garden	Location/Description
G/1/d/	1	Cedar of Lebanon	Cedrus Libani		215	Phase VI	West of Main Gate
G/1/d/	2	Coastal Redwood	Sequoia Sempervirens		115	Phase VII	East of Main Gate
G/1/d/	3	Coastal Redwood	Sequoia Sempervirens		35	Phase VII	East of Main Gate
G/1/d/	4	Coastal Redwood	Sequoia Sempervirens		160	Phase VII	East of Main Gate
G/2/a/	5	Yew	Taxus Baccata		73	Phase II	Raised Terrace,

⁴⁰ 1974. A Field Guide to the Trees of Britain and Northern Europe. Collins. ISBN 0-00-212035-6

Area of Shaw House Garden	Tree No	Tree species	Latin Name	Note	Diameter at Breast Height (DBH), cm	Phase of Garden	Location/Description
							south side
G/2/a/	6	Yew	Taxus Baccata		75	Phase II	Raised Terrace, south side
G/2/a/	7	Yew	Taxus Baccata		135	Phase II	Raised Terrace, south side
G/2/a/	8	Yew	Taxus Baccata		115	Phase II	Raised Terrace, south side
G/2/a/	9	Yew	Taxus Baccata		115	Phase II	Raised Terrace, south side
G/2/a/	10	Yew	Taxus Baccata		110	Phase II	Raised Terrace, south side
G/2/a/	11	Yew	Taxus Baccata		119	Phase II	Raised Terrace, south side
G/2/a/	12	Yew	Taxus Baccata		102	Phase II	Raised Terrace, south side
G/2/a/	13	Yew	Taxus Baccata		105	Phase II	Raised Terrace, south side
G/2/a/	14	Yew	Taxus Baccata		83	Phase II	Raised Terrace, south side
G/2/a/	15	Yew	Taxus Baccata		145	Phase II	Raised Terrace, south side
G/2/a/	16	Yew	Taxus Baccata		118	Phase II	Raised Terrace,

Area of Shaw House Garden	Tree No	Tree species	Latin Name	Note	Diameter at Breast Height (DBH), cm	Phase of Garden	Location/Description
							south side
G/2/a/	16.5	Yew	Taxus Baccata	dead stump	134	Phase II	Raised Terrace, south side
G/2/a/	17	Yew	Taxus Baccata		130	Phase II	Raised Terrace, south side
G/2/a/	18	Yew	Taxus Baccata		105	Phase II	Raised Terrace, east side, south of steps
G/2/a/	18.5	Gap	N/A			Phase II	Raised Terrace, east side, south of steps
G/2/a/	19	Yew	Taxus Baccata		123	Phase II	Raised Terrace, east side, south of steps
G/2/a/	20	Yew	Taxus Baccata		127	Phase II	Raised Terrace, east side, south of steps
G/2/a/	20.5	Gap	N/A			Phase II	Raised Terrace, east side, south of steps
G/2/a/	21	Yew	Taxus Baccata		108	Phase II	Raised Terrace, east side, south of steps
G/2/a/	22	Yew	Taxus Baccata		98	Phase II	Raised Terrace, east side, south of steps

Area of Shaw House Garden	Tree No	Tree species	Latin Name	Note	Diameter at Breast Height (DBH), cm	Phase of Garden	Location/Description
G/2/a/	23	Yew	Taxus Baccata		80	Phase II	Raised Terrace, east side, south of steps
G/2/a/	24	Yew	Taxus Baccata		83	Phase II	Raised Terrace, east side, south of steps
G/2/a/	25	Yew	Taxus Baccata	Measured at base	129	Phase II	Raised Terrace, east side, south of steps
G/2/a/	26	Yew	Taxus Baccata	Measured at base	92	Phase II	Raised Terrace, east side, south of steps
G/2/a/	27	Yew	Taxus Baccata	Measured at base	119	Phase II	Raised Terrace, east side, south of steps
G/2/a/	28	Yew	Taxus Baccata	Measured at base	121	Phase II	Raised Terrace, east side, south of steps
G/2/a/	28.5	Gap				Phase II	Raised Terrace, east side, south of steps
G/2/a/	29	Yew	Taxus Baccata		99	Phase II	Raised Terrace, east side, north of steps
G/2/a/	29.5	Gap				Phase II	Raised Terrace, east side, south of steps

Area of Shaw House Garden	Tree No	Tree species	Latin Name	Note	Diameter at Breast Height (DBH), cm	Phase of Garden	Location/Description
G/2/a/	30	Yew	Taxus Baccata		143	Phase II	Raised Terrace, east side, north of steps
G/2/a/	30.5	Yew	Taxus Baccata	dead stump	108	Phase II	Raised Terrace, east side, south of steps
G/2/a/	31	Yew	Taxus Baccata		137	Phase II	Raised Terrace, east side, north of steps
G/2/a/	32	Yew	Taxus Baccata		130	Phase II	Raised Terrace, east side, south of steps
G/2/a/	32.5	Gap				Phase II	Raised Terrace, east side, north of steps
G/2/a/	33	Yew	Taxus Baccata		150	Phase II	Raised Terrace, east side, south of steps
G/2/a/	34	Yew	Taxus Baccata		113	Phase II	Raised Terrace, north side, east of path cut through terrace
G/2/a/	35	Yew	Taxus Baccata		121	Phase II	Raised Terrace, north side, east of path cut

Area of Shaw House Garden	Tree No	Tree species	Latin Name	Note	Diameter at Breast Height (DBH), cm	Phase of Garden	Location/Description
							through terrace
G/2/a/	36	Yew	Taxus Baccata		113	Phase II	Raised Terrace, north side, east of path cut through terrace
G/2/a/	37	Yew	Taxus Baccata		86	Phase II	Raised Terrace, north side, east of path cut through terrace
G/2/a/	38	Yew	Taxus Baccata	Measured at base	172	Phase II	Raised Terrace, north side, east of path cut through terrace
G/2/a/	39	Yew	Taxus Baccata	Measured at base	165	Phase II	Raised Terrace, north side, east of path cut through terrace
G/2/a/	40	Yew	Taxus Baccata		89	Phase II	Raised Terrace, north side, east of path cut through terrace
G/2/a/	41	Yew	Taxus Baccata	Measured at base	130	Phase II	Raised Terrace, north

Area of Shaw House Garden	Tree No	Tree species	Latin Name	Note	Diameter at Breast Height (DBH), cm	Phase of Garden	Location/Description
							side, east of path cut through terrace
G/2/a/	42	Yew	Taxus Baccata		83	Phase II	Raised Terrace, north side, east of path cut through terrace
G/2/a/	43	Yew	Taxus Baccata	Measured at base	110	Phase II	Raised Terrace, north side, east of path cut through terrace
G/2/a/	44	Yew	Taxus Baccata		95	Phase II	Raised Terrace, north side, east of path cut through terrace
G/2/a/	45	Yew	Taxus Baccata	Measured at base	146	Phase II	Raised Terrace, north side, east of path cut through terrace
G/2/a/	46	Yew	Taxus Baccata		76	Phase II	Raised Terrace, north side, west of path cut through terrace

Area of Shaw House Garden	Tree No	Tree species	Latin Name	Note	Diameter at Breast Height (DBH), cm	Phase of Garden	Location/Description
G/2/a/	47	Yew	Taxus Baccata		99	Phase II	Raised Terrace, north side, west of path cut through terrace
G/2/a/	48	Yew	Taxus Baccata		121	Phase II	Raised Terrace, north side, west of path cut through terrace
G/2/a/	49	Yew	Taxus Baccata		89	Phase II	Raised Terrace, north side, west of path cut through terrace
G/2/b	50	Lucombe Oak	Quercus Hispanica Lucombeana		140	Phase V	North section of the Great Garden
G/2/b	51	Lucombe Oak	Quercus Hispanica Lucombeana		160	Phase V	North section of the Great Garden
G/2/b	52	Irish Yew	Taxus Baccata Fastigiata	Not possible to measure girths; average spread 400cm		Phase VI	North section of the Great Garden
G/2/b	53	Irish Yew	Taxus Baccata Fastigiata	Not possible to measure girths; average		Phase VI	North section of the Great Garden

Area of Shaw House Garden	Tree No	Tree species	Latin Name	Note	Diameter at Breast Height (DBH), cm	Phase of Garden	Location/Description
				spread 400cm			
G/2/b	54	Irish Yew	Taxus Baccata Fastigiata	Not possible to measure girths; average spread 400cm		Phase VI	North section of the Great Garden
G/2/b	55	Irish Yew	Taxus Baccata Fastigiata	Not possible to measure girths; average spread 400cm		Phase VI	North section of the Great Garden
G/2/b	56	Irish Yew	Taxus Baccata Fastigiata	Not possible to measure girths; average spread 400cm		Phase VI	North section of the Great Garden
G/2/b	57	Irish Yew	Taxus Baccata Fastigiata	Not possible to measure girths; average spread 400cm		Phase VI	North section of the Great Garden
G/2/b	58	Irish Yew	Taxus Baccata Fastigiata	Not possible to measure girths; average spread 400cm		Phase VI	North section of the Great Garden
G/2/c	59	Copper Beech	Fagus Sylvatica Purpurea		80	Phase VII	Central and south section of the Great Garden
G/2/c	60	Lime	Tilia Europaea		100	Phase V	Central and south section of

Area of Shaw House Garden	Tree No	Tree species	Latin Name	Note	Diameter at Breast Height (DBH), cm	Phase of Garden	Location/Description
							the Great Garden
G/2/c	61	Lime	Tilia Europaea		120	Phase V	Central and south section of the Great Garden
G/2/c	62	Copper Beech	Fagus Sylvatica Purpurea		90	Phase VII	Central and south section of the Great Garden
G/2/c	63	Mulberry	Morus Nigra		35	Phase VII	Central and south section of the Great Garden
G/2/d	64	Yew	Taxus Baccata		75	Phase III	Belt of trees screening forecourt
G/2/d	65	Yew	Taxus Baccata		75	Phase III	Belt of trees screening forecourt
G/2/d	66	Yew	Taxus Baccata		70	Phase III	Belt of trees screening forecourt
G/2/d	67	Lime	Tilia Europaea	Approx. measurement	100	Phase V	Belt of trees screening forecourt
G/2/d	68	Lime	Tilia Europaea	Approx. measurement	100	Phase V	Belt of trees screening forecourt
G/2/d	69	Lime	Tilia Europaea	Approx. measurement	100	Phase V	Belt of trees screening forecourt
G/2/d	70	Lime	Tilia Europaea	Approx. measurement	100	Phase V	Belt of trees screening forecourt

Area of Shaw House Garden	Tree No	Tree species	Latin Name	Note	Diameter at Breast Height (DBH), cm	Phase of Garden	Location/Description
G/2/d	71	Lime	Tilia Europaea	Approx. measurement	100	Phase V	Belt of trees screening forecourt
G/3/b	72	Irish Yew	Taxus Baccata Fastigiata	Average spread 400cm		Phase VII	North Garden
G/3/b	73	Irish Yew	Taxus Baccata Fastigiata	Average spread 400cm		Phase VII	North Garden
G/3/b	74	Irish Yew	Taxus Baccata Fastigiata	Average spread 400cm		Phase VII	North Garden
G/3/b	75	Irish Yew	Taxus Baccata Fastigiata	Average spread 400cm		Phase VII	North Garden
G/3/b	76	Irish Yew	Taxus Baccata Fastigiata	Average spread 400cm		Phase VII	North Garden
G/3/b	77	Irish Yew	Taxus Baccata Fastigiata	Average spread 400cm		Phase VII	North Garden
G/3/b	78	Irish Yew	Taxus Baccata Fastigiata	Average spread 400cm		Phase VII	North Garden
G/3/b	79	Irish Yew	Taxus Baccata Fastigiata	Average spread 400cm		Phase VII	North Garden
G/3/b	80	Golden Yew	Taxus Baccata Adpressa Aurea		40	Phase VIII	North Garden
G/3/b	81	Austrian Pine	Pinus Nigra		108	Phase VI	North Garden
G/5/a	82	Yew	Taxus Baccata		50	Phase VI	West of north drive
G/5/a	83	Yew	Taxus Baccata		50	Phase VI	West of north drive
G/5/a	84	Yew	Taxus Baccata		60	Phase VI	West of north drive
G/5/a	85	Yew	Taxus Baccata		65	Phase VI	West of north drive

Area of Shaw House Garden	Tree No	Tree species	Latin Name	Note	Diameter at Breast Height (DBH), cm	Phase of Garden	Location/Description
G/5/a	86	Yew	Taxus Baccata		80	Phase VI	West of north drive
G/5/b	87	Yew	Taxus Baccata		80	Phase VI	West of the House
G/5/b	88	Yew	Taxus Baccata		90	Phase VI	West of the House
G/5/c	89	Holly	Ilex Aquifolium		35	Phase VI	By churchyard to west of the forecourt
G/5/c	90	Coastal Redwood	Sequoia sempervirens		170	Phase VI	By churchyard to west of the forecourt
G/5/c	91	Coastal Redwood	Sequoia sempervirens		150	Phase VI	By churchyard to west of the forecourt
G/5/c	92	Coastal Redwood	Sequoia sempervirens		170	Phase VI	By churchyard to west of the forecourt
G/5/c	93	Yew	Taxus Baccata		55	Phase VI	By churchyard to west of the forecourt
G/5/c	94	Yew	Taxus Baccata		60	Phase VI	By churchyard to west of the forecourt
G/5/c	95	Yew	Taxus Baccata		60	Phase VI	By churchyard to west of the forecourt

Area of Shaw House Garden	Tree No	Tree species	Latin Name	Note	Diameter at Breast Height (DBH), cm	Phase of Garden	Location/Description
G/5/c	96	Yew	Taxus Baccata		60	Phase VI	By churchyard to west of the forecourt
G/5/c	97	Atlas Cedar	Cedrus Atlantica		200	Phase V	By churchyard to west of the forecourt
G/6/b	98	Yew	Taxus Baccata	An ancient multi-stemmed tree, possibly originally within churchyard and not part of garden planting	160	N/A	Land between forecourt and River Lambourn, north of Church Road
G/6/b	99	Austrian Pine	Pinus Nigra			Phase VII	Land between forecourt and River Lambourn, north of Church Road
G/6/b	100	Yew	Taxus Baccata			Phase VII	Land between forecourt and River Lambourn, north of Church Road
G/6/b	101	Austrian Pine	Pinus Nigra			Phase VII	Land between forecourt and River Lambourn, north

Area of Shaw House Garden	Tree No	Tree species	Latin Name	Note	Diameter at Breast Height (DBH), cm	Phase of Garden	Location/Description
							of Church Road
G/6/b	102	Yew	Taxus Baccata			Phase VII	Land between forecourt and River Lambourn, north of Church Road
G/6/b	103	Austrian Pine	Pinus Nigra			Phase VII	Land between forecourt and River Lambourn, north of Church Road
G/6/b	104	Yew	Taxus Baccata			Phase VII	Land between forecourt and River Lambourn, north of Church Road
G/6/b	105	Yew	Taxus Baccata			Phase VII	Land between forecourt and River Lambourn, north of Church Road
G/6/b	106	Monterey Cypress	Cupressus Macrocarpa			Phase VII	Land between forecourt and River Lambourn, north of Church Road
G/6/b	107	Ash	Fraxinus Excelsior	Self-sown		N/A	Land between forecourt

Area of Shaw House Garden	Tree No	Tree species	Latin Name	Note	Diameter at Breast Height (DBH), cm	Phase of Garden	Location/Description
							and River Lambourn, north of Church Road
G/6/b	108	Lawson Cypress	Cupressus Lawsonia			Phase VII	Land between forecourt and River Lambourn, north of Church Road
G/6/b	109	Lawson Cypress	Cupressus Lawsonia			Phase VII	Land between forecourt and River Lambourn, north of Church Road
G/6/b	110	Lawson Cypress	Cupressus Lawsonia			Phase VII	Land between forecourt and River Lambourn, north of Church Road
G/6/b	111	Lawson Cypress	Cupressus Lawsonia			Phase VII	Land between forecourt and River Lambourn, north of Church Road
G/6/c	112	Lime	Tilia Europaea	Not possible to measure accurately due to suckers growing	140	Phase V	Land between forecourt and River Lambourn, south of Church Road -

Area of Shaw House Garden	Tree No	Tree species	Latin Name	Note	Diameter at Breast Height (DBH), cm	Phase of Garden	Location/Description
				around the base			Growing immediately inside the fence of the rectory on the line of the former avenue
G/6/c	113	Lime	Tilia Europaea	Not possible to measure accurately due to suckers growing around the base	140	Phase V	Land between forecourt and River Lambourn, south of Church Road
G/6/c	114	Sweet Chestnut	Castanea Sativa		115	Phase V	Land between forecourt and River Lambourn, south of Church Road
G/6/c	115	Lime	Tilia Europaea	Not possible to measure accurately due to suckers growing around the base	140	Phase V	Land between forecourt and River Lambourn, south of Church Road
G/6/c	116	Ash	Fraxinus Excelsior		55	Phase VIII	Land between forecourt and River Lambourn, south of Church Road

Area of Shaw House Garden	Tree No	Tree species	Latin Name	Note	Diameter at Breast Height (DBH), cm	Phase of Garden	Location/Description
G/6/c	117	Ash	Fraxinus Excelsior		50	Phase VIII	Land between forecourt and River Lambourn, south of Church Road
G/6/c	118	Lime	Tilia Europaea	Not possible to measure accurately due to suckers growing around the base	140	Phase V	Land between forecourt and River Lambourn, south of Church Road
G/6/c	119	Austrian Pine	Pinus Nigra		102	Phase VII	Land between forecourt and River Lambourn, south of Church Road
G/6/c	120	Austrian Pine	Pinus Nigra		115	Phase VII	Land between forecourt and River Lambourn, south of Church Road
G/6/c	121	Sycamore	Acer Pseudoplatanus		70	Phase VII	Land between forecourt and River Lambourn, south of Church Road
G/6/c	122	Lime	Tilia Europaea	Not possible to measure accurately	140	Phase V	Land between forecourt and River

Area of Shaw House Garden	Tree No	Tree species	Latin Name	Note	Diameter at Breast Height (DBH), cm	Phase of Garden	Location/Description
				due to suckers growing around the base			Lambourn, south of Church Road
G/7/b	123	Yew	Taxus Baccata		89	Phase IV	Flanking former canal, south of River Lambourn
G/7/b	124	Yew	Taxus Baccata		76	Phase IV	Flanking former canal, south of River Lambourn
G/7/b	125	Yew	Taxus Baccata		67	Phase IV	Flanking former canal, south of River Lambourn
G/7/b	126	Yew	Taxus Baccata		48	Phase IV	Flanking former canal, south of River Lambourn
G/7/b	127	Yew	Taxus Baccata		64	Phase IV	Flanking former canal, south of River Lambourn
G/7/b	128	Yew	Taxus Baccata		92	Phase IV	Flanking former canal, south of River

Area of Shaw House Garden	Tree No	Tree species	Latin Name	Note	Diameter at Breast Height (DBH), cm	Phase of Garden	Location/Description
							Lambour n
G/7/b	129	Yew	Taxus Baccata		80	Phase IV	Flanking former canal, south of River Lambour n
G/7/b	130	Lime	Tilia Europaea	Approx	70	Phase VII	Flanking former canal, south of River Lambour n
G/7/b	131	Yew	Taxus Baccata		76	Phase IV	Flanking former canal, south of River Lambour n
G/7/b	132	Yew	Taxus Baccata		64	Phase IV	Flanking former canal, south of River Lambour n
G/7/b	133	Lime	Tilia Europaea	Approx	70	Phase VII	Flanking former canal, south of River Lambour n
G/7/b	134	Yew	Taxus Baccata		80	Phase IV	Flanking former canal, south of River Lambour n

Area of Shaw House Garden	Tree No	Tree species	Latin Name	Note	Diameter at Breast Height (DBH), cm	Phase of Garden	Location/Description
G/7/d	135	Lime	Tilia Europaea		45	Phase V	The Avenue, west side
G/7/d	136	Horse Chestnut	Aesculus Hippocastanum		48	Phase V	The Avenue, west side
G/7/d	137	Lime	Tilia Europaea		67	Phase V	The Avenue, west side
G/7/d	138	Lime	Tilia Europaea		54	Phase V	The Avenue, west side
G/7/d	139	Lime	Tilia Europaea		41	Phase V	The Avenue, west side
G/7/d	140	Lime	Tilia Europaea		43	Phase V	The Avenue, west side
G/7/d	141	Horse Chestnut	Aesculus Hippocastanum		74	Phase V	The Avenue, west side
G/7/d	142	Lime	Tilia Europaea		48	Phase V	The Avenue, west side
G/7/d	143	Lime	Tilia Europaea		60	Phase V	The Avenue, west side
G/7/d	144	Lime	Tilia Europaea		54	Phase V	The Avenue, west side
G/7/d	145	Lime	Tilia Europaea		70	Phase V	The Avenue, west side
G/7/d	146	Horse Chestnut	Aesculus Hippocastanum		78	Phase V	The Avenue, west side
G/7/d	147	Lime	Tilia Europaea		64	Phase V	The Avenue, west side
G/7/d	148	Lime	Tilia Europaea		54	Phase V	The Avenue, west side
G/7/d	149	Lime	Tilia Europaea		41	Phase V	The Avenue, east side

Area of Shaw House Garden	Tree No	Tree species	Latin Name	Note	Diameter at Breast Height (DBH), cm	Phase of Garden	Location/Description
G/7/d	150	Lime	Tilia Europaea		41	Phase V	The Avenue, east side
G/7/d	151	Lime	Tilia Europaea		46	Phase V	The Avenue, east side
G/7/d	152	Lime	Tilia Europaea		40	Phase V	The Avenue, east side
G/7/d	153	Lime	Tilia Europaea		40	Phase V	The Avenue, east side
G/7/d	154	Lime	Tilia Europaea		37	Phase V	The Avenue, east side
G/7/d	155	Lime	Tilia Europaea		45	Phase V	The Avenue, east side
G/7/d	156	Lime	Tilia Europaea		38	Phase V	The Avenue, east side
G/7/d	157	Lime	Tilia Europaea		35	Phase V	The Avenue, east side
G/7/d	158	Lime	Tilia Europaea		38	Phase V	The Avenue, east side
G/7/d	159	Horse Chestnut	Aesculus Hippocastanum		49	Phase V	The Avenue, east side
G/7/d	160	Lime	Tilia Europaea		40	Phase V	The Avenue, east side
G/7/d	161	Lime	Tilia Europaea		40	Phase V	The Avenue, east side
G/7/d	162	Lime	Tilia Europaea		38	Phase V	The Avenue, east side
G/7/d	163	Horse Chestnut	Aesculus Hippocastanum		73	Phase V	The Avenue, east side
G/7/d	164	Horse Chestnut	Aesculus Hippocastanum		73	Phase V	The Avenue, east side

Area of Shaw House Garden	Tree No	Tree species	Latin Name	Note	Diameter at Breast Height (DBH), cm	Phase of Garden	Location/Description
G/7/d	165	Lime	Tilia Europaea		95	Phase V	The Avenue, east side
G/7/e	166	Ash	Fraxinus Excelsior		60	Phase VIII	Area to the west of the former canal
G/7/e	167	Ash	Fraxinus Excelsior		70	Phase VIII	Area to the west of the former canal
G/7/e	168	Ash	Fraxinus Excelsior		60	Phase VIII	Area to the west of the former canal
G/7/e	169	Ash	Fraxinus Excelsior		83	Phase VIII	Area to the west of the former canal
G/7/e	170	Ash	Fraxinus Excelsior		83	Phase VIII	Area to the west of the former canal
G/7/e	171	Ash	Fraxinus Excelsior		60	Phase VIII	Area to the west of the former canal
G/7/e	172	Ash	Fraxinus Excelsior		60	Phase VIII	Area to the west of the former canal
G/7/e	173	Ash	Fraxinus Excelsior		60	Phase VIII	Area to the west of the former canal
G/7/e	174	Ash	Fraxinus Excelsior		67	Phase VIII	Area to the west


Area of Shaw House Garden	Tree No	Tree species	Latin Name	Note	Diameter at Breast Height (DBH), cm	Phase of Garden	Location/Description
							of the former canal
G/7/e	175	Ash	Fraxinus Excelsior		67	Phase VIII	Area to the west of the former canal
G/7/e	176	Ash	Fraxinus Excelsior		52	Phase VIII	Area to the west of the former canal
G/7/e	177	Ash	Fraxinus Excelsior		67	Phase VIII	Area to the west of the former canal
G/7/e	178	Ash	Fraxinus Excelsior		70	Phase VIII	Area to the west of the former canal
G/7/e	179	Ash	Fraxinus Excelsior		88	Phase VIII	Area to the west of the former canal
		Whitebeam	Sorbus Aria	Planted since 2003 survey		N/A	Great lawn, north-west corner near path
		Walnut	Juglans Regia (?)	Planted since 2003 survey		N/A	Great lawn, north-west corner near path

Figure A3.1 Trees surveyed in 2003



Conservation Area
Management Plan -
Shaw House

Trees Mapped Between
1892 and 1905

 Shaw Conservation Area

Still Existing?



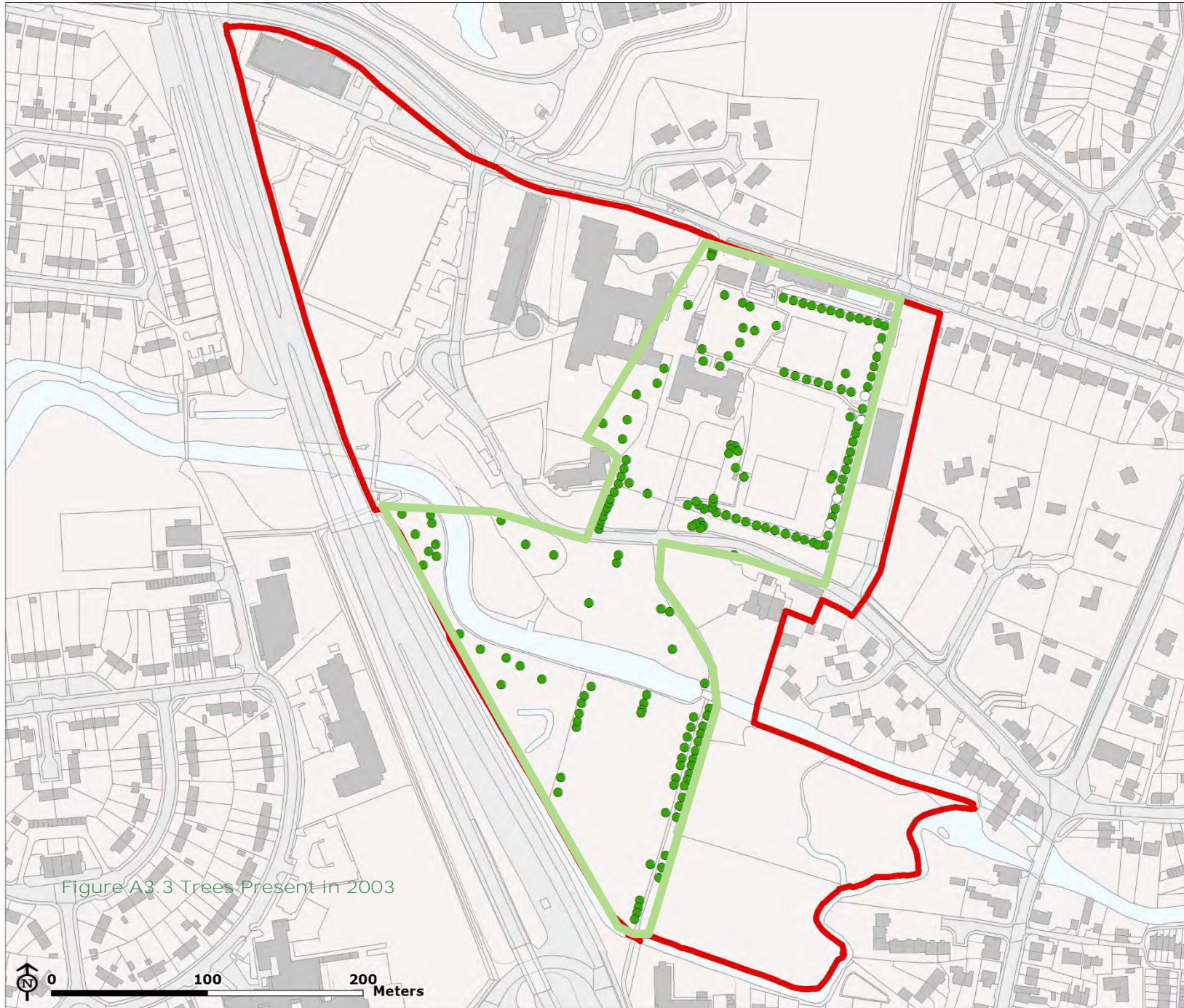
-  No (233)
-  Yes (42)



Figure A3.2 Trees mapped between 1892 and 1905

Map Scale @ A4: 1:3,500

LUC



Conservation Area Management Plan - Shaw House

Present Day Trees

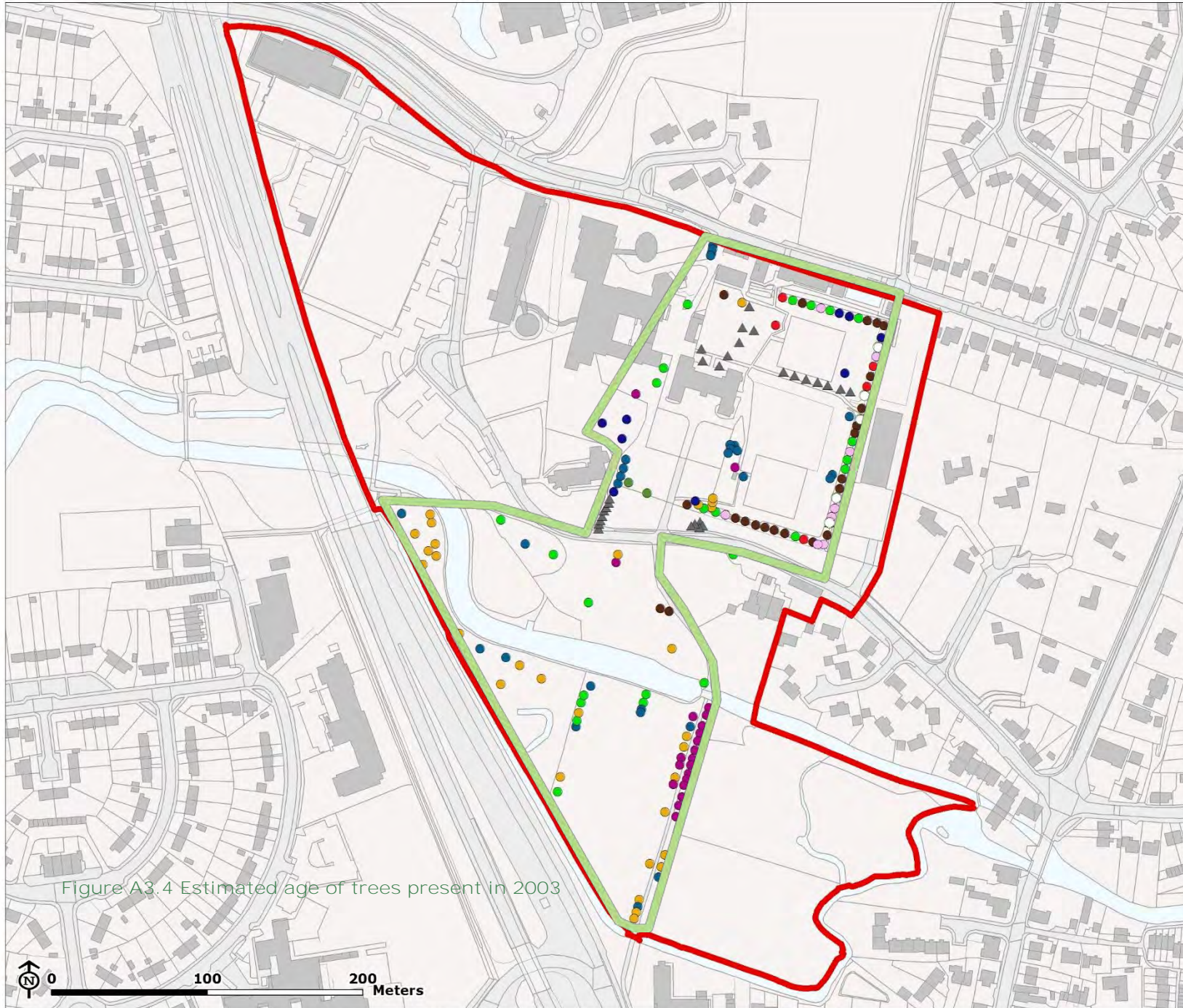
- Shaw Conservation Area
- Tree Gaps (5)
- Present Day Trees (182)
- Limit of 2003 tree survey

Map Scale @ A4: 1:3,500



Figure A3.3 Trees Present in 2003





**Conservation Area
Management Plan -
Shaw House**

Present Day Tree Phases

Shaw Conservation Area

Tree Gaps

Tree Parkland Phase

- No Age
- Medieval (Pre-1600)
- Phase II (1670-1685)
- Phase III (1697-1705)
- Phase IV (1728-1744)
- Phase V (1751-1800)
- Phase VI (1800-1851)
- Phase VII (1851-1906)
- Phase VIII (1906-1939)
- Phase IX (1939 onwards)

Limit of
2003 tree
survey

Note: Some trees have been assigned their closest phase.

Note: "No Age" includes some Ash, Austrian Pine, Irish Yew, Lawson Cypress, Monterey Cypress, and Yew trees which were unable to be aged.


Map Scale @ A4: 1:3,500

LUC



















Figure A3.4 Estimated age of trees present in 2003

**Conservation Area
Management Plan -
Shaw House**

Present Day Tree Species

 Shaw Conservation Area

Tree Species

-  Yew (40%)
-  Lime (21%)
-  Ash (9%)
-  Irish Yew (8%)
-  Horse Chestnut (3%)
-  Austrian Pine (3%)
-  Coastal Redwood (3%)
-  Lawson Cypress (2%)
-  Copper Beech (1%)
-  Luccombe Oak (1%)
-  Atlas Cedar (1%)
-  Cedar of Lebanon (1%)
-  Golden Yew (1%)
-  Holly (1%)
-  Monterey Cypress (1%)
-  Mulberry (1%)
-  Sweet Chestnut (1%)
-  Sycamore (1%)

Map Scale @ A4: 1:3,500

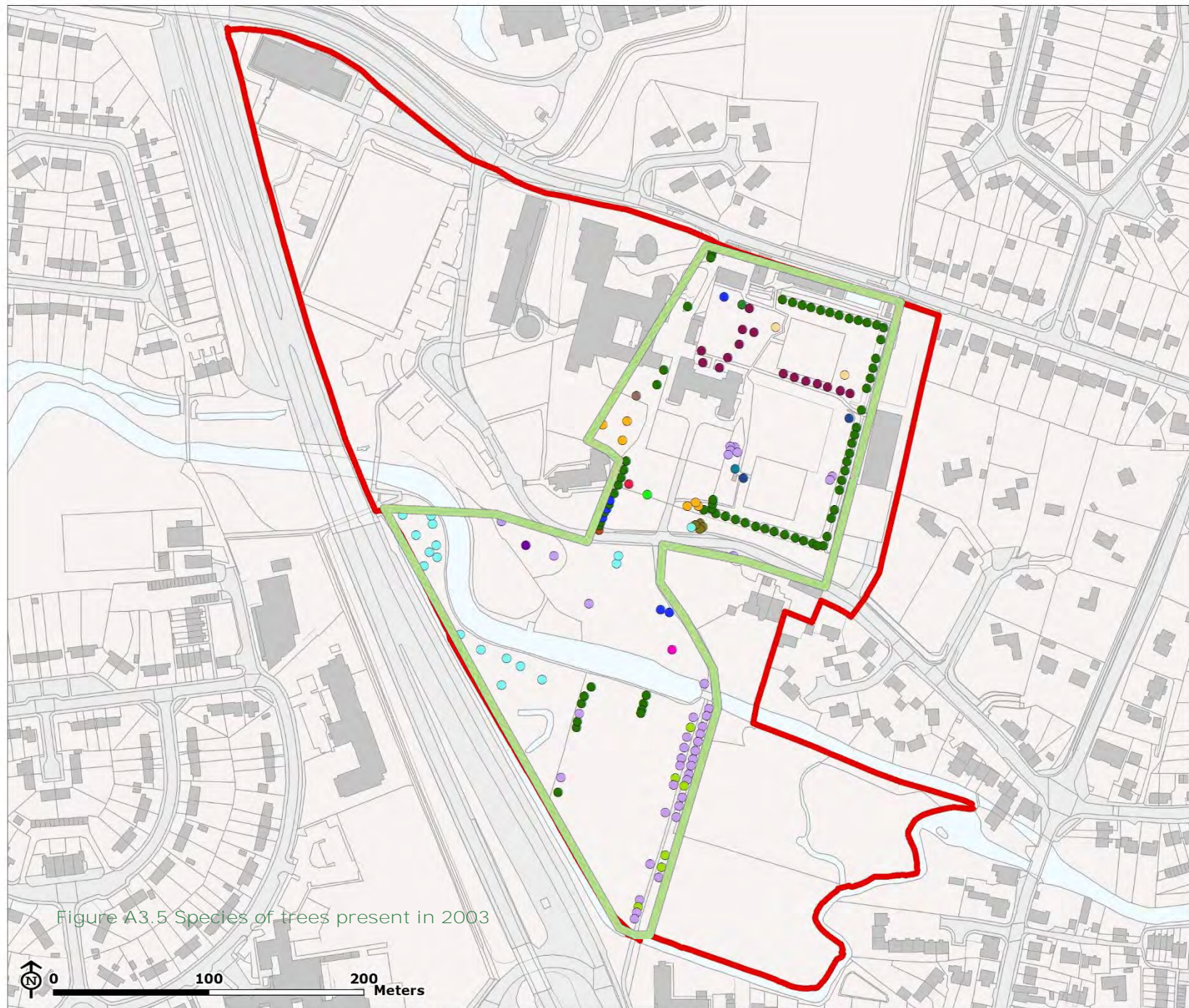
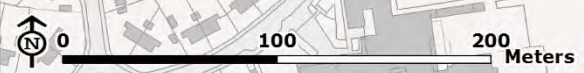


Figure A3.5 Species of trees present in 2003



Appendix 4

Shaw House listing description

Shaw House – listed buildings

SHAW HOUSE SCHOOL, Grade I; List entry Number: 1220445, first listed 06-Jun-1952, UID: 394163SU 46NE SHAW CUM DONNINGTON CHURCH ROAD (north side) 7/54 Shaw House School 6.6.52 GV I

House, now School. 1581. Red brick with stone dressings and old tile roof. 6 stacks with 2 or 4 diamond shafts with moulded tops and rectangular bases. Parapet and gables with stone coping and ball finials. H-plan. Basement, 2 storeys and attic. All windows with leaded lights and H-section mullions and transoms. Plinth with moulded top; and strongly moulded string courses between floors. South front: 5 gables with 6-light windows and returned hood moulds in each; and 4 small hipped dormers. 2 projecting wings to right and left with stacks on return walls. 3 especially large windows to hall on ground floor to right. Central 2 storey Ashlar porch with Ionic pilasters supporting entablature with Greek inscription, and triangular pediment, above moulded arched doorway. 6-light window set back above with string course below; and above, with Greek inscription. Crowning triangular pediment with 3 finials and carved face in tympanum. East front: 3 gables with 2 small gabled dormers between. 2 canted bays with parapets rising to second storey in end bays to right and left. Large central first floor C18 9-light window breaking into string course below. Steps to central door with stumpy Corinthian pilasters supporting entablature and triangular pediment. North front: 5 gables as south, central porch with Doric pilasters supporting entablature, and depressed arched doorway below. 2 storey. c.1870 addition with 2 arches on ground floor each side of porch. 2 stacks to left and right of central gable; and 2 stacks in return walls of projecting wings. Interior: Mainly late C17 and early C18. Possibly C16 stone fireplace in attic; re-used probably C16 or C17 panelling in c.1870 long gallery to north. 3 rooms with C17 panelling and C17-C18 fireplaces; gun room on ground floor to south west; King Charles' room on first floor to south-east and Queen Anne's room with ionic pilasters and overmantel with blank arcade, on first floor to north-east. All other rooms with C18 panelling and stone fireplaces, including the great hall and the present staff room to north-east. Staircase hall to east with late C17 3-flight, square well staircase; with twisted balusters, wainscot panelling and C18 rococo plaster ceiling above. House built for Thomas Dolman, a local clothier, and used as headquarters by King Charles I during the battle of Newbury, 1644. V.C.H. Vol.4. PP.87-88. B.O.E.Berkshire pp.213-214, Murrays Berkshire Architectural Guide. Betjeman and Piper. 1949. p.141. Country Life.Sept.1910.

Listing NGR: SU4756168369

Selected Sources

Books and journals

Ditchfield, P H, Page, W, The Victoria History of the County of Berkshire, (1924), 87-88

Pevsner, N, The Buildings of England: Berkshire, (1975), 213-214

'Murrays Architectural Guide' in Berkshire, (1949), 141

'Country Life' in September, (1910)

National Grid Reference: SU 47561 68369

GATES, OVERTHROW AND GATEPIERS APPROXIMATELY 80 METRES TO SOUTH OF SHAW HOUSE SCHOOL, Grade II; List entry Number: 1220446, first listed 16-Aug-1983; UID 394164SU 46NE SHAW CUM DONNINGTON CHURCH ROAD (north side)

7/56 Gates, Overthrow And Gatepiers Approximately 80 Metres To South Of Shaw House School GV II

Gates, overthrow and gatepiers. C20 brick piers with stone coping and finials. C20 wrought iron gates. Exuberant C18 wrought iron overthrow.

Listing NGR: SU4755068287

National Grid Reference: SU 47550 68287

PARISH CHURCH OF ST MARY, Grade II; List entry Number: 1291032, first listed 6 April 1967; UID 394115SU 46NE SHAW CUM DONNINGTON CHURCH ROAD (north side) 7/55 Parish Church Of St.Mary 6.4.67 GV II

Church. 1840-2. Joseph Hansom. Chancel of 1878 by William Butterfield. West tower, nave and south porch of ashlar; chancel and vestry to north of flint with stone dressings. Slate roof. Norman style with late C13 style chancel. West tower of 3 stages with angle buttresses. West door with 2 orders and 2-light window above with central shaft. Third stage with diagonal buttresses and 2-light bell chamber openings. Corbelled parapet with pinnacles; and short spire. Nave of 6 bays with tall round headed windows, shallow buttresses, plinth, parapet and stair turret at south-west corner. Gabled south porch; south door with single order and chevron decoration. Chancel with two 2-light windows to south and 3-light east window with cinquefoiled head. Vestry with rose window and stack above to east. Interior. Nave has west gallery and roof of c.1840 and plain Norman font. Moulded and chamfered chancel arch. Chancel has waggon roof and contemporary painted decoration. Fittings of c.1878. Many late C18 and early C19 monuments in nave. Good monument of 1707 to Sir Thomas Dolman. Breast plate and helmet on north-east wall of nave. V.C.H.Vol.4.pp.94-5

B.O.E.Berkshire p.213

Listing NGR: SU4749368303

Selected Sources

Books and journals

Ditchfield, P H, Page, W, The Victoria History of the County of Berkshire, (1924), 94-95

Pevsner, N, The Buildings of England: Berkshire, (1975), 213

National Grid Reference: SU 47493 68303

GROUP OF 3 CHEST TOMBS APPROXIMATELY 14 METRES TO SOUTH OF NAVE OF CHURCH OF ST MARY, Grade II; List entry Number: 1290984, first listed 16 August 1983; UID 394118SU 46NE SHAW CUM DONNINGTON CHURCH ROAD (north side)

7/28 Group Of 3 Chest Tombs Approximately 14 Metres To South Of Nave Of Church Of St.Mary II GV

3 chest tombs. C.1800 to mid C19. A.c.1800.Ashlar. Fluted corner balusters and moulded top. B. 1861. Ashlar. Sides with gothic panelling; moulded top and base. C.c.1800.Ashlar. Fluted corner balusters. Moulded top and base.

Listing NGR: SU4748168285

National Grid Reference: SU 47481 68285

TOMB APPROXIMATELY 14 METRES TO SOUTH OF NAVE OF CHURCH OF ST MARY, Grade II; List entry Number: 1220377, first listed 16 August 1983; UID 394117 SU 46NE SHAW CUM DONNINGTON CHURCH ROAD (north side) 7/27 Tomb Approximately 14 Metres To South Of Nave Of Church Of St.Mary GV II

Chest tomb. 1802. Ashlar. Moulded top and base.

Listing NGR: SU4747268294

National Grid Reference: SU 47472 68294

LYCHGATE AND FLANKING WALLS APPROXIMATELY 15 METRES TO SOUTH OF CHURCH OF ST MARY, Grade II; List entry Number: 1220437, first listed 16 August 1983; UID 394116 SU 46NE SHAW CUM DONNINGTON CHURCH ROAD north side)

7/26 Lychgate And Flanking Walls Approximately 15 Metres To South Of Church Of St.Mary GV II

Lychgate. 1897. Timber framed with hipped tile roof. Central archway with traceried sidelights. 4 bays to each side with Gothic curvilinear tracery. Bronze cross on ridge. Erected in memory of Evelyn Agnes Marion Blackburn Maze by W.P.Blackburn Maze. Short flanking walls. Flint with Ashlar dressings, lacing courses and coping. Left hand wall approximately 10 metres long and one metre high; right hand wall approximately 5 metres long and one metre high.

Listing NGR: SU4745768301

National Grid Reference: SU 47457 68301

THE OLD RECTORY, Grade II; List entry Number: 1220447, first listed 16 August 1983; UID 394165 SU 46NE SHAW CUM DONNINGTON CHURCH ROAD (south side) 7/33 The Old Rectory - II

House. C17, early C19 and early C20. Brick, timber framed with brick nogging; some render and tile hanging. Tiled roof and 3 gabled front with 4 stacks. 2 storeys and attic. C17 centre block with timber framed first floor and tile hung gable. Early C20 mullioned and transomed windows; 2 on ground floor, one on first floor and one in gable. Early C20 right hand block with mullioned and transomed windows on each floor and door to left. Early C19 block to left with one glazing bar sash on ground, and first floors; and C20 mullioned and transomed window above door to right. 6 panelled door with plain rectangular fanlight, plain doorcase and bracketted flat hood.

Listing NGR: SU4761268220

National Grid Reference: SU 47612 68220

Registered Park

SHAW HOUSE, Grade II; List entry Number: 1001446, first registered 4 January 2000; UID 4201

Earthwork remains of a late C16 or early C17 garden for Shaw House laid out by the Dolman family and extended in the early C18 by the Duke of Chandos.

Historic development

Shaw House was built in the late C16 by Thomas Dolman, a wealthy clothier of Newbury. The house replaced an earlier manor house at Shaw, which stood close to the present house and the church of St Mary (the latter was rebuilt in 1840). Shaw House remained in the ownership of the Dolman family until 1728, when the Duke of Chandos bought the estate.

From 1618 to 1666 Shaw House was owned by Humphrey Dolman, who possibly laid out the Great Garden with the raised walk to the east of the House. There may however have been a garden there already in the late C16 (WBC 1998). Under Humphrey Dolman's ownership, in October 1644, the Second Battle of Newbury took place partly in the grounds of Shaw House, and the raised walk is described in E Ludlow's memoirs of the battle (1696). Between 1666 and 1697 the House was owned by Thomas Dolman II, who improved both the House and garden between c 1690 and his death in 1711. After this date, possibly because of the Dolman family's financial problems, Shaw House stood empty for about seventeen years.

In 1728, the Duke of Chandos (James Brydges), who had recently bought Canons near Edgeware (qv), purchased Shaw House. He improved the grounds between 1729 and 1737, keeping within the framework established by the Dolman family (estate map, c 1730). Improvements by Chandos included the building of a water house on a hill to the east of the House, the removal of two of the three parterres, and the making of the double canal into one, for which he commissioned the local canal engineer John Hore. After his third marriage, Chandos tried to sell Shaw House, but ended up letting it to his son, Lord Carnarvon. The latter made some alterations in the grounds, including the removal of the wall and gate

to the south of the House which he replaced with a ha-ha (demolished after 1905). He also replaced the greenhouse to the north of the House with a stable block.

In 1751 Shaw House was bought by Joseph Andrews from London. His son, also called Joseph, inherited Shaw shortly after the purchase, in 1753. The latter drew various measured plans of Shaw House and the garden in his notebook of c 1751(3 (BRO). The notebook also includes his sketch plans for their remodelling. Although most of Andrews' plans for the garden were never executed, he did succeed, unlike Chandos who had also hoped to do this, in constructing a new drive leading from the south of the House along the east side of the canal onto the London Road (Tithe map, 1838).

In the C19, Shaw House passed to the Rev Thomas Penrose, and subsequently to Henry Eyre, who lived at Shaw House from 1851 to 1876. In 1905 Shaw House was purchased by the Hon Mrs Catherine Farquhar. The latter undertook considerable restoration works to the House. The garden was laid out with rose beds and clipped yews, with the raised walk remaining intact (CL 1910, where it is described as the rampart).

During the Second World War, Shaw House was requisitioned and used by the British, and subsequently the American and Canadian armies. In 1946 the site was purchased by Berkshire County Council and Shaw House was converted to a school, in which use it remains. In 1963 a new school building, the Astley Building, was built on the site of the stable yard and garden to the north-west of the House. In the 1950s the canal to the south of the House was filled in, and the former parkland to the east, south, and west was built over. In the 1970s, the A34 was built which cut through the southern part of the garden and the southern tip of the canal.

In 1998 ownership of Shaw House passed to West Berkshire District Council. Currently (1999) there are proposals to build additional school buildings to the east of the House, and as part of this proposal an archaeological survey is being undertaken.

Description

LOCATION, AREA, BOUNDARIES, LANDFORM, SETTING Shaw House, a site of c 15ha, is situated in the former village of Shaw, now a suburb on the north side of Newbury. The northern boundary is formed by Love Lane, and the western boundary by the A34 relief road. To the south the area is bounded by Spout Ditch (estate map, c 1730), with late C20 housing beyond. To the east the site is bounded by mid and late C20 housing, occupying part of the former garden (including the site of Chandos' water house) and parkland.

ENTRANCES AND APPROACHES The main entrance to the site is situated c 90m south of Shaw House, along the north side of Church Road, which runs east/west through the centre of the site. It is flanked by C20 gate piers and C20 wrought-iron gates with an C18 overthrow (listed grade II), introduced in the early C20 by the then owner Mrs Farquhar. Formerly Church Road ran to the north of St Mary's church; in the late C19 however it was diverted to run along the south side of the church.

The southern part of the site is accessed by a path situated opposite the main entrance on the south side of Church Road.

PRINCIPAL BUILDING Shaw House (listed grade I) is situated in the northern part of the site. Its architect is unknown but Thomas Thorpe, a mason from Northamptonshire, has been suggested as a possible designer (WBC 1998). The two-storey house has an H-shaped ground plan, and is constructed of red brick with stone dressings. Its south front has five gables with projecting wings to the east and west. It has a central porch and six windows, with three larger windows to the hall on the ground floor to the east. From the windows on the south front there was an extensive view, now obscured by overgrown trees, to the double avenue and the canal to the south of the River Lambourn. The east elevation has three gables and a central doorway with a large C18 window above it which overlooks the Great Garden, and formerly the water house built by Chandos. The back of the House, overlooking the garden to the north, also has projecting wings and along it runs an arcade, added in the C18 (Pevsner 1966).

To the south-west of Shaw House stands the church of St Mary (listed grade II), which was rebuilt in 1840(2 by Joseph Hansom. To the north-west stands the Astley Building built in 1963.

GARDENS AND PLEASURE GROUNDS To the south of the House lies a square-shaped forecourt, approached by a straight drive flanked on either side by a lawn. The drive leads to the south front of the

House, where there is a tarmacked car-parking area. To the south-west of the House is a lawn, with St Mary's church and the churchyard screened by mature trees and shrubs.

To the east of the House lies the Great Garden, now (1999) partly covered with temporary school buildings and a tennis court. In the northern part of the Great Garden are also the remains of an early C20 formal garden, laid out by the then owner Mrs Farquhar. The Great Garden is surrounded to the north, south, and east by the late C16 or early C17 raised walk which is planted with a row of contemporary yew trees (formerly clipped). During the Second Battle of Newbury in 1644 the walk was possibly strengthened and used as a rampart (WBC 1998). Under the ownership of Chandos, the Great Garden retained its formal layout with parterres (estate map, c 1730), then under the various subsequent owners its layout was simplified.

To the north-west of the House stands the Astley Building of 1963, bounded to its west by a raised terrace which slopes down in westerly direction to a rectangular lawn. To the west of the lawn runs Church Road, with a hockey ground beyond. The lawn and hockey ground were formerly part of the wider parkland, possibly enlarged by the Duke of Chandos in the early C18, that formerly stretched beyond the M4 motorway to the west (ibid).

The Astley Building covers the site of the former stable yard which had to its west an avenue of trees (ibid). This area became subsequently, in the late C19, part of the gardens (OS 1913).

To the south of Church Road lies a small public green space containing various archaeological remains of the former parkland. A footpath from Church Road leads to a small bridge over the River Lambourn. The path is flanked to the west by woodland and shrubs, with some mature trees, and to its east by the back gardens of two private dwellings. South of the River Lambourn, which was canalised by the early C18 (estate map, c 1730), lies a lawn with, in the centre, the footprint of the canal that ran in a southerly direction. The west side of the lawn is bounded by a belt of trees which were planted in the 1970s when the M4 motorway was constructed. The woodland in the far east corner of the site contains various mature trees which were possibly planted in the late C19 as part of a double avenue put in by the then owner, Joseph Andrews. Several small drains run through this woodland, which were all in place by the early C18 (ibid).

KITCHEN GARDEN The kitchen garden is situated to the north of the House and contains within its walls a swimming pool with ancillary buildings to the west, mostly built in the late C20.

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Maps Survey of Speen Manor for his Grace the Duke of Chandos, c 1730 (Berkshire Record Office) Plans from the notebook of Joseph Andrews, c 1750 (Berkshire Record Office) Tithe map for Shaw and Donnington, 1838 (Berkshire Record Office)

OS 6" to 1 mile: 1st edition surveyed 1874, published 1878 2nd edition surveyed 1909, published 1913

Illustrations Watercolour drawings of the south front of Shaw House, signe 'R J', 1831 (Shaw House School)

Archival items Photograph of the south front of Shaw House, before 1905 (Berkshire Record Office) Photograph of the south front of Shaw House, before 1905 (National Monuments Record)

Description written: July 1999 Amended: September 1999 Register Inspector: FDM Edited: November 2000

National Grid Reference: SU 47535 68238

Appendix 5
Shaw House Conservation Area Management Plan
Historic Environment Record

Table A5.2 Shaw House and Church Conservation Area Management Plan HER table

Note that this information was extracted from the West Berkshire Historic Environment Record on October 2017

No	HER ref	Name	Type	NGR SU	Date	Description
1	MWB14750	Shaw House	findspot	47600 68300	Mesolithic	Mesolithic flint tools found just inside main gateway
2	MWB2183	Shaw	ditch/pit	47358 68148	Undated	Short lengths of poorly defined ditched cropmarks, possibly an enclosure but dubious. Now under (presumed destroyed by) Love Lane.
3	MWB12440	Shaw churchyard	findspot/graveyard	47500 68320	Roman	Fragments of Romano-British cinerary urns and glass vessels found in 1878
4	MWB6722	Shaw churchyard	findspot/ditch	47504 68318	Medieval post-medieval	Medieval ditch on a south-east to north-west alignment containing late 12th-13th pottery probable post-medieval human remains also uncovered in the graveyard
5	EWB469	Shaw Churchyard	Archaeological watching brief 1995			Thames Valley Archaeology Services Feb 1995 c.73m. of foundation trenches (0.6m. wide) were monitored. Prior to this the previous building had been demolished and the surrounding topsoil within the development area had been removed. No features were observed until the excavation of the foundation trenches, when a

No	HER ref	Name	Type	NGR SU	Date	Description
						<p>linear feature was observed running south-east to north-west. This linear feature was a Medieval ditch 1.30m. wide and 0.65m. deep. It had one fill and produced 34 sherds of pottery dating to the late 12th-late 13th Century. A band of compacted chalk with ground flints was also noted forming a 'path' across the site and from stratigraphic relationships it appeared to be a later occurrence than the ditch</p> <p>A large pit containing human debris was found in the trenches to NW corner which cut line medieval ditch. 3 groups of human remains were disturbed from the excavation of the graveyard of the church.</p>
6	MWB15686	SW of Shaw Church	ditch/pit	47447 68280	Medieval	Area of medieval activity located in trial trenches excavated in April 1999; no evidence of occupation
7	MWB16720	Shaw Manor	manor, manor house, farm	475 683	Medieval, Elizabethan, C18	Documented medieval manor with a manor house and farmyard superseded by Shaw House

No	HER ref	Name	Type	NGR SU	Date	Description
8	EWB669	Historic landscape analysis, Shaw Manor	Shaw W Berks Manor 1990-1995	48060 69500		Research carried out on Shaw Manor's landscape history using documents partly collected for an exhibition in 1981 celebrating 400 years since the building of Shaw House, E half of Shaw parish done by teacher at Shaw House School.
9	EWB438	Trinity School Shaw House	archaeological watching brief 2000	47530 68310	C12-C15	Thames Valley Archaeological Services, Trinity School. Pit/ditch, 4 sherds of pottery of C12-C13 to C14/C15 pre-date House but brick found and tile and chalk rubble. Levelled up as part of building Elizabethan house by Thomas Dolman.
10	MWB16057	Trinity School Shaw House	feature	47531 68310	Medieval	Excavated feature, probably a medieval pit or ditch, in grounds of Trinity School, Shaw House
11	MWB5022	St Mary's Shaw	church	47491 68303	C11-Medieval Victorian	Grade II listed mid 19th Century church, built on site of ancient church adjacent to Shaw Manor, later Shaw House
12	EWB462	Grounds of Shaw House	Excavation 1975	47521 68303	Elizabethan-C17th	Excavation by Stan Ford in the grounds of Shaw House, in the vicinity of the church. Wall footings and brick rubble which appeared to date from about the same time as the house.

No	HER ref	Name	Type	NGR SU	Date	Description
						Wall possibly demolished 2nd battle of Newbury; frags of C16-C17 pot found and a limestone block.
13	MWB5023	Shaw House	Great House	47573 68362	Elizabethan- C19- WW2 -post	Grade I listed, well preserved H-plan Elizabethan house built by Thomas Dolman in 1581 with alterations in 18th and 19th centuries, and used as a school from 1943 until 1985
14	EWB 1449	Shaw House	tree ring dating 2003	47571 68364	Elizabethan	Oxford Dendrochronology Lab 2003. Assessment and sampling were carried out on eight timbers, six from the extensive roof and two floor beams; five roof timbers and one floor beam were dated. Three roof timbers retained completed sapwood: two were felled in 1579 and one in 1580. The other roof timbers may be from the same batch. The floor beam that dated had no sapwood but matches well with the other timbers and have probably been felled at the same time. The results suggested a likely construction date for the roof of 1580 or very soon thereafter, and the floor beam seemed likely to be part of the primary phase of construction. The timbers were most likely local in origin.

No	HER ref	Name	Type	NGR SU	Date	Description
15	EWB1167	Shaw House	window glass analysis 2008	47574 68363		English Heritage London 2008. to characterise the chemical composition of historic window glass. Over 100 samples were collected, including glass from a window constructed at the end of the 17th Century and blocked in c1728, as well as windows installed between c1690 and 1720. Three major glass types were identified: high-lime low-alkali, mixed alkali and soda-lime. The in situ samples from the turn of the 18th Century demonstrated that the use of high-lime low-alkali glass was superseded by mixed alkali glass in c1700. This latter glass was made using seaweed ash (kelp) as a flux and enabled the production of less strongly coloured window panes.
16	MWB15774	Shaw House Park	ornamental garden, landscape park, field, woods	47525 68273	Elizabethan to Late 19th Century, WW2 and early 21st C	Registered Garden around the Elizabethan Shaw House, with earthwork remains, historic planting and wider landscaping along the river Lambourn but many modern land uses
17	EWB740	Shaw House and Gardens	Archaeological investigation 2003	47539 68075		Historic Buildings Survey Ltd Cambridge In depth analysis of Shaw House and its grounds carried out in connection with

No	HER ref	Name	Type	NGR SU	Date	Description
				(809m by 958m)		an HLF bid for restoration included archive research, map regression, survey of house and gardens. Measured survey of gardens done July 2003.
18	EWB512	Shaw House and Gardens	Conservation Plan 1998	47604 68353 (163m by 152m)	All periods/total area	Babtie Group Reading 1998. RCHME drawings and description of house, 1622 and 1822 probate inventories, historical and archaeological report, historical evaluation of Shaw parish landscape, geophysical survey Stratascan Sept 1998, ecological assessment habitat survey.
19	MWB5024	Shaw House chalk terrace	Bank, terrace, rampart	47674 68342	Elizabethan-C17th	Earthwork bank around three sides of garden on the east side of Shaw House, probably originating as a Tudor feature though modified in the 17th Century and possibly used defensively during the Civil War
20	EWB636	Shaw House terrace, sunken gardens steps	Evaluation 2003	47567 68351 (41m by 21m)	mid C18	Museum of London Archaeology Service 4 evaluation trenches to locate possible features seen on two sketches drawn by Joseph Andrews' terrace 'Airys' sunken gardens, steps. Steps found, wall adjoining house and robber trenches and

No	HER ref	Name	Type	NGR SU	Date	Description
						deposits. Features of 1750s work.
21	EWB1582	Shaw House garden walls	Archaeological monitoring 2016	47569 68335 (145m by 52m)	C18	Shaw House Car park W Berks Heritage Service Archaeology removal of stairs over earthwork and strip gravel. Linear brick features most likely representing the remains of garden walls dating to the 18th Century, were identified in front of the house.
22	EWB1564	Shaw House garden walls	historic building survey	47642 68421 (150m by 70m)		Cotswold archaeology 2016 historic building and research on the brick garden walls on the north and west sides of the grounds of Shaw House. historic building recording and research on the brick garden walls on the north and west sides of the grounds of Shaw House photographic record and written notes. Careful attention to brick sizes and mortars suggest that the west wall is contemporary with the house and that the Love Lane wall dates to the mid-late 17th Century. The style of the remnant orangery suggests that it was built c.1700.
23	MWB21239	Shaw House remains E forecourt wall	garden wall, forecourt, garden building	47571 68283 (2m by 6m)	Elizabethan	Short section of unlisted brick wall of late 16th Century date, originally part of the boundary

No	HER ref	Name	Type	NGR SU	Date	Description
						of the forecourt of the great house structural elements suggesting the former presence of a gazebo or pavilion at the end of the terrace walk
24	MWB15925	Old Rectory Shaw	timber framed house, vicarage	47618 68220	C17-C18-midC20	Grade II listed 17th Century house with later additions, adjacent to Shaw House's park
25	MWB21238	W boundary wall Shaw House	Garden/boundary wall	47577 68421 (20m x 70m)	Elizabethan, C17 WW2	Unlisted brick wall on the west side of the North Garden of Shaw House, part possibly contemporary with the mansion but with several later alterations
26	MWB21237	N boundary wall Shaw House	Garden/boundary wall	47652 68434 (130m x 44m)	C17-WW2	Unlisted brick wall along the Love Lane boundary of Shaw House kitchen gardens possibly dating from 1700 or earlier but with later alterations
27	MWB16035	Wall footings Shaw House	wall	47511 68326	Elizabethan-late C19	Brick wall footings found in the grounds of Shaw House
28	MWB6575	partition wall Shaw House	wall	47557 68379	Elizabethan-late C19	One mortared brick partition wall found during partial excavation of a sub-basement
29	MWB6574	basement Shaw House	basement	47557 68379	Elizabethan-C18	Sub-basement room under west wing of Shaw House

No	HER ref	Name	Type	NGR SU	Date	Description
30	EWB510	Shaw House sub-basement	Archaeological Survey and Evaluation 1995	47557 68378	Elizabethan-C18	<p>Wessex Archaeology 1995. A minor collapse of the ground floor in the north-west corner of the house revealed what seemed to be a sub-basement window, not visible externally due to the raised ground level around the perimeter of the building. Initial inspection of the hole confirmed the existence of at least one sub-basement room below the floor. A blocked-in two-light limestone mullion window set into an angled bay into the wall was revealed, along with a brick partition wall aligned perpendicular to the western wall of lower part of the wall it was clear that there was a break, possibly a doorway, and a void in the brickwork above the feature may represent the former location of a lintel. The backfill contained many finds, though most were unstratified. The reason for the backfilling of the sub-basement is not clear but this seems to have taken place around the latter half of the 18th Century. The rest of the house including all of the east wing, has a sub-basement level.</p>

No	HER ref	Name	Type	NGR SU	Date	Description
31	MWB16297	NE of Shaw House grounds	inhumation	47707 68378		Five human skeletons and a horse bone found in the grounds of Shaw House in 1882
32	MWB16596	Bank by Shaw House Garden Wall	Inhumation, findspot	476 683	C17	19th Century report of the finding of human skeletons and a cannon ball, presumed to date from the Second Battle of Newbury
33	MWB20016	Shaw House ditch /Civil War defence	ditch	47589 68437	Elizabethan- C17	Substantial east-west ditch excavated and interpreted as a defensive feature associated with the earthwork bank in the gardens, perhaps used during the Second Battle of Newbury
34	EWB1584	Shaw House kitchen garden	archaeological watching brief 2016	47654 68426 (71m by 31m)		Cotswold Archaeology 2016 A north-west/south-east aligned linear cut feature was partially exposed in the south-western extent of the groundworks. A small assemblage of post-medieval bone and ceramic building material, as well as residual worked flint of Neolithic/Bronze Age date. Part of defences of 2nd Battle of Newbury?
35	MWB21754	Shaw House Kitchen garden	ditch	47623 68433	C17	Probable ditch with some post-medieval finds uncovered during a watching brief in the kitchen garden at Shaw House,

No	HER ref	Name	Type	NGR SU	Date	Description
						perhaps linked to temporary Civil War defences
36	MWB15685	Shaw House former Orangery	garden building	47586 68427	C18	Blocked up façade of garden building visible in wall of North Garden, probably an orangery or greenhouse built in c 1700
37	EWB1465	Shaw House garden walls	Historic building record			Cotswold archaeology 2016 historic building and research
38	MWB15684	Shaw House Canal	ornamental canal, cascade	47508 68125 84m x179m	C18-mid C20	An 18th Century ornamental canal and cascade originally opposite the south front of Shaw House but largely filled in during the later 20th Century
39	MWB16003	Culverts Shaw House	culvert	47560 68403	post-medieval	Brick lined culverts at Shaw House, mythically linked to Donnington Castle
40	MWB20918	Bridge over River Lambourn, Shaw House park	bridge	47575 68164	C18	Unlisted probable early 18th Century brick bridge on the avenue approaching the mansion of Shaw House from the south
41	MWB21243	Site boat house River Lambourn, Shaw House park	boat house	47461 68208	mid C18-mid C19- early C20	Former location of probable 18th Century boat house on the river bank to the south of the mansion of Shaw House
42	MWB21753	Shaw House forecourt wall	Levelled garden wall	47559 68317 (61m x58m)	C18	Below ground evidence of a possible rectilinear walled

No	HER ref	Name	Type	NGR SU	Date	Description
						garden below Shaw House's south front
43	MWB20970	Former Coach House Shaw House	coach house	47610 68438	mid-late C19	Unlisted 19th Century coach house and stableyard
44	MWB21236	Garden building Shaw House	bothy	47704 68417	mid-late C19	Unlisted brick bothy built against the Love Lane boundary of Shaw House gardens, likely to be of later 19th Century date
45	MWB18166	Former water meadows SW Shaw House	water meadow	47085 68297	C19	Former water meadows on River Lambourn. System of ditches seen in old aerial photographs, but largely destroyed through later land use
46	MWB21235	The Cottage, Shaw House	house, servants hall, game larder	47565 68398	C19-C20	Unlisted brick dwelling, used as a 20th Century caretaker's house probably part of an Edwardian range but with some earlier fabric
47	MWB18544	Gates, overthrow, gatepiers S of Shaw House	Gate, pier, arch	47551 68290	C18-C20	Grade II listed gateway to the south facade of Shaw House constructed in 1908 from a reused 18th Century wrought iron overthrow with 20th Century gates hung on brick gate piers
48	MWB19922	Trinity School, Shaw	secondary school	47504 68409	mid C20- present C21	Trinity School formerly the Astley Building of Shaw House School. Unlisted 1960s block of

No	HER ref	Name	Type	NGR SU	Date	Description
						a secondary school, created in the grounds of the Elizabethan Shaw House
49	MWB19923	Trinity School, Shaw	arts centre	47451 68441	late C20-present C21	Unlisted late 20th Century school block with a performing arts centre
50	EWB377	Trinity School, Shaw	archaeological watching brief 2001	47629 68336		Oxford Archaeological unit 2001removal of existing school terrapins and associated services from the garden of Shaw House. There had been limited intrusion into the garden soil, and no finds were recovered
51	EWB438	Trinity School, Shaw	archaeological watching brief 2000	47530 68310		TVAS 2000 Service pipe trench large feature 1.3m deep pit/ditch. Four sherds of medieval pottery were recovered from the lower fills. These are of a fabric that was produced between the late 12th or early 13th Century and the late 14th or early 15th Century. A large broken piece of brick and a few fragments of brick and/or tile were also recovered. The brick is difficult to date but is hand-made and unfrogged so it is unlikely to be later than the late 18th Century. In conclusion, the feature would appear to be earlier than the house, as it

No	HER ref	Name	Type	NGR SU	Date	Description
						contained pottery that is late 12th to early 15th Century in date. It would also appear that it silted up naturally and was then deliberately backfilled with chalk rubble to create a level surface. As this chalk contained a brick that is similar to those used in Shaw House itself, it is possible that this levelling took place at the time of, or shortly after, the construction of Thomas Dolman's new manor house and gardens.
52	EWB112	Trinity School	geophysical survey and evaluation 1999	47449 68438		Proposed new building at Shaw House School (later Trinity School). Geophysical survey of five separate areas totalling 1.5 ha over the almost the entire Trinity School development site; including sites for all new buildings and car parks. This was followed by trial excavation: in Phase 1, two trenches were dug in areas which had not been subject to the geophysical survey, which were in the footprints of proposed temporary classrooms. The remaining 21 trenches were located within the Phase 2 development area.

No	HER ref	Name	Type	NGR SU	Date	Description
53	EWB113	Trinity School Shaw	Archaeological Evaluation 1999	47376 68365	medieval- recent	Northampton Archaeology 1999. Permanent buildings across the entire Trinity School redevelopment site of 1.8 ha, a total trench length of 469m. Only five trenches contained archaeological features, including some medieval features just to the south of the church. Over half the trenches contained only recent dumping associated with landscaping and the creation of sports fields.
54	EWB 114	Trinity School Shaw	Archaeological Evaluation 1999	47695 68358	C18-	Northampton Archaeology 1999. Two trenches were excavated beside the earthwork bank in the grounds of Shaw House, to evaluate the location of two blocks of temporary classrooms. One was located in the Stable Yard and another to the east on tennis courts beside the Sports Hall. The Stable Yard trench located several features including a 1700s garden building and a large undated ditch; it was suggested that this could be a Civil War defence ditch. The second trench did not locate any features.

No	HER ref	Name	Type	NGR SU	Date	Description
55	EWB1513	Trinity School, Shaw Library Building Love Lane	Archaeological watching brief 2015			Thames Valley Archaeological Services 2015, during construction of a new extension to the library at Trinity School (built in the 1960s). The archaeological potential derived from the location of the site close to the historic core of Shaw, and possibly the medieval manor house. However only made ground over yellow brown clay natural, or material indicating a levelling up of the site were revealed, and no finds were recovered.

Assessment of significance

Significance is essentially a hierarchical concept, using ascending levels of value. Those used here follow guidelines established by James Semple Kerr (The Conservation Plan, 1996) and adopted by the Heritage Lottery Fund, Historic England and others. The levels of significance are:

- A: Exceptional Significance – important at national to international levels, reflected in the statutory designations of Scheduled Monuments, Listed Buildings, Registered Parks and Gardens, Registered Battlefields and equivalent nationally graded sites (including those of ecological and nature conservation value).
- B: Considerable Significance– important at regional level or sometimes higher, e.g. Grade II Listed Buildings.
- C: Some Significance – predominantly of local significance, but may be of a regional group value (e.g. a vernacular architectural feature).
- D: Little Significance – of limited heritage or other value.
- N: Neutral Significance – **neither important nor detrimental to the site’s heritage values.**
- I: Intrusive – features or aspects that actually detract from the value of a site (a modern corrugated iron shed adjacent to an important medieval building might be a good example).

Applying these definitions, the significance of each component of heritage value has been assessed by Character Area. A low designation of significance does not necessarily imply that a feature is expendable. Furthermore there are many instances where parts or aspects of the place may be susceptible to enhancement or reduction of significance as currently perceived, especially where there is a lack of information or understanding at the moment. The table below identifies the significance of each Character Area following the guidelines produced by Historic England.

Also based on the definitions above, the fact that much of the Conservation Area is a Grade II Registered Park and Garden of Special Historic Interest means that overall it is at least of Considerable Significance and is therefore of special interest, warranting every effort to conserve and even enhance its significance.

Character Areas	Components of heritage value					Explanation
	Levels of significance: A: Exceptional Significance B: Considerable Significance C: Some Significance D: Little Significance N: Neutral Significance I: Intrusive					
	Evidential	Historical	Aesthetic	Communal	Ecology	
Shaw House and gardens	A	A	C	B	C	<p>Shaw House and Gardens Character Area retain the broad layout of the 16th and 17th Century designed gardens including the Shaw House, the earth mound and ornamental trees.</p> <p>The area consists of the former Great Gardens and the kitchen garden. The layout has retained echoes of the earlier formal gardens and is therefore of a much higher historical and evidential value.</p> <p>The 19th Century addition of the drive leading straight up to the south of Shaw House was an integral element of the later designed landscape creating a dramatic entrance from the Church Road and focused view of the significant house.</p> <p>Furthermore a significant number of trees survive from all key periods of the landscape evolution.</p> <p>Many of these trees are considered to be of a high ecological value and provide foraging and sheltering opportunities for a range of species such as birds, bats and invertebrates.</p> <p>Though the Character Area incorporates a number of important historical features the 20th Century infrastructure such as the tennis courts and deteriorating tarmac paths are intrusive features on the setting of Shaw House. Furthermore the current lack of sympathetic landscape maintenance adversely impact on the character of the area and the overall significance.</p> <p>Shaw House and Gardens is considered of Exceptional Significance however its value is largely impacted by intrusive features and unsympathetic maintenance of the landscape and the setting of the house.</p>
Residential houses and gardens	B	C	I	N	N	<p>The character areas once formed part of the historic core of the estate and houses the existing Rectory for St Mary's Church. Today the area appears largely residential and there are little visual or historic links back to Shaw House and St Mary's Church. The Old Rectory is Grade II listed. The area is not open to the public and is therefore of neutral communal significance.</p> <p>The residential gardens are of limited ecological value due to their ornamental nature, however ornamental hedgerows, shrubs and trees do provide some foraging opportunities for wildlife, as well as nesting opportunities for common species of garden birds.</p> <p>The Character Area is considered of Some Significance as the listed Old Rectory would have once been an important feature within the day to day goings on of 17th, 19th and</p>

						20 th Century Shaw House. The value of the overall area however is affected by the loss of visual links to the church and Shaw House and the increase in the built environment has meant the loss of the rectory garden and historic setting.
Wet woodland privately owned	C	C	C	N	B	<p>The character area once formed part of the designed parkland of Shaw House. South of the river it was characterised by formal tree avenues within a fairly open landscape and the network of water features which ran through the open space.</p> <p>The landscape has lost visual and historical links with the surrounding historic estate and today is fairly enclosed with vegetation. The network of water feature remain but.... John to continue!</p> <p>The area is hydrologically and ecologically connected to the River Lambourn SSSI and SAC through a small network of tributaries and a fish ladder, situated within an area of willow carr woodland and marshy grassland. These features are considered to be of high ecological value and therefore contribute to the ecological value and habitat connectivity of the SSSI in this area.</p> <p>The area is considered of Some Significance for its historic links to the surrounding historic landscape.</p>
Park	B	B	C	A	B	<p>The park once formed part of the wider designed parkland of Shaw House and in the 18th and 19th Century was designed to create an impressive entrance up to Shaw House from the south. All visual and historical links to the wider landscape and Shaw House have been lost and the dilapidated landscape no longer echoes the formality or significance of the past.</p> <p>There are a number of pathways through the area linking the park with the surrounding communities thus making it a popular local park. There is some access to the river but interpretation of the historical and ecological significance of the area and visual links are limited.</p> <p>The Park is hydrologically and ecologically connected to the River Lambourn SSSI and SAC through a small tributary which borders this area and through habitats of ecological value such as woodland, scrub and river banks, contributing to the ecological value of the SSSI in this area.</p> <p>The Park is considered of Considerable Significance for its historical and ecological value. Its value is largely impacted by the loss of features within the landscape which has adversely impacted on the character of the landscape and the loss of visual and historical links to the wider Shaw House landscape.</p>
Wet woodland and river	B	B	C	C	A	<p>The area once formed part of the historic designed parkland and linked the park to the formal gardens with the semi-circular basin and views to Shaw House. Today the area is designated as a SSSI and SAC and is therefore of national and international significance.</p> <p>The River Lambourn is of exceptional significance for the part it has played in informing the development of Shaw House and of Newbury. Once an important natural resource powering the clothier mills and acting as a natural defence during the Civil War the River Lambourn is an important feature within the landscape and the development of Shaw House as a clothier tradesmen's river side house with gardens to match.</p>

						<p>The area over the last 100 years has become largely wooded and all historical and visual links to and from Shaw House has been lost. Today the area is largely known for the significance of its habitat and species value as part of the SSSI and SAC. Furthermore the wet woodlands and the chalk riverbanks are an important feature of the National Character Area and therefore of national significance.</p> <p>Currently public access to the area is limited and as subsequent results of the maintenance of the area and the increased tree and scrub growth the area feels enclosed and can appear unsafe.</p> <p>The wet woodland and river is considered of Exceptional Significance because of its heritage, SSSI designation and as a feature of the National Character Area.</p>
School	I	I	I	A	C	<p>The school grounds once formed part of the wider designed landscape of Shaw House. Today the buildings have encompassed the area and little remains of the historic landscape.</p> <p>The area includes tree lines and small areas of woodland and scrub. These provide opportunities for species such as birds and invertebrates and contribute somewhat to the ecological connectivity across the Conservation Area as a whole. They are however habitats that are common and widespread in nature.</p> <p>The area is considered of Intrusive Significance based on the loss of historical features linking the area to Shaw House. The scale of the school buildings in addition has an adverse impact on the surrounding character areas.</p>
St Marys Church	B	B	B	A	C	<p>St Mary's Church lies relatively intact within the landscape. Rebuilt in its current 19th Century form the church replaced its 12th Century predecessor. The immediate setting of the 19th Century church remains relatively intact and still provides a considerable amount of services to the local community.</p> <p>There are a number of listed features within the Character Area these include the Grade II listed church, Grade II Lychgate and flanking walls, Grade II tomb, Grade II group of three chest tombs.</p> <p>The graveyard consists of poor semi-improved grassland which is of limited ecological value due to a low sward height and floristic diversity. A small number of mature trees provide some opportunities for nesting birds, as does the woodland and scrub within the school grounds, immediately to the north.</p> <p>The area is considered of Considerable Significance for its historical and evidential value and importance as a community asset.</p>

Ecology policy and legal considerations

Policy and Legal Considerations - Ecology

Statutory nature conservation sites and protected species are a 'material consideration' in the UK

planning process (DCLG 2018). Where planning permission is not required, for example on proposals for external repair to structures, consideration of protected species remains necessary given their protection under UK and EU law.

Natural England Standing Advice aims to support Local Planning Authorities decision making in respect of protected species (Natural England 2012). Standing advice is a material consideration in determining the outcome of applications, in the same way as any individual response received from Natural England following consultation.

The Conservation of Habitats and Species Regulations 2017 transpose the requirements of the European Habitats Directive (Council Directive 92/43/EEC) and Birds Directive (Council Directive 79/409/EEC) into UK law, enabling the designation of protected sites and species at a European level.

The Wildlife and Countryside Act 1981 (as amended) forms the key piece of UK legislation relating to the protection of habitats and species.

The Countryside Rights of Way Act 2000 provides additional support to the Wildlife and Countryside Act 1981; for example, increasing the level of protection for certain species of reptiles.

The Protection of Badger Act 1992 provides specific protection for this species.

The Wild Mammals Protection Act 1996 sets out the welfare framework in respect to wild mammals, prohibiting a range of activities that may cause unnecessary suffering.

Species and Habitats of Principal Importance for Conservation in England and Wales and priority habitats and species listed on the UK Biodiversity Action Plan (BAP) and Berkshire BAP are targeted for conservation. The government has a duty to ensure that involved parties take reasonable practice steps to further the conservation of such species under Section 41 of the Natural Environment and Rural Communities Bill 2006. In addition, the Act places a biodiversity duty on public authorities who **'must, in exercising their functions, have regard, so far as is consistent with the proper exercise of those functions, to the purpose of conserving biodiversity' (Section 40 [1])**. Criteria for selection of national priority habitats and species in the UK include international threat and marked national decline.

The National Planning Policy Framework (DCLG 2018) states (Section 11), that the planning system should minimise impacts on biodiversity, providing net gains in biodiversity where possible. It also states that local planning authorities and planning policies should:

- Plan positively for the creation, protection, enhancement and management of networks of biodiversity and green infrastructure.
- Take account of the need to plan for biodiversity at a landscape-scale across local authority boundaries.
- Identify and map components of the local ecological networks, including: international, national and local sites of importance for biodiversity, and areas identified by local partnerships for habitat restoration or creation.
- Promote the preservation, restoration and re-creation of priority habitats, ecological networks and the recovery of priority species populations, linked to national and local targets and identify suitable indicators for monitoring biodiversity in the plan.

Bats

All British species of bat are listed on the Wildlife and Countryside Act 1981 (as amended) Schedule 5. It is an offence to deliberately kill, damage, take (Section 9(1)) a bat; to intentionally or recklessly disturb a bat whilst it occupies a place of shelter or protection (Section 9(4)(b)); or to deliberately or recklessly damage, destroy or obstruct access to a bat roost (Section 9(4)(c)). Given the strict nature of these offences, there is an obligation on the developer and owner of a site to consider the presence of bats.

All British bats are listed on the Conservation of Habitats and Species Regulations 2017, Schedule 2. Regulation 41 strengthens the protection of bats under the 1981 Act against deliberate capture or killing (Regulation 41(1) (a)), deliberate disturbance (Regulation 41(1) (b))⁴¹ and damage or destruction of a resting place (Regulation 41(1) (d)).

A bat roost is defined as any structure or place which is used for shelter or protection, irrespective of whether or not bats are resident. Buildings and trees may be used by bats for a number of different purposes throughout the year including resting, sleeping, breeding, raising young and hibernating. Use depends on bat age, sex, condition and species as well as the external factors of season and weather conditions. A roost used during one season is therefore protected throughout the year and any proposed works that may result in disturbance to bats, and loss, obstruction of or damage to a roost are licensable.

Development works that may cause killing or injury of bats or that would result in the damage, loss or disturbance of a bat roost would require a Natural England (NE) Mitigation Licence. Licensed works require evidence that the works entailing detrimental impacts are unavoidable, as well as appropriate mitigation, which may include seasonal constraints and provision of alternative habitat and/or roosting structures. A NE Mitigation Licence application can only be submitted on completion of surveys and receipt of planning consent. The application typically takes six weeks to process, after which mitigation could commence.

All UK species of bat are also listed on the UK BAP. Under the NERC Act, 2006 the Government has a duty to ensure that parties take reasonable practicable steps to further the conservation of these species.

Otter

Otter and their places of shelter are afforded the same level of protection as bats as a European Protected Species (see above).

Water vole

Water vole and their places of shelter are protected by the Wildlife and Countryside Act 1981 (as amended). This Act gives protection to water vole with regard to killing, injury and taking, and to their places of shelter with regard to obstructing, damaging and destruction.

Nesting Birds

Birds and their nests are protected by the Wildlife and Countryside Act 1981 (as amended). This Act gives protection to all species of bird with regard to killing and injury, and to their nests and eggs with regard to taking, damaging and destruction. Certain species listed on Schedule 1 of the Act, are afforded additional protection against protection.

Invertebrates

The majority of invertebrate species are not subject to specific legal protection, although many are identified as being notable given their rarity. This includes species listed as Red Data Book species, or as being Nationally or Locally Notable (identified using criteria established by the IUCN and used by the JNCC). Invertebrate species are also identified as species of principal importance under the Natural Environment and Rural communities Act 2006, or as priority species under local and regional Biodiversity Action Plan Species.

⁴¹ Relates specifically to deliberate disturbance in such a way as to be likely to significantly affect i) the ability of any significant group of animals of that species to survive, breed or rear or nurture their young or ii) the local distribution of that species.