

Pictorial history of Wokingham

The Local History Group has prepared a book "WOKINGHAM - A Pictorial History" It is available in local bookshops and contains reproductions of over 150 photographs of old Wokingham.

The Group would welcome the opportunity to see and copy any other old photographs of Wokingham. These would be of value in our researches.

"WOKINGHAM - A Chronology"

This publication of the Wokingham Society sets out the principal established facts about Wokingham and its immediate neighbourhood in historical sequence. Copies are still available either from local bookshops or from the Society. Apart from being the major compilation of facts relating to Wokingham's history, the income from sales helps to finance future publications of the Society.

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THE WOKINGHAM SOCIETY

The Wokingham Society was established in 1964, is affiliated to the Civic Trust and is a member of The Council for the Protection of Rural England and of The Berkshire Local History Association.

Some of the Society's aims are to protect the essential atmosphere of Wokingham as a small historic country town; to monitor and attempt to influence further developments; to build up documentary and photographic records of the Town's history; to foster the study of the natural history and footpaths of Wokingham and the surrounding countryside.

Published by the

Wokingham Society Local History Group

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HISTORIAN



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THE WOKINGHAM HISTORIAN

Number 4 December 1991

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The front cover illustration

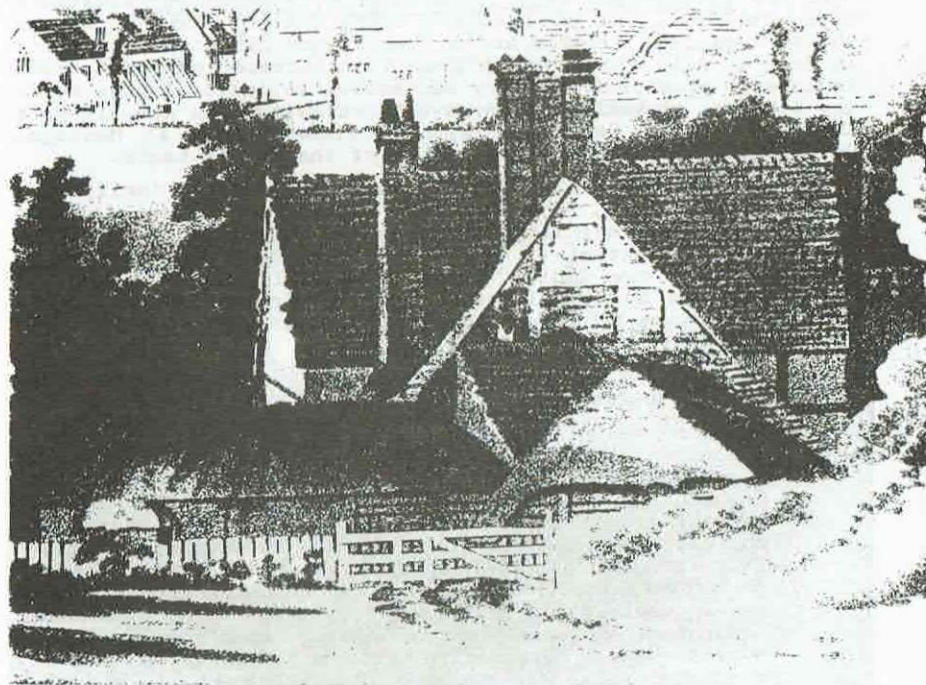
The illustration by Sally Stevens (nee Neave), shown on the front cover, is of All Saints Church, Wokingham.

EDITORIAL NEWSLETTER

It is the Editor's sad duty to inform readers of the death of two members of the Wokingham Society's Local History Group: Kathleen Livett, our Secretary, and Susan Salisbury of our Editorial Committee. Both ladies have been keen members of the Group and are very much missed. Despite suffering from serious illness for some considerable time, both have enthusiastically devoted great energy in pursuing our various projects. At a recent meeting of the Group it was agreed that this Number of the Historian would be dedicated to these brave ladies.

We have enjoyed a good response to our request for items of historical interest and have included a section of "Reminiscences" from a number of long-standing Wokingham residents. It is hoped that these memories may "strike a chord" with others and encourage them to let us have their own memories. If so we should be grateful for any memories that they may care to jot down or relate to one of our members. (The names and addresses of some of our members are listed inside the front cover).

The History Group regret the price increase of "The Wokingham Historian" from £1 to £1.50. However we have increased the number of pages from 32 to 40.



KEEP HATCH FARM c.1810  
(see "Old Wokingham in Perspective" p.20)

## MONTAGUE HOUSE

by Imogene Dorey

Over the centuries Montague House, a pleasant mellow Georgian brick building, has dominated the main street of Wokingham. The origin of the name "Montague" is thought to be connected with a Mr Henry Montague, a master of the Kings School at Canterbury from 1658 to 1661. An enquiry into the extent of non-conformity ordered in 1669 by Archbishop Sheldon reported that Henry Montagu (sic) was a Presbyterian schoolmaster in Wokingham. In a codicil to his will in 1695, Henry Montague left his house and garden "in the high or Broad Street of the towne of Oakingham" to his son Ephraime Montague.

In the 18th century the house is thought to have been held by others, for an engraving shows the "Seat of the Honble Collonel Williamson in Oakingham Berkshire". The original framework of the present Montague House can easily be recognised.

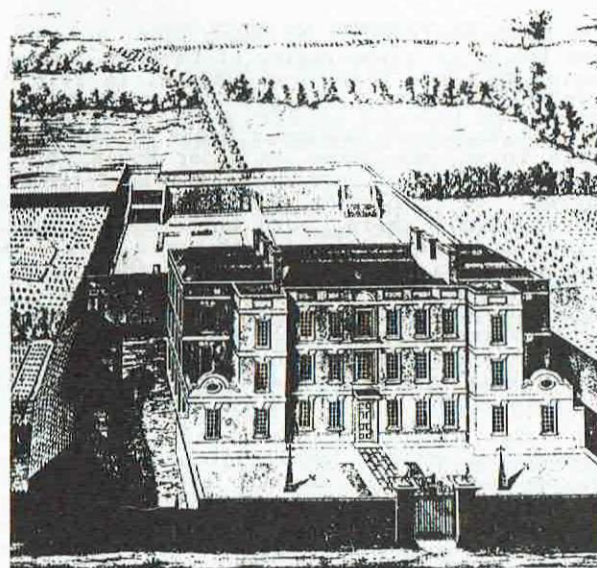
Wokingham is well known for its concern with the education of young people, so it is no surprise to learn that in the 1790s a Mrs Broom rented the house and ran a "Boarding School for Young Ladies" until her death in 1802 when the house and its contents were sold.

It was then bought by Mr John Roberts, who had it "substantially rebuilt". The mood of the house changed when it became the home of John Roberts and his wife Lucy Lamplow after their wedding at All Saints Parish Church on December 6th 1806. John Roberts, a prominent and very successful solicitor in the town, was Alderman of Wokingham on several occasions. He and his wife Lucy with their family of eight children lived at Montague House until 1887 when it passed out of the family hands.

Taken during the years 1859-60, while the Roberts family were still in residence, the earliest known photograph of Broad Street shows the magnificent elm trees that grew in front of the house. The extent of the traffic in those summer days is illustrated by two ladies posing sidesaddle on horseback and several ladies in crinolines talking to friends on the path. Other well-known buildings that still exist today can be seen further toward the Market Place.

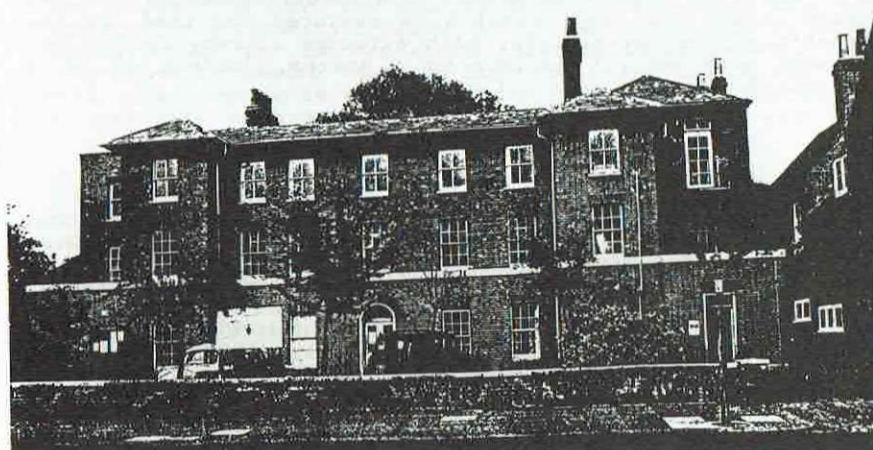
On 20 February 1886 the Times newspaper advertised the house for sale as follows:

A most desirable, old-fashioned Freehold Residence, called Montagu-house (sic), pleasantly situate in this picturesque and favourite town in the centre of a fashionable district, within easy driving distance of Ascot and in the midst of good hunting, while there is a capital train service to London by the South-Western and Eastern lines. The house, admirably adapted for private or professional occupation, is approached by a sweep drive, contains 13 bedrooms, four large reception rooms, convenient offices and cellarage; stabling for three horses, yard, productive kitchen garden, divided by charmingly-planted grounds, with lawn, in all covering about an acre."



*The Seat of the Hon<sup>ble</sup> Colonel Williamson*  
in Oakingham BERKSHIRE

MONTAGUE HOUSE - Early 18th Century



MONTAGUE HOUSE - Mid 20th Century

In 1887 the house was sold to Mr Isiah Gadd, a local business man, who then let it to a succession of tenants, among them was a Mrs Errington and Lady Catherine Eustace. In 1918 Mr Gadd's daughter sold it to Lady Lydia Blain.

Meanwhile, the pupils of Grosvenor House School for Girls at nearby Terrace Point, now known as Tudor House Surgery, were steadily growing in numbers under its new head-mistress, Miss Laura J Baker. In 1920 she bought Montague House and transferred her pupils there, both boarding and day. It was ideal for this purpose, with its pleasant airy classrooms, lovely garden and trees and the lawn behind the house. In front there were flower beds under the windows, a sweep drive up to the front door and a crescent-shaped grass bed behind the low wall that fronted onto Broad Street. The kindergarden and young children entered by the right hand door, now the Library entrance, and the main school entered by the door on the left hand side.

My brother (when small), sister and I, together with many other local children, retain the very happiest memories of our days there. We were well taught, with a firm but good discipline. As I recall, with the background of its historical buildings, the foundations of our young lives ahead were wisely laid. In 1930, after many years of teaching, Miss Baker retired, and the house was sold to Mr Basil Readman\*, M.A. a master at Wellington College. Grosvenor House School still lives on today as the White House School in Finchampstead Road.

After Mr Readman's death in 1951, Montague House was sold to the Berkshire County Council for £5,800. In 1970 came the official opening of the extension of the Wokingham Branch Library, which moved to Montague House from the Town Hall where it began in 1924. It now occupies the former scullery, kitchen, dining room and study.

It would be good to think that this lovely old house with its trees, lawns and gardens could be restored and used for the benefit of the townspeople, with extended library facilities, perhaps even an art gallery or a museum, instead of being relegated to be yet more offices.

\* This is spelt "Redman" in some sources.

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#### Acknowledgement

This article was largely compiled from information collected by the author and the other members of a Local History class led by Jean Debney at Montague House in Spring 1986 and my thanks are due to Mrs Debney for her kind permission to use these notes.

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2. G Lyon Turner, Records of non-conformity (3 vols 1911) Vol II p947
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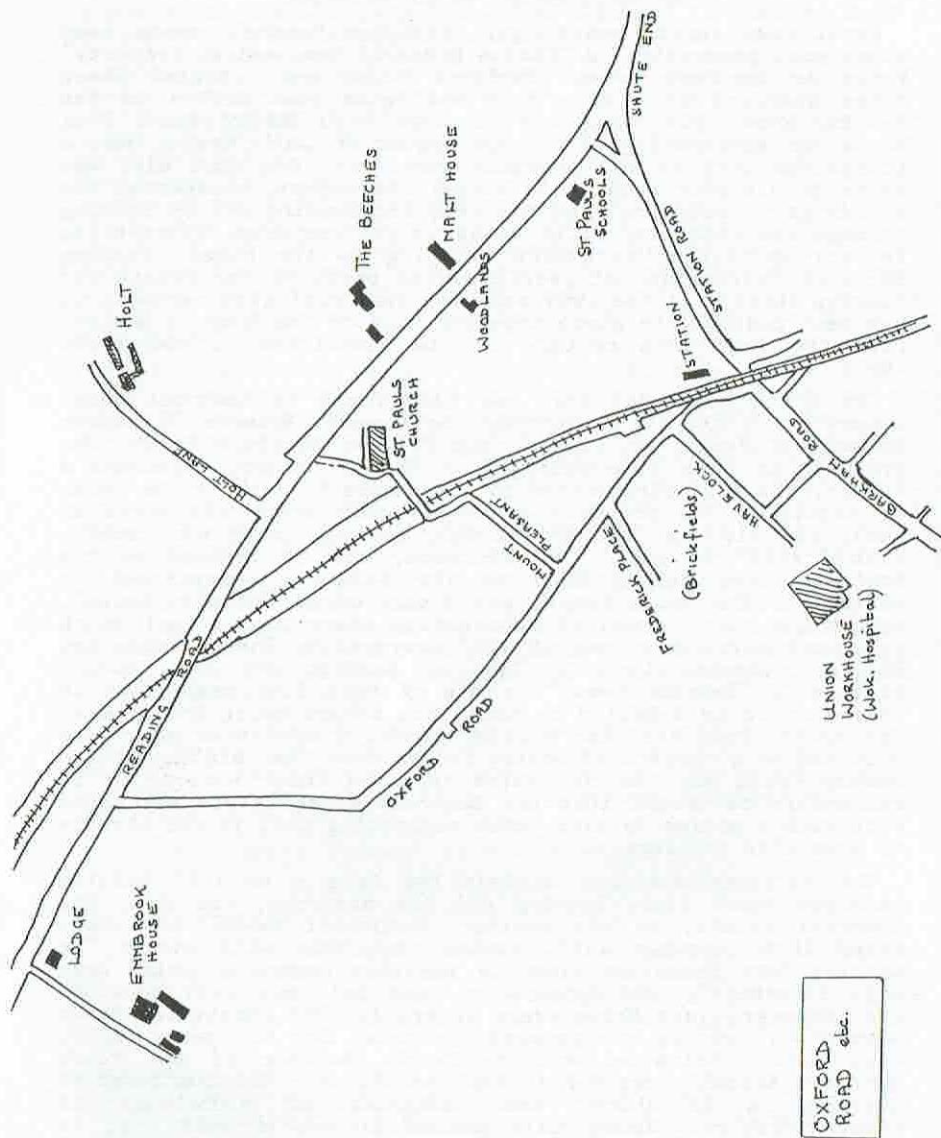
## THE STORY OF EMMBROOK HOUSE

by Margaret and Bruce Swinyard

Until some thirty years ago, Wokingham boasted, among many other such properties, a "Choice Freehold Residential Property" known as Emmbrook House. Emmbrook House was situated about three quarters of a mile from Wokingham town centre on the Reading Road, just past the junction with Oxford Road. This house had surrounding it a large amount of land, having been a prosperous farm in the previous centuries. But what else was there to discover about this house: its owners, occupants, the buildings it comprised and the land surrounding it? By looking through the remaining Title Deeds to the property, discovering letters mentioning incidents relating to the house, reading Marriage Settlements of people owning parts of the Estate and viewing surveys of the area done for many different reasons, it has been possible to piece together much of the house's history from the late 18th century to its demolition in the early 1960s.

The first reference that has been found to Emmbrook House occurs in 1779, in a Marriage Settlement between Elizabeth Norman, of Henley on Thames, and William Gaisford Peach. The property at this time belonged to Samuel Norman, Elizabeth's father, and was being handed to the couple as part of the terms of marriage. The property contained only about six acres of land, and also an "orchard garden, bowling green and canal". This "canal" is still in existence, and is crossed on the footpath from Oxford Road to the Safeways supermarket in Wooshill. The house itself was described as "Mansion House", suggesting that it was of substantial character, a fact which is corroborated by a map of 1790 surveyed by Thomas Pride and Philip Luckombe. In this "Map of Reading and the Country Adjacent", "Embroke House" is one of only five properties in Wokingham to be labelled by name, the others being Holt House, Tan House, Frog Hall and Luckley House. Since these maps were produced on a commercial basis, in the hope that wealthy estate owners would buy the map which depicted their estate, it is reasonable to assume that the Emmbrook House Estate was added with such a motive in mind, thus suggesting that it was already of some size and import.

The marriage was not to last for long - in 1785 William Gaisford Peach died, leaving all his property, including the Emmbrook Estate, to his brother, Nathaniel Peach. His will, dated 28th December 1784, states that this will should "be carried into Execution with all possible regard to [his] dear wife Elizabeth", and appears to have left her well provided for. However, just three years later, in 1788, Nathaniel Peach also died, leaving his property in trust for his young child, also called Nathaniel William Peach. Neither of the Peach brothers actually resided at Emmbrook House - William lived at Overton in Wiltshire, and Nathaniel at Rodborough in Gloucestershire. During this period it was probably let to local tenants. In 1799 a land tax bill for the 34 acres of land including Emmbrook House was paid by Josiah Barnard Esq, the "trustee for the heirs of the late Nathaniel Peach Esq", for the sum of five pounds and ten shillings.



PLAN SHOWING SITE OF EMMBROOK HOUSE

The property remained in trust to the younger Nathaniel Peach until 1808. One possible reason for its being sold in 1808, is that Nathaniel might have reached his maturity in this year - he was certainly very young when his father died 20 years earlier. Whatever the reason, in 1808 "one messuage two barns two stables two gardens two orchards, 20 acres of land 10 acres of meadows [and] 30 acres of pasture" were sold by Nathaniel William Peach, Thomas Horton Howlett and Elizabeth his wife (nee Norman, ex Mrs. William Gaisford Peach) to Major General John Leveson Gower of Bill Hill. By purchasing this entire estate, Leveson Gower acquired some land that bordered on to his own existing land. The rest of the estate, including Emmbrook House was of little interest to him. So, one year later, 23 acres and 35 perches of this estate was sold again, to the sisters Catherine and Elizabeth Wise of Chiswick for the sum of £2461.

The sisters Catherine Wise and Elizabeth Wise or White, as she became on her marriage, feature large in the history of Wokingham. Their father and grandfather, both named Edward Wise, had both been town clerks in Wokingham, in 1776 and 1733 respectively. Their mother was born Margaret Bradley, daughter of Abel Bradley, another local family. The sisters already owned property in Wokingham, including Shute End, and were for some years major local landowners. In 1810 Elizabeth Wise married Charles Henry White, at which juncture the land owned by the sisters was divided between them. Catherine Wise became sole owner of Emmbrook House, the described as "stable, coach house, barn and other buildings and garden ground ... containing altogether about 25 acres ... [The] said lands belonging to Emmbrook House are now in the tenure or Occupation of said John Roberts at the annual rent of fifty six pounds".

Catherine Wise remained the owner of Emmbrook House for the next 26 years. In 1817 the Parliamentary Enclosure awards extended to her lands to include several pieces of common land around its periphery, including "Bradley's Pond", on the junction of Oxford Road, then known as "Back Lane", and Reading Road. In total, Miss Wise was awarded nine acres of common land to add to the Emmbrook Estate, increasing it from 28 acres 2 rods and 30 perches to 37 acres 2 rods and 29 perches. The extent of the Emmbrook Estate appears to have remained constant from then until about 1883.

In 1836 Catherine Wise came to sell the property to John Walter, the owner of the Times newspaper and occupant of Bearwood Estate. This simple manoeuvre proved to be unexpectedly difficult, owing to some lax legal handling some years earlier. Ever since the land had been left in trust for Elizabeth Peach, as agreed in her Marriage Settlement of 1779, it had been necessary to have a trustee assigned to the property, purely as a formality to conform with the original terms of the settlement. When Major General Leveson Gower, who had then, in the interim, taken up a permanent residence in Nancy, France, and omitted to sign over the trusteeship to anyone else. Thus Catherine Wise was unable to sell the property as the trustee was not able to be contacted. A lengthy Chancery case ensued, in which statements were made by the

local solicitor John Roberts, and eventually an agreement was reached which allowed the sale to John Walter to proceed.

Emmbrook House remained as part of the Bearwood Estate until the entire estate was sold off in 1911. From 1839 the house was occupied by James Langley at a yearly rent of £84. In December 1841 he was served an eviction notice for non-payment of rent, but it seems likely that the eviction was not carried out, since in the Tithe map, produced some time later, James Langley is still given as the occupier of the "Homestead" and the surrounding woods, arable land, meadow and pasture. During the Walter ownership the house appears to have been entirely rebuilt - its shape as shown on the intricate and beautifully produced Bearwood Estate maps shows no resemblance to its shape on earlier maps. The description of the house, given in the sale of the estate in 1911 also suggest a "modern" building: "the Residence stands well back from the road, is Brick built and Tiled, and is approached by a Carriage Drive, protected by a Four-Roomed Entrance Lodge". The house contained a "Hall, Dining Room, Drawing Room ... Verandah, Cloakroom with Lavatory Basin ... Kitchen with Modern Range, Scullery etc and Outbuildings". It also had seven bedrooms, bathroom and W.C. and Company Water laid on. Its gardens contained a "Croquet Lawn, Rose Border and Side Lawn and Flower Beds". There was also a huge range of buildings including barns, stables, coach house and "Hog House", and an estimated rental value of £100 per annum.

From 1911 onwards little has been documented about the house. In 1938 it was bought by the Francis family, whose son Dick Francis recalled, in his book "The Sport of Queens", living there for some years while his family ran it as riding stables. Around the period 1955-57 the Kirbys were resident at Emmbrook House. And probably in the early 1960s the house was demolished to make way for "Brookside". Some traces still remain of the estate - the original "Carriage Drive" is now a broad foot-path from the Reading Road into Brookside; the "canal" first mentioned in 1779 has now become the main channel of the Emm in the open space behind Safeways; the old tree lines in this area show the original field boundaries of the estate. Perhaps residents of Brookside, digging in their gardens, unearth the odd reminder of the houses that have occupied the same spot through the centuries?

If anyone can fill in any of these gaps, please contact the Editor - we would be grateful for any further information.

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## LOOKING BACK TO THE 1930s

by Ken Goatley

### Traffic in Rose Street

The scene in Rose Street was vastly different in the 1930s. Looking at the scene today with its mass of cars, offices and "posh" houses, it is sometimes unbelievable to view it as it was, cars were virtually non-existent and if our game of football or cricket was disturbed we felt really "put out". The

traffic at the time was mostly the horse and carts of the Coal Merchant, the Railway Delivery Cart, the Co-op Bread Delivery and of course the pony and milk floats; although it has to be said that the delivery of coal from the Talbots coal yard, which was in an area now part of the Waitrose car park, was by lorries which must have gone out and returned quite frequently, but never seemed to worry us kids too much. The other motor vehicles that came in on a regular basis were the Woodcraze Manor milk van, for some years driven by Mr. Wigmore who started the Wigmore Removal Service, now very much part of the town scene and in fact part of Rose Street itself, and "Colonel" Purver with his then very modern bread van.

The few other regular vehicles in the street included Tom Green on his motorcycle combination. Tom being a Chimney Sweep living at No. 31, which was the home of a previous sweep "Sooty" Seward who it is said was the model boy for Charles Kingsley's "Tom" in the Water Babies story. Others were Mr. Clifton the solicitor who garaged his car at No. 25 and not least Fred Lee the shoe repairer at No. 44a next to Rose Court, he came early morning to his little business and repaired shoes for people from miles around and it was always remarkable that he could find a certain pair from all the piles in his small workshop, but he was a very busy and good Cobbler. In the evening he would drive up the street in his little Ford Saloon heading for home.

On rare occasions butcher's vans delivered in the street but the local town deliveries of meat were mainly undertaken by the lads on delivery bikes with deep baskets on the front. But without a shadow of doubt the favourite vehicle of the Street's kids was the motorcycle combination of "Ice-cream Johnny" a regular visitor on Sundays, a gentleman of Italian descent based in Reading, but every week he would visit Wokingham and on Sundays he would work his way up the street and was always besieged not just for cornets and wafers but folk with glasses and cups to buy their ice-cream which was really delicious.

Less happy memories were of the funeral hearses that travelled to and from the mortuary at the rear of Heelas and of course to funerals at the then named Wesleyan Chapel or down to All Saints' church.

Or the horse traffic, the Co-op had high bread vans which were horse drawn and these came down the street doing a daily delivery round. The Railway Goods Wagon came along there each day drawn by what must have been a shire horse. These were driven either by Tom Philips or Bob Hines two very well-known local men, and I well remember a coal cart that was driven by Frank Collier who lived in Queen's Terrace. He would park his horse outside No. 9 (formerly the Eagle public house) and in the summer he always had a straw hat on the horse's head plus a covering on his ears to keep out the flies. This covering used to be referred to as "horses ear-caps" and it was a long time before it infiltrated into my tiny mind that in fact these tiny "ear-caps" were a pair of rather large brassieres obviously donated by some kind horse-lover.

The Brewers' drays were regular visitors to the street pubs delivering barrels and crates, none of the metal containers of

today. Most of these carts had iron-banded wheels and this coupled with the clapping horse shoes did make quite a clatter. I well remember straw being strewn across the road to deaden the sound when one of the elderly local residents was lying very seriously ill in a front bedroom.

The speedy little milk floats clipped along at a fair pace especially the one driven by Vic Challis, a happy young chap who really enjoyed driving up the street beaming at everybody and calling a cheery "hello".

A medium sized cart was owned by Hallworth's at No. 84 Rose Street. This was driven by Mrs. Carter who delivered fresh bread from the bakery, really nice new bread, and associated with Hallworth's was the animal traffic, this being the herd of cows driven from Wellington Road, up Denmark Street and down Rose Street to be milked, and then back up the street and down to their meadow. This was a regular job for "Major" Billy Brooks and Ernie Milam.

Probably some of the fastest traffic in the street were the kids on roller skates or with skimming hoops, we would chalk a track to incorporate all the drains and man-holes down Rose Street and on to the bottom of Wiltshire Road to its junction with Rectory Road. All the said drains and man-holes had to be jumped all along the track. Can you imagine the youngsters of today even being able to think about doing something like this.

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#### THE END OF A GOOD DAY'S SPORT AND FERRETING

with a fine bag of about 48 rabbits

Photograph kindly lent and history compiled

by Colin Farnell, FRICS

The photograph shows, from left to right, Thomas Ballard Pither (Butcher, Broad Street), Henry Bowyer (Ashridge Farm), S. Brewin (Head Gamekeeper to Lord Braybrooke, Billingbear Estate), Ernest Alfred Bullock (Ironmonger, Market Place), Weston Benjamin Martin (Baker and Confectioner, Denmark Street), and William S. Medcalf (Butcher, Wokingham and Reading).

This photograph would have been taken in about 1914-1918, probably during January or February. This was just prior to the sale and very sad breaking up of the well known 1,800 acre sporting Estate of Billingbear near Wokingham in 1921 and 1923. The beautiful and fine Elizabethan mansion (dating from 1567) was then sacrilegiously demolished. The only good which ensued was the purchase of the 87½ acre Ashridge Wood and the main covert on the Estate, by Frederick Vere Allfrey Esq., of the adjoining Ashridgewood Estate. It was later inherited by his daughter, Mrs. Vera M E Anderson. They were both staunch supporters of the Garth Hunt.

Opening Meets were held on Ashridgewood Estate. Ashridge Wood was a famed covert in the Monday country and "a sure find". Alas when Mrs. Anderson passed on, Ashridge Wood was



sold off in 1974, clear felled and so only exists as open farmland and a treeless and hedgeless agricultural desert!

Henry Bowyer's second son Frank Bowyer often recalled, when driving his pony and trap along the top end of The Straight Mile, how on occasion he had to pull up to allow pheasants to cross the road. They would have been on their way to S Brewin's whistling them up to the feed ride in Beech Wood for their afternoon feed prior to going up to roost.

The photograph was most likely to have been taken in Ashridge Wood. No doubt a fine picnic lunch was enjoyed by the six Guns, including Henry Bowyer's Ashridge Farm home cured ham and farm butter, knowing his hospitality and the excellent table kept by him. Plus Weston Martin's "proper" bread. Eley cartridges were probably supplied by Ernest Bullock. Note the earthenware flagon of beer and the bottle of Johnny Walker Red Label whisky in the foreground which would have cost about four to five shillings a bottle then!

The average annual Game Bag on the Billingbear Estate over the four years 1911-1915 was:

Pheasants: 1,709: Partridges: 17 Rabbits: 1,585 Hares: 28  
Wild Duck: 236: Woodcock: 11 Various: 20

Copyright © Colin Farnell, 1990

THE STREET NAMES OF WOKINGHAM  
Part 1 -AGGISTERS LANE to PIGGOTT ROAD  
Edited by Roger Hosking

Most of the street names of Wokingham are of relatively recent origin. These have been allocated to each road by the District Council or the former Borough Council. Many were intended to commemorate the prominent people of the 19th and 20th centuries who were connected with the town. A rather smaller number have a connection with events from Wokingham's past. A few, like Bellfoundry Lane, were named in error, because of a misunderstanding when the name was formally allotted. A very few refer to interesting aspects of the history of the town and five date back to the early days of the town.

Following a display of the more interesting names that was held in Wokingham Town Hall in June 1990, it was suggested that many who missed the exhibition might be interested to see it. Accordingly the opportunity has been taken to put on record some of the street names and their origins.

AGGISTER'S LANE - An agister was an officer in charge of cattle taken in to graze for payment, but the lane may have been named after a man with that surname.

ASHRIDGE - Possibly from the Old English "Hasherugg" an ash tree ridge. The name was "Ashrigge" in the 14th century.

ALDERMAN WILLEY CLOSE - Station Road dentist, mayor in 1951.

BARRETT CRESCENT - A local builder who was mayor in 1935-36.

BATTY'S BARN CLOSE - Built on the site of a Batty's Barn Farm, presumably owned by a farmer of that name.

BEAN OAK ROAD - On the site of the former farm of that name. English names incorporating "ean" normally indicate fields where beans were grown.

BELLFOUNDRY LANE - There was a bellfoundry in the town in Broad Street in the 15-17th centuries, but not in Bellfoundry Lane. That used to be called Bellfounders Farm Lane because the Landon family, the 15th century bellfounders, had a farm there.

BIGSHOTTE RAILS - Probably from an Old English personal name "Bicga" or "Bigfrith" and "raille" - a small rectangular earthwork. It was a deer park before 1815.

BILL HILL - Possibly from Old English "bullynge" - "above the bank".

BLAGROVE LANE - Possibly from Old English "blacan grafta" - a black pit or ditch. It was Blackgrove lane in the 1920s but may have been associated with the prominent Reading Blagrove family.

BOWYER CRESCENT - Pet shop owner, the mayor in 1950, who was presented with freedom of the borough in 1973.

BRIMBLECOMBE CLOSE - Brimblecombe and his brother ran the local coach company. He was Mayor in 1954.

BROAD STREET - Was originally High Street, but became Broad Street as a better description around 1600. Until the nineteenth century the name also included the south side of Shute End.

BUCHANAN DRIVE - From Professor Sir Colin Buchanan, the international expert on traffic management and the Wokingham Society's first President. He described Wokingham as "a town beset by traffic".

BUCKHURST - In 1187 it was called Beech Wood. Buckhurst manor house was built on an estate that existed as early as the fourteenth century. A later house on the same site was occupied by Charles Townsend Murdoch J.P. and later became St. Anne's Nursing & Convalescent Home. It is now a conference centre named St. Anne's Manor.

CHEESEMAN CLOSE - Mayor in 1943.

CLIFTON ROAD - Mr Elliston Clifton was clerk to the council for many years.

COCKPIT PATH - A path which ran to the site of the cockfighting area which lay behind the Red Lion in the 18th and early 19th centuries.

COPPID BEECH LANE - From "copped", meaning pollarded, having the top cut out to generate rapid new growth out of the reach of cattle or deer.

CORFIELD GREEN - Named after the Hon Mrs Corfield OBE, a former lady-in-waiting, who was Mayor in 1947-49.

CRAIL CLOSE - Ian Crail was mayor in 1972.

CROSS STREET - Was called Rosemary Lane or Beechey's Lane at various times in the nineteenth century. It was the Berkshire - Wiltshire boundary until 1845 and part of the town boundary until 1885.

CURL WAY - Dr Curl, a GP, whose surgery was in the Market Place. He was mayor in 1934.

DENMARK STREET - Used to be, and logically, called Down Street, originally "le Don" street meaning "hill street". It was given its present name in 1863 when Princess Alexandra of Denmark came to England to marry the future King Edward VII.

THE DEVIL'S HIGHWAY - The Medieval name for the visible stretches of the Roman road from Staines to Silchester. Traces of the line of the road can be seen near Crowthorne and Finchampstead.

EASTHAMPSTEAD ROAD - Various known during the nineteenth century as Bagshot Lane, Shepherds Lane or Star Lane (it started opposite the Star pub). The Old English meaning is "homestead by the gates".

EASTHEATH AVENUE - The area between the Emm and Evendons Lane and from the Guildford railway line to Barkham Road was originally the East Heath, one of the many heathlands to the south of Wokingham. East Heath Farm lay in Molly Millars lane.

ELLISON WAY - Was named for Miss Ellison who lived in the Elms in Broad Street. She intended that Elms Field should be for the people of Wokingham for their enjoyment and leisure for ever.

EUSTACE CRESCENT - Named after rear-admiral John Eustace of Admiral's House, Shute End, mayor in 1923-27.

EVENDONS LANE - The village of Evendon existed in the thirteenth century before the new Town of Wokingham was built. From Old English "Yfenedon". "Efen" means flat or level and "dunn" means hill. The farm is on the edge of a narrow ridge.

FINCHAMPSTEAD ROAD - Has been known as Blackwater Road, the Brook (after the Emm), College Road (leading to Wellington College) and at one time was Hartford Bridge Road.

FISHPONDS ROAD - In the 19th century there were three fishponds nearby on East Heath Farm. These were old clay-pits.

FOREST ROAD - Ran through the forest to Windsor before the A329 road via Ascot was more than a track.

FROGHALL DRIVE - A house called Frog Hall was situated in the 18th century about where the "Three Frogs" is now. Possibly originally named from Old English "foro", an island in a marsh, or from a heraldic device associated with Frog Hall.

FULBROOK CLOSE - After Walter C Fulbrook, mayor in 1944.

GIPSY LANE - Probably from where the Romanies camped, or possibly from Old English "gypsey" - an intermittent stream. The Lane is noted for its springs and wet areas. It was the boundary road for Langborough, one of the town's Medieval common fields. There was a windmill there in the 16th century. It was called Langborough Lane in the 16th century and the name "Gipsy Lane" was not used until the mid-18th century..

GLEBELAND ROAD - Named after the Glebe land of All Saints in which it was built. In Medieval and later times the glebe land was farmed by the Vicar as part of his living.

GORRICK SQUARE - Probably named for Gorrick Wood which was planted in the mid 19th century. Possibly derived from Old English "gor" - mud(!)

HEADINGTON DRIVE - Commemorates the Headington family who owned the Wellington Brewery until it was taken over in 1920. The brewery stood on the site now taken up by Tesco's multi-storey car park.

HEELAS ROAD - A famous name in the town - the family owned an emporium which extended over the north side of the Market Place from what is now Millwards to Bush Alley.

HERONS WAY - Daniel Norton Heron was a wine and spirit merchant in the Market Place, he was mayor in 1908-9.

HIGHFIELD CLOSE - Built on the site of High Field House, a descriptive name. Wokingham's sole neolithic find, a magnificent stone axe, was made here. It now resides in the Reading Museum.

HOWARD ROAD - This and the nearby park were named after Howard Palmer, a great benefactor of the town in the early part of the 20th century. It was earlier known as Langborough Walk.

HOWARD PARK - The site of the former Howard Palmer bowling club.

HUGHES ROAD - Edwin Hughes was a local builder who was mayor in 1901-02.

LANGBOROUGH ROAD - Named after the former common field into which it was built. The name may have referred to a long barrow that once existed there, but equally may have referred to the long hill as it would appear from the south.

LAUD WAY - Commemorates Archbishop Laud, whose mother lived in Rose Street in the early 17th century.

LAWRENCE CLOSE - Norman Lawrence was a councillor for many years and in 1946 he was Wokingham's only Labour Mayor.

LONGS WAY - Named to commemorate Canon Revd. Bertram Long, Rector of All Saints, who wrote the "History of the Church and Parish of Wokingham". He was buried at the Rectory, where Suffolk Lodge now stands.

LUCKLEY PATH - One of the paths that radiate from the town centre, in this case to the site of Luckley House (named Tangleys in the 15th century) which stood on what are now the playing fields of Ludgrove School. It was known as Ifould's Path in the early 20th century: Ifould had a shop on the corner where Iceland's is now.

MARKS ROAD - Charles Marks was Surveyor and sanitary Engineer to the Corporation.

MARTINS DRIVE - Names after former Mayor and Freeman of the Borough William Martin, who tried to persuade the Borough Council to build a swimming pool for the town. Having failed, he built a private pool for himself and threw it open to the public. The Council later purchased Martin's Pool.

MILL CLOSE - Was built on the grounds of the old paper and corn mills on the Emm Brook. The mills were part of a small local industrial estate in the 19th century. The area may also have been the site of mills as early as the 13th century. The diversion of the Emm to form the mill stream may still be seen.

MILTON ROAD - Used to be called Nonsuch Lane, but was renamed after the poet in the middle of the last century.

MOLE CLOSE - Frank Moles was Mayor of the Borough in 1958-59.

MONTAGUE HOUSE - Named after the Montague family. A Henry Montague lived and had a school there in the 17th century.

MYLNE SQUARE - Alderman Henry Mylne was a J.P. and lived in Field House, Gipsy Lane. He was Mayor of the Borough in 1914-15.

MOLLY MILLARS LANE - Not to be confused with Molly Mogg, Molly Millar was a local character who lived nearby. The name first appeared on a map of the tithe survey of 1842. It was roughly on the site of the Radyne factory of today. Up to the 1950s the section between Finchampstead Road and Eastheath Avenue was impassable to motor traffic: things don't change much in Wokingham.

NINE MILE RIDE - The longest of the rides built through Windsor Forest by Queen Anne and King George III. It is said that some of the rides were built by Queen Anne so that she could hunt in a coach, and others by George III to give his soldiers something to do after the battle of Culloden.

NORREYS AVENUE & NORREYS ESTATE - John Norreys was in 1443 one of the co-founders of the chantry chapel of St Mary (since destroyed) in All Saints Church. Norreys Farm, on the site of which the estate is built, existed from the 15th century until after World War II.

OXFORD ROAD - Known as Station Lane about 1864, became Havelock Road about 1877, and Oxford Road by 1899.

PAGES CROFT - Was the 17th century name of a small field situated further down the Easthampstead Road.

PALMER SCHOOL ROAD - The Palmer schools were charity schools funded from the wills of Charles and Martha Palmer in 1711 and 1713.

PEACH STREET - Known as le Peche Street in the 14th century, possibly after the local Peche family. It became Peak Street in the 18th century and Peach Street before 1850.

PERKINS WAY - Frank Perkins lived in Colbourne House in Broad Street. He was Mayor in 1937.

PIGGOTT COURT AND PIGGOTT ROAD - Commemorates Dr. Phyliss Piggott who was mayor in 1962 when Wokingham was visited by Queen Elizabeth.

Thanks are due to Dennis Ayres, Ken Goatley, Barry Parker, Barbara Scrutton and Pauline Tate, the organisers of the exhibition.

We plan to publish Part 2 - PLOUGH LANE to WILTSHIRE ROAD - in Number 5 of the "Wokingham Historian".

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#### CRAFTS AND INDUSTRIES OF RURAL WOKINGHAM

by Tom Band

##### Brickmaking

In this trip back in memory I hope to recall to some of our older residents the crafts and industries which were carried out in the town during the 18th and 19th centuries. Brickmaking was carried out at a site off Eastheath Avenue and the owner was Thomas Lawrence. The bricks chiefly made were red wire cuts. Also a special type of brick used in the construction of arches and windows. To make these the clay had to be washed through a fine mesh to take out all the stones and grit. The bricks made from this were called "Rubbers" and were then able to be cut with a bow-saw to the shapes marked on a template to form the finished arch. Large quantities of these rubbers were exported all over the continent. There were several clay pits dug on the site the largest called the "Blue Hole". This because the clay was blue in colour. There were several smaller

pits and when the site was closed in the 1940s they were allowed to fill with water and then stocked with fish:- Roach, Carp and Perch. The site was developed for industry after the war and as a road for this was needed it was very aptly named "Fishponds Road".

##### Sawmills and the chair factory

During the 19th and early 20th centuries Wokingham had two sawmills. One in what is now Denton Road and the other in Wiltshire Road. Trees to keep these mills supplied was felled in Windsor Forest and surrounding estates. Much of the converted timber was used in the erection of half-timbered houses. The quality timber would have been seasoned and used for furniture and joinery. Close to the mill in Denton Road was a chair factory which specialised in making "Windsor Chairs". This factory was burnt down during the 1920s. All the trees cut down had to be transported on horse drawn timber carriages. As most of the transport in the 19th century was horse drawn, blacksmiths were needed. Wokingham had three of these. Two were in Peach Street and one in Station Road.

##### Other crafts and industries

Among Rural Wokingham's many other crafts and industries I can name a few i.e. Silk Industry. Leather and parchment making. Reed baskets. Hurdles for sheep pens. Thatchers were in demand for covering the roofs of the half timbered houses.

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#### A FEW NOTES of THINGS MARGARET and I REMEMBER

Mary Moyes and her sister jotted down some of the things they remember about Wokingham. They are listed below:

1. In Rose Street where Wigmore's is now, was Hallworth the Bakers, with Mrs. Carter to deliver from a high cart.
2. Miss Prust, Grocer in Rose Street.
3. Fish and chip shop in Rose Street.
4. Once weekly lending library in the Town Hall, manned by Claud Hawkins and Miss Harwood.
5. Johnny Goswell, who charged wireless accumulators in Waterloo Road, and who had a van with loud speaker. He used this for dancing in the roads after the 1939-45 war.
6. Nellie Pearce (nee Bacon) remembers when the Church House in Easthampstead was a military hospital during the 1914-18 war.
7. The forge and smithy in Peach Street - Mr. Painter.
8. Sawmill in Denton Road with hooter (during 1914-18 war).
9. Clare Court, Mrs. Moseley's sewing meetings, making bandages for the wounded in the 1939-45 war.
10. Albert Andrews's Post Office in Langborough Road.
11. Gas-lights at road and street corners only. "Lamp-lighter" man on cycle who turned them on each evening, and "lights out" at 11 pm each evening and, for two months in summer, no lights at all.

WOKINGHAM 200 YEARS AGO

Compiled by John and Rosemary Lea

(A survey of the weekly newspaper "Reading Mercury & OXFORD GAZETTE" in the period August to December 1790.)

Monday August 30, 1790

This advertisement for the Wokingham Post Coaches appeared for most of the weeks in this survey.

WOKINGHAM POST-COACHES

A POST COACH sets out from the King's Head Inn, in the Market-place, Wokingham every morning (Saturdays excepted) at nine o'clock, to the Bolt-in-Tun Inn, Fleet-street, London; and another Coach returns from thence every day at eleven o'clock. - for convenience of passengers, the Coaches stop at Old White Horse Cellar, and the Black Bear, Piccadilly, going in and coming out.

Likewise a POST-COACH will set out every Sunday morning at nine o'clock, from the King's Head Inn aforementioned. A family taking the whole COACH may set out what how they please, either from London or Wokingham.

\* No plate, money, or jewels will be accounted for, if lost unless entered and paid for as such.

The Proprietors humbly return thanks to their friends and the public for the kind encouragement they have met with and hope for the continuance of their favours.

Performed by CLINCH, WEALE and Co. the public may depend on every exertion by the said Coaches in the best manner.

Wokingham August 27 1790.

From the Sports Desk!!

CRICKET

On Thursday next, the 24th September. A match of CRICKET will be played on Priestwood Common, near Bracknell; Wokingham, Hurst and Bagshott against the parish of Warfield, with three picked men, for 10l. a side, and an elegant silver cup given by Bartholomew Stiff at the Bull Inn, Bracknell. The wickets to be pitched at ten o'clock precisely, that the match may be finished the same day.

UNDER NEW MANAGEMENT - GREGORY late TRASH

Monday October 4, 1790

WOKINGHAM, OCTOBER 1, 1790

S. TRASH most gratefully returns his sincere thanks to the nobility, gentry and the public in general, for the many favours conferred on him, and informs them that he has relinquished business in favour of Mr. F. GREGORY whom he most humbly recommends to their patronage and support.

F. GREGORY, Mercer, Linen and Woollen Draper, Hatter, Hosier and Haberdasher (from London) respectfully informs the nobility, gentry and public in general, that he has taken the

SHOP and STOCK of Mr. S. TRASH, in the Market-place, WOKINGHAM, and has made an addition to the same by an assortment of the most fashionable goods in the different branches, which he is determined to sell on the most reasonable terms; and solicits a continuance of the favours of the friends of Mr. Trash and the public, which he will study to deserve, by an unremitting attention to their commands.

A LONDON MARRIAGE

Monday October 11, 1790

READING, Saturday October 9

Lately was married at St. George's, Hanover Square, London; Mr Nathaniel TRATH of Wokingham, to Miss Chaplin, daughter of Mrs. Chaplin of the Rose Inn in the same place.

[Note: Was this Nathaniel Trath any relation to the S. Trash above. Variations in the spelling of names had little significance until more recent times.]

A JOB ADVERTISEMENT

Monday November 22, 1790

TO WHEELWRIGHTS

WANTED A JOURNEYMAN WHEELWRIGHT, well qualified in every part of the business, to act a a foreman, for a continuance; who may, if approved of (after trial) be admitted to a respectable partnership upon equitable terms.

Apply to Mr. J. Bennett, Wokingham, Berks.

CRIME-WATCH WOKINGHAM

Monday December 6, 1790

STOLEN or STRAYED, form Bare-Wood, about ten days since, SEVEN SOUTHDOWN EWES, pitch mark'd with the letter S in a jack wheel on both sides and on the rump, and ruddled in the pole and on the loins. Whoever will give intelligence of the said Ewes, so that they may be had again, shall, if strayed, be handsomely rewarded; and if stolen, Five Guineas will be paid on conviction of the offender or offenders, by applying to Elias Burgess of Arborfield, Berks. - December 1, 1790.

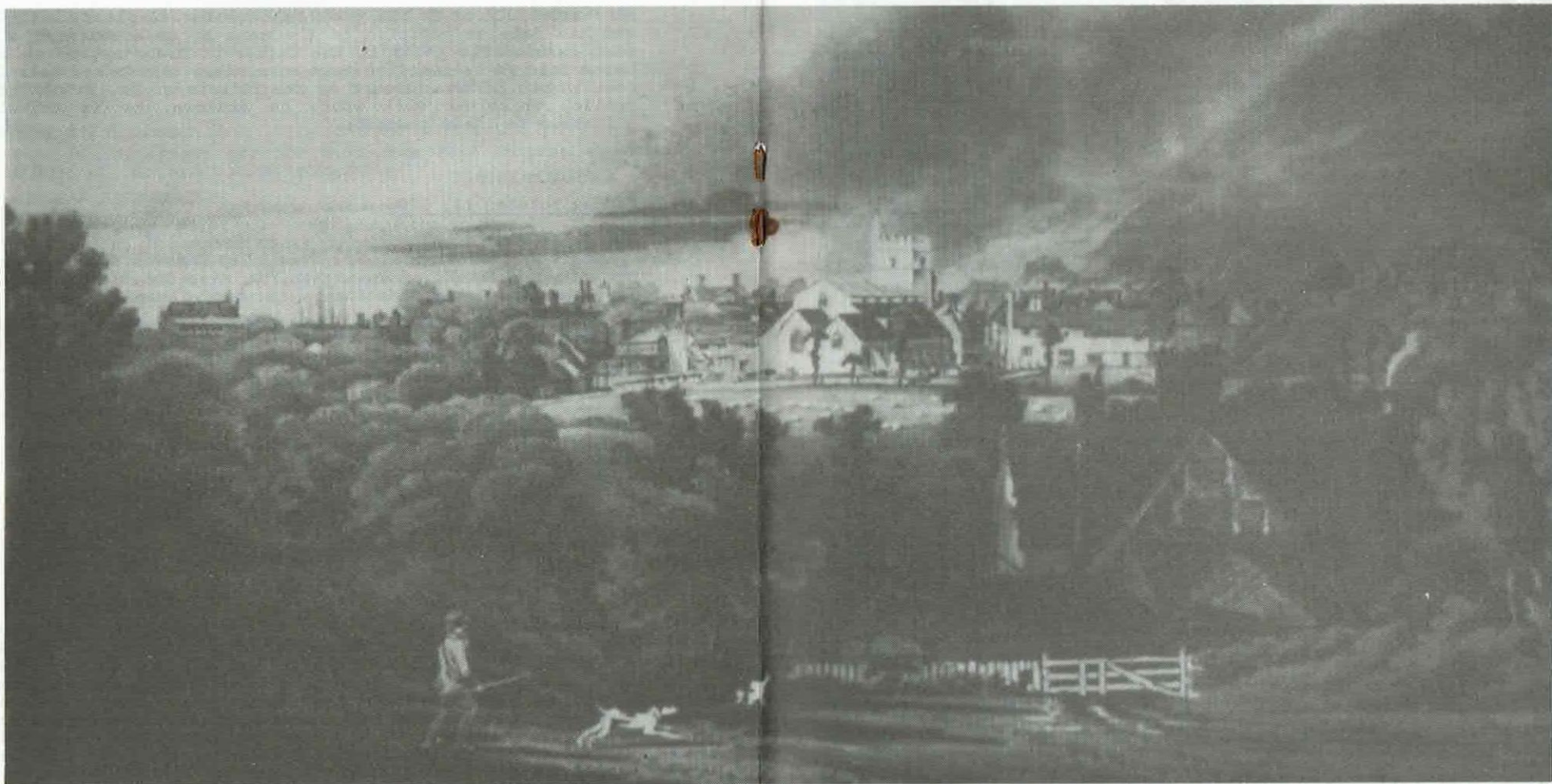
BULL-BAITING POSTPONED!!

Monday December 20, 1790

BULL-BAITING

The public are requested to take notice that St. Thomas's-Day falling this year on a Tuesday, (the Market-Day at Wokingham) the Bulls will not be baited till Wednesday next, the 22nd instant.

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OLD WOKINGHAM IN PERSPECTIVE

by Roger Hosking

#### Introduction

This article has been included in the "Wokingham Historian" not only for its historical interest, but also because it shows how amateur local historians, armed with simple tools, can make a significant contribution to the history of an area. Perhaps it will encourage some readers to make a start in the fascinating study of local history.

Some months ago my wife came home from Wokingham Library with a packet of notelets that had taken her fancy. These showed a

picture of a charming rural scene with a farm cottage in the foreground and a number of buildings in the background. One of these was recognisable as Wokingham's All Saints Church. The picture was entitled "Wokingham c. 1790. From an aquatint. Engraved by F. Jukes". As an amateur local historian my interest was immediately aroused, if accurate in detail this painting could be of significant historical importance by giving us a sight of Wokingham as it was about 200 years ago.

Not unexpectedly, this painting attracted the attention of other members of the Local History Group of the Wokingham Society. In a discussion with one of them (Dennis Ayres) I found that he had already established that the picture was one

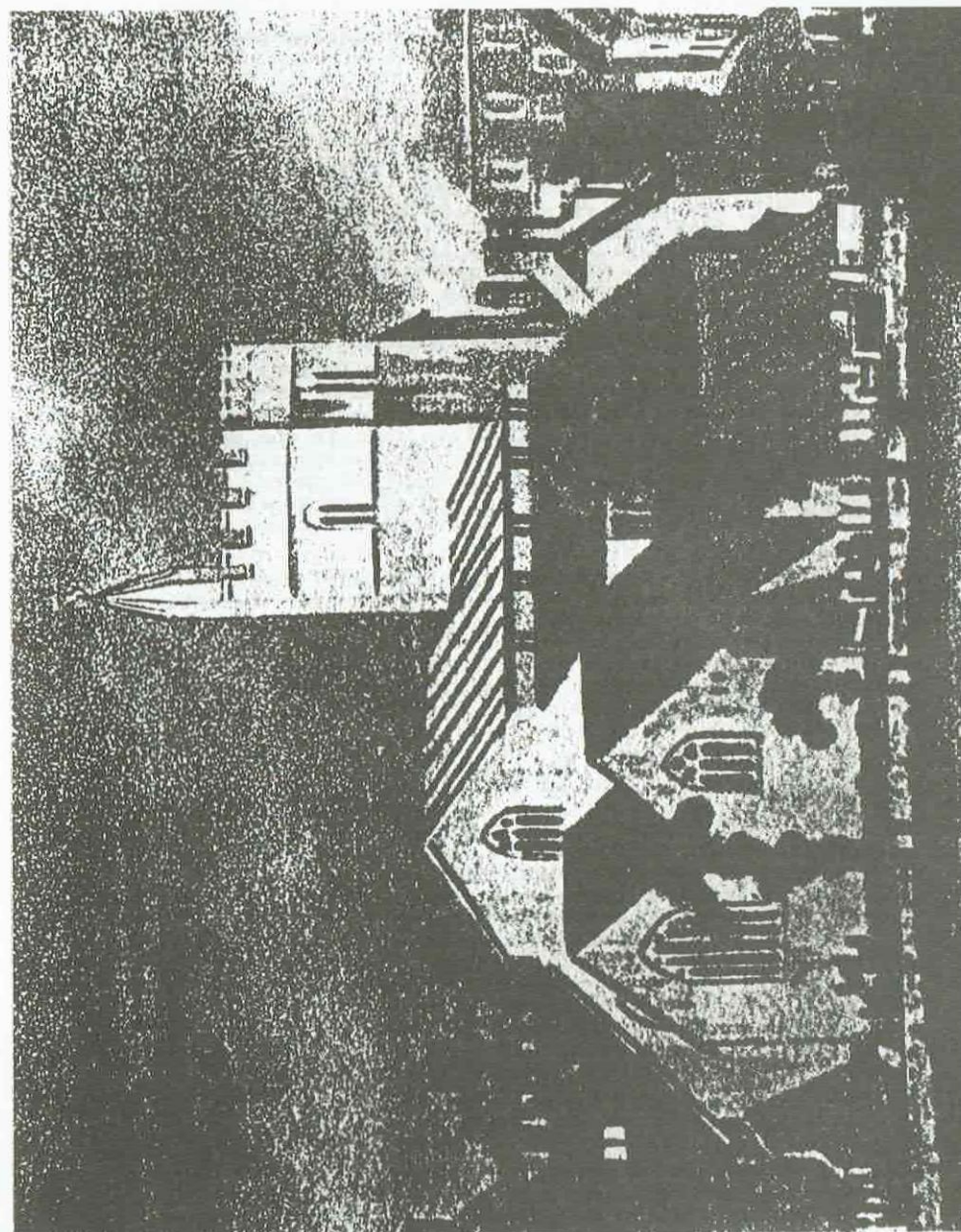
of a set of cards that were published by Berkshire Books in the autumn of 1989. These consisted of reproductions of paintings of Berkshire scenes, painted at about the beginning of the 19th century. He also had found that the Wokingham scene had been reproduced from an aquatint displayed on the wall of the document reading room of the Berkshire Record Office. The Record Office informed him that the date of the painting was not known precisely, but that the aquatint had been engraved by an artist named Jukes. As Jukes was known to have lived from 1745 to 1812, the Record Office estimated that the picture had been painted somewhere about 1790. The angle at which All Saints Church is depicted shows that the view was from the north-east, and in line with Rose Street. The only known farmhouse that was close to the church was that of the since demolished Norrey's Barn Farm. Hence the building in the foreground was thought to have been this farm and, although the position was not quite what would have been expected to enable the artist to look down Rose Street, the discrepancy was attributed to artistic license.

Matters may well have rested at this stage if it were not for a visit paid by Dennis and myself in 1990 to Peter Lawrence, the senior partner of Messrs. Martin and Pole of 7 Broad Street. In his office we were shown a second copy of the aquatint that he had recently purchased. (A limited edition would have been etched from the original painting.) This picture (size 21 by 15 inches or 525 by 373 mm) showed much more detail than was visible in the notelet and more identifiable features were readily discernible. Of particular interest was the Old Town Hall, of which the bluish-green dome and two tall chimneys were visible. These features were quite compatible with a painting of the Old Town Hall dated about 1800. Another building of interest was Wingmore Lodge at the far end of Rose Street, this was clearly recognisable just to the right of the church. Other recognisable buildings were the Alms Houses on the south side of Peach Street and a large barn in line with the farmhouse in the foreground.

The recognition of these features together with the apparent near-photographic quality of this picture inspired me to believe that if sight-lines between known features were transferred from the painting to a plan of the Wokingham area, the view-point might be accurately established. Moreover if the painting proved to be as accurate as it appeared, then it might be possible to locate and identify more of the features. Among these was a mysterious factory-like building to the left-hand side of the picture. On my return home, I got out an old plan of Wokingham to try to establish the view-point in this way.

#### The view-point

In the early part of the 19th century, before the days of photography, artists were more concerned with the faithfulness of the rendering of their subject than at present. Hoping that this was the case the aquatint was studied to see whether the view-point could be established by drawing lines on the plan that are based on the alignment of features of the painting. Several such lines were found, the most obvious being that between the left-hand side of Wingmore Lodge and the right-hand



ALL SAINTS CHURCH c.1810 (ENLARGEMENT FROM THE AQUATINT)

side of the church. Another was that between the corner of the Ship Inn and the Town Hall.

The Wingmore Lodge/All Saints Church line was transferred to the plan and found to run the length of Rose Street and, when extended eastward, to miss Norrey's Farm by a considerable distance. However it did pass very close to Keep Hatch Farm and over the centre of the hill beyond, that is just a little to the north and rear of where Keep Hatch House now stands. Additional sight lines were then transferred to the plan and found to converge on this hill. It was encouraging to find that this location was completely compatible with the high vantage point that was apparent in the aquatint, moreover the view would put Keep Hatch Farm in the position shown in the picture.

This "armchair" finding called for practical confirmation and so I journeyed up to Keep Hatch. It was depressing to find Keep Hatch House boarded up and the whole area in a state of great neglect. However exploration showed that the view of the farm cottage was virtually identical to that in the painting. Hopes of taking a photograph from the same viewpoint were frustrated by the presence of too many bushes and trees. But with some difficulty I managed to get a sight of the tower of All Saints' Church, moreover the tower and farm-house lined up nicely with the view shown in the aquatint.

Following confirmation of this distant viewpoint I studied the picture (I still only had the notelet to work on) and realised that the view was similar to that one would get with a tele-photo lens in a camera, rather than the "wide angle" picture we first believed. This realisation reconciled a number of nagging points with regard to the location of buildings, some of which at first appeared to be sited where we know no buildings existed at this early time.

At this stage Dennis and I discussed matters and decided that the subject was worthy of more study, particularly as to when the picture was drawn and how accurately it depicted its subjects. For this purpose we needed a better copy of the aquatint on which to work. Here we were fortunate in that Peter Lawrence had, by this time, had the picture cleaned and also generously allowed us to have it copied. This provided us with both slides and prints on which to work. Peter also informed us that, in the course of examination during cleaning, the words: "Oakingham from the east, Wm. Havell" were found written on the back. The written characters also suggested that the inscription had been made in the early 19th century or earlier. Although these words did not prove that the original etching was by William Havell, they were consistent with what we already knew about the picture.

Dennis and I then examined all the information we and our fellow members of the History Group had collected that had a bearing on the appearance of Wokingham c.1800. We also decided to further investigate the possibilities of transferring details of the picture onto a plan of Wokingham. Our studies were therefore directed into four main channels: namely finding more about the artists, attempting to locate features onto a plan, investigating the appearance of the Town Hall in about

1800 and finding information on any factories that existed at the time. The results of these investigations are given below.

#### The Artists

Francis Jukes (1745-1812) was an etcher who specialised in aquatints and "brought this art almost to perfection, his principal productions being coloured by hand". He produced mainly topographical views. The copy of his aquatint in the Berkshire Record Office was given to them on 29th September 1958 by H J Barnard of Oxford. On the basis of the dates of his birth and death it was assumed by the Record Office that the engraving was made about 1790. Francisco de Goya (1746-1828) was a contemporary of Jukes who also made great use of aquatints in his coverage of the disasters of the French invasion of Spain. Thus whilst Jukes was busily making etchings of the more beautiful aspects of the Thames Valley, Goya was using the same technique to cover the interesting but less pleasant aspects of the Peninsular War.

William Havell, born in 1782, was the third child of Luke and Charlotte Havell. Luke Havell was a signwriter, glazier and painter of Reading. William became interested in painting at a very early age and painted scenes of the valley of the Thames in the years around 1800. In 1802 he went on a painting and sketching tour of Wales and followed this by a tour of the Lake District. There are many of his paintings in existence from these periods. He had a high opinion of his work and exhibited at the Royal Academy in about 1805. He went to India in 1816 and returned to England in 1824 with a fortune and poor health. He never married and in later years his sister kept house for him. His work was very popular in his early years but by the 1820s it fell out of favour and, having lost his fortune, he was quite poor during the later part of his life. He died in about the year 1858. Reading Art Gallery has a number of his works and held an exhibition of them in 1970.

The inscription on the second aquatint led us to believe that William Havell probably painted "our" picture from an original etching by Francis Jukes. In the light of this it originally seemed likely that "Oakingham from the East" was painted in about the year 1800 or shortly after and etched not long afterwards. In fact since Jukes died in 1812 the etching must have been made before this date.

#### Transferring the features to a plan

If the aquatint was a reasonably faithful reproduction of the scene, I reasoned that it should be possible to derive a number of simultaneous equations, the solution of which would give both an accurate location of the artist's viewpoint and a "reduction factor". This factor would relate the size of features in the image (i.e. the painting) to their actual size in the original scene and their distance from the viewpoint.

For this purpose an A3 sized enlargement of the aquatint was prepared from the original. Eight sets of measurements were made, each consisting of image size, actual size and the distance from a notional viewpoint. Reasonable agreement was found among them showing that the artist had portrayed a fairly accurate rendering of the scene. The overall average of these

measurements indicated that the artist's viewpoint was about 1050 feet behind Keep Hatch farmhouse and that the reduction factor was approximately 1600mm. This factor represents the distance from the viewer's eye to the drawing (in this case the A3 enlargement) such that would give an image size the same as the apparent size of the distant scene.

By using a formula derived from these measurements, I was able to approximately locate the position and size of features of the drawing on a plan and vice versa. The plan used was the earliest reasonably accurate plan of Wokingham known to me, the tithe map of about 1853.

This work showed that the general layout of the picture was a fairly accurate "photographic" rendering of the scene. However it seemed incredible that the artist could have observed the fine detail shown in the aquatint from such a great distance (approximately one mile). The answer was found when I attempted to photograph individual buildings that still survive from the same direction as in the aquatint. This was not always possible and it would seem that the artist may have experienced the same problem. It was observed that the aspect of some of the buildings in the aquatint was such that the artist must have moved to a much closer viewpoint that was a little "off-line". The Ship Inn is an example - the aquatint view was from the London Road close to the churchyard wall. Thus the artist had laid out the general picture from the hill at Keep Hatch and then moved close to the various featured in order to portray their detail.

#### The Town Hall

We have few other illustrations of Wokingham prior to the era of photography (i.e. before the 1850s) and what we have is limited to the Market Place and All Saints Church.

Two of these were painted in 1832 by W A Delamott who, at one time, had been the drawing master of the Royal Military College, Sandhurst. One is a painting of All Saints' Church, and the second of the the Market Place. The main building shown in the Market Place is the Market House (Old Town Hall) which was demolished to make way for our present Town Hall in 1858. This painting shows the dome and single tall chimney, a clock is also barely visible on the dome. The view is evidently from Peach Street since the shadows are from the left and the position of the streets would tie in with this interpretation.

Another illustration of the Town Hall is considered to have been painted in about 1800, i.e. at about the same time as the Record Office's estimate for the aquatint (about 1790). This coloured painting shows the bluish-green dome, probably of copper, and two tall chimneys as compared with the single one shown in the 1832 drawing. A single-handed clock is also clearly visible on a gable end, whereas it is barely visible in the later painting where it is up on the dome. There had evidently been a considerable amount of reconstruction during the approximately 30 years interval. The viewpoint is higher than in the other drawings and appears to be from the other side, that is from the north side.

Another early drawing of the Market Place depicts bull baiting, a sport that was very popular in Wokingham at one

time. This drawing includes part of the the Town Hall. The dome is visible, but not the chimney. The date of this drawing is not known but is believed to be considerably earlier than 1832. Inspection suggest that it was drawn from approximately the same position as the c.1800 painting but from a lower viewpoint. Comparison with the painting made c.1800 shows that the usual reproduction of the bull baiting drawing is a mirror image of the true scene.

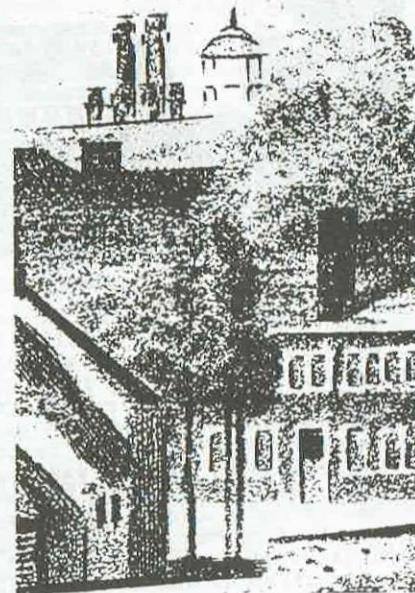
The limited evidence from

these illustrations indicated that the aquatint was drawn before 1819 (two chimneys rather than one) and so confirmed the dating of about 1800. Dennis and I then turned to documentary evidence. This told us that the Old Town Hall had only one chimney before 1763, when it needed extensive repairs, but the authorities had insufficient funds for this purpose. At this time a local businessman, William Wheatley the landlord of the Bush Inn (now Bush Walk), stepped in and funded the repair on the condition that he could also use the Hall for his own purposes (1). Important to the present study is the fact that these repairs included the construction of another fireplace and a second chimney (two chimneys are visible in the aquatint).

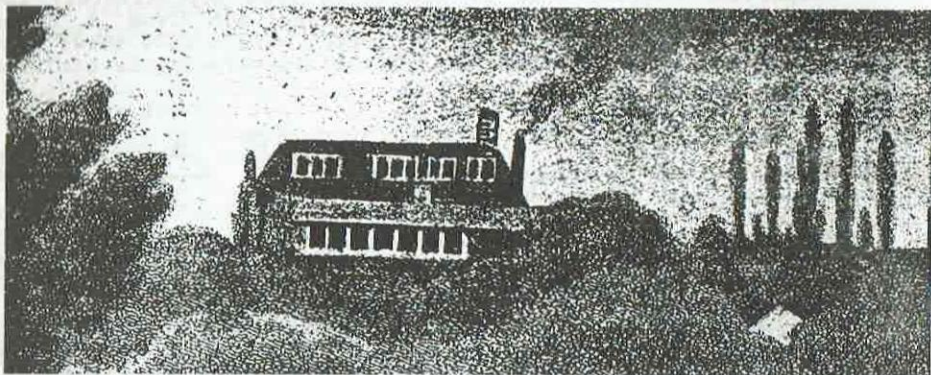
Further investigation showed that by 1819 the Old Town Hall had again become so dilapidated that substantial repairs were again necessary (2). Also that by this time one of the two chimneys was believed to have been blown down in a gale. There was certainly only one chimney by the time of the painting of the Hall in 1832. Hence we established that the date of the drawing corresponds to the condition of the Hall between the years 1763 and 1819.

#### The Silk Factories

Measurements derived from the painting showed that the factory like building was to the rear of the buildings lining the south side of Peach Street. We knew there were three silk factories in Wokingham in the early 19th century. They were mentioned in an account of the town written in 1809. Until recently, little more was known about them other than that they existed, apart from a limited amount of information about the silk factory that stood in South Place off Peach Street. This was from the survey made by Glen Stewart, prior to the clearance of the site in 1980, of the row of "weaver's cottages" that then stood in South Place. Moreover Glen observed that the original windows were large, as in the



picture, but had later been reduced in size. We therefore thought that the mysterious building could well have been the South Place factory and sought confirmation.



THE SILK MILLS c.1810

A description of the factory in South Place had been found a few years ago by looking through the files of the Reading Mercury held at Reading Central Library. Although the Reading Mercury of the early 19th century never referred to industrial matters, it did carry advertisements of property for sale. As the English silk industry suffered a severe recession in 1831, it was thought that the factory might have gone out of business between 1830, when it was known to have been in production, and 1833 when a government survey said of Wokingham that "The town has no manufacturing industry". A search was therefore made in the Reading Mercury, starting in 1831, for a sale notice for a silk factory. The search was successful, for such an advertisement was soon found, which ran as follows (3):

Mr.Creaker at the Rose Inn, on Friday March 30 1832, 3 pm. 2 lots.

"Lot 1. Comprises all that Newly-erected and substantial BRICK BUILDING OF THREE FLOORS, with Slated Roof and well Timbered, extending nearly 100 feet in length and 18 feet in width, lately occupied as a SILK MANUFACTORY; containing on the upper storey, three weaving rooms; on the first storey, five weaving rooms, all with excellent lights capable of receiving together sixty looms; on the ground floor eight apartments for the accommodation of mechanics etc; detached wood and coal sheds. The above premises are situate in Peach Street commanding a frontage of 100 feet by 150 feet in depth eligible for extending the manufactory; or for other building purposes. Land tax redeemed."

This survey and description showed that the factory in South Place had dimensions that matched those of the six cottages that stood there until recent times. This together with other documents confirmed the location of this silk factory. A parliamentary report showed that these premises were the last of the Wokingham silk factories to operate (4).

This information provided an approximate fit to the mysterious building in the painting, but we still had some reservations. We found no evidence of the South Place cottages ever having two rows of large windows, and the general impression was that it did not match the factory in the painting. For example there was no evidence of the factory ever having had any source of power which would require a large chimney as appeared in the aquatint.

While trying to puzzle out the nature of the supposed factory in the painting, it was thought possible that somewhere in the files of the Reading Mercury there might be another advertisement for the sale of a factory in Wokingham, hopefully also with a description. As it was known that in addition to 1831, 1825 was also a difficult year for the English silk industry, it was decided to search the files for the years 1825-27. The choice of the years in question proved to be fortunate, since two advertisements were found that yielded brief descriptions of a second silk factory in Peach Street. This was sited to the rear of the present Woolworths store. The advertisements ran as follows (5):

"SILK MILLS & MANUFACTORY WOKINGHAM BERKS  
TO BE SOLD BY AUCTION By MR.CREAKER

Without reserve at the Roe Buck Inn Wokingham, on Tuesday the 21st day of June 1825 at three o'clock in the afternoon.

The residue of the LEASE of a capital SILK MILL, situate in Peach street in the town of Wokingham Berks, comprising a substantial brick Building of four floors, each seventy feet in length; with a steam engine of six horse power. Also a BRICK BUILDING in TWO TENEMENTS at a short distance from the mill and adjoining Peach Street. The estate is held for a term of thirty-one years from 25th December 1807 at a rent of £45 per annum. For further particulars and to view the premises, apply to the auctioneer, Wokingham, postage to be paid."

"VALUABLE Silk Mills & Premises Wokingham & Reading  
At the improved RENT of £307 per ANNUM

By Mr. Shuttleworth At the Auction Mart in London on Wednesday Mar 21 1827 in three lots.

Lot 1 A FREEHOLD ESTATE, advantageously situated in Peach-street in the town of Wokingham, in the county of Berks; comprising a SILK MANUFACTORY, capable of containing 60 looms, with suitable Buildings and Appurtenances, Yards, Gardens etc, as the same was late in the occupation of Mr John Douglas deceased."

These descriptions also gave an approximate fit to our mysterious building, but we still had some reservations. For example the length (70 feet) was too short to match the painting.

Re-examination of the plan showed that the direction of these buildings from the artist's viewpoint would mean that they would appear to be in line. By this time we had obtained greater enlargements of the aquatint and were delighted to find that further scrutiny indicated that both of the silk factories buildings appeared in the picture. There was a lower slate-roofed building (the South Place Factory) with large windows in

the foreground and a higher tile-roofed building (the "Woolworths" Factory) in the background complete with a chimney for the steam engine. The latter was later put to use as a saw mill as is indicated by the following extract from the Reading Mercury of August 1855:

"Fire broke out on 'Wednesday last' in former silk mill used as a steam saw mill by Mr. Westcott. Thought to be from a spark from the engine. Most of mill saved."

#### Dating the aquatint

Our studies indicated the following:

- a. Information on the Town Hall indicated that the painting must have been made after the repairs of 1763 and before the later repairs of 1819.
- b. Knowledge about the lives of the artists narrowed the range of dates. It showed that the original etching must have been made before 1812 when Jukes died and that it was not likely to have been made before about 1800.
- c. Information about the silk factories helped us even further. Apart from giving us confirmation that the date must have been before 1825, when the "Woolworths" factory was put up for auction, it told us that the lease ran from 25th December 1807. Allowing time for construction and installation of the steam engine this factory could not have shown a smoking chimney until about 1809 (6).

Putting all this information together we found we could make the fairly precise estimate that the original etching was made between the years 1809 and 1812.

At this stage Dennis and I decided that in view of the great age of the painting (nearly 200 years old) we would see how much more information we could extract from it.

#### Keep Hatch Farm House and the Mays

The location and appearance of the farmhouse in the foreground matched perfectly the present Keep Hatch Farmhouse.

Information about our present listed buildings told us that Keep Hatch farmhouse was a now a Grade 2 listed building, and that it was a mid-16th century farmhouse that was extended and re-fronted in the 18th century. It is partly timber framed with brick and plaster in-fill and partly brick alone. It has an old tiled roof, and is now a dwelling house rather than a farm house.

Directories indicated that Keep Hatch farm was in the possession of several generations of the May family (7,8). William May, who was a Churchwarden between the years 1784 and 1811 owned the farm and left it to his son, Thomas by his Will of 1807 (9). The elderly man with the dogs in the foreground was almost certainly William May whose name appears in the Universal British Directory of the mid-1790s as owner of the farm. Landowners at this time were very jealous of their rights to game, warnings against trespass appear in newspapers of the time. We considered it most unlikely that anyone else would permit their "portrait" to be painted in this way. William died in, or shortly after 1811, and so gives us more evidence of the date of the etching.

William's grandson, another Thomas, put the land up for auction in 1871, when it was purchased by the Reverend George Edward Denis De Vitre, MA who had the present Keep Hatch House erected (the date on the front of the building is 1875). The auction notice stated that "It is suitable for the erection of a large MANSION HOUSE" and extolled the virtues of the area for hunting and other sport (10). The Rev. De Vitre participated in many local affairs and records told us that he was also a Churchwarden of All Saints Church and lectured at the Town Hall. By the end of the 19th century his son, Denis Frederick De Vitre had inherited the Estate. Denis had two daughters, Sibyl and Dora, who lived there until quite recent times.

#### The identification of other features of the aquatint

All Saints Church, Keep Hatch farmhouse, the Old Town Hall, the two silk factories, Wingmore Lodge have already been mentioned. Other obvious buildings that have survived are the Ship Inn, the timbered houses at the junction of Rose Street and Wiltshire Road, and houses in Rose Street. The Alms Houses to the north side of Peach Street and the barn in the Wiltshire Road area no longer survive, but we have knowledge of their existence.

Our technique for relating features of the aquatint to a plan assisted in the identification of other buildings. We estimated that the houses on the right-hand side of the aquatint were those in Broad Street and that the most prominent of them was probably Montague House. Similarly the buildings on the left-hand side were estimated to be those on the south side of Peach Street.

Having successfully identified a number of buildings depicted in the aquatint, we found it tempting to guess at a few more possibilities. The position and length of the shadows showed that the drawing was based on observations made in the morning. The presence of some autumnal tints and the smoke from many chimneys suggested that it was drawn in September or October. This too would be supported by the man with the dogs, they are evidently returning from a shoot, and so it was likely to be after the close season that ends in August. Hence I dare to suggest that the painting was based on a mid-morning view of Wokingham in late September or October in the year 1810. Also that it shows William Mays, churchwarden of the church shown in the distance, returning to his farm (in the foreground) after a morning shoot for game.

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## THE ORIGIN OF WOKINGHAM TOWN

by Dennis Ayres

No documents are known to exist that contain an account of the origin of the town of Wokingham and it is doubtful if any will ever be found. However, enough evidence is available to enable an outline of the events that led to the town's foundation to be produced. Some of the evidence is circumstantial, but when considered in the light of events that took place elsewhere it provides a convincing picture of the foundation.

It has long been accepted that Wokingham did not grow slowly over the centuries but was a planted or founded town. The layout of the town, the charters bought by the Bishop of Salisbury, the charter of Queen Elizabeth I and the surveys and rentals of the 16th and 17th centuries make that clear beyond all reasonable doubt (1). However, to understand how Wokingham came to be founded, a few words about medieval new towns in general are helpful.

From the mid 11th century to the end of the 13th, creating a new town was regarded as a safe way of making money. New towns were created by the king, by monasteries, by bishops and by lords of every rank. The rate of formation reached a maximum in the early 13th century, when about one new town was created every year (2).

The only person who could create a new town was the owner of the site. The process was started when the initiator selected a suitable site on one of his estates or manors, laid out a series of plots of land on it and made them available for rent, and bought a market charter for the site from the Crown. Often the chosen site was, as in the case of Wokingham, close to a village or a road junction.

The plots of land were known as burgage plots and the men who rented them became known as burgesses. The major attraction of renting a burgage plot was that renting it did not make the tenant liable for feudal duties, other than the conditional that the tenant had to build a house on it. The rent was known as a quit rent because the occupant was quit or free of feudal duties to the lord. The right to occupy a burgage plot could be leased, divided or sold by the tenant as though it were freehold land.

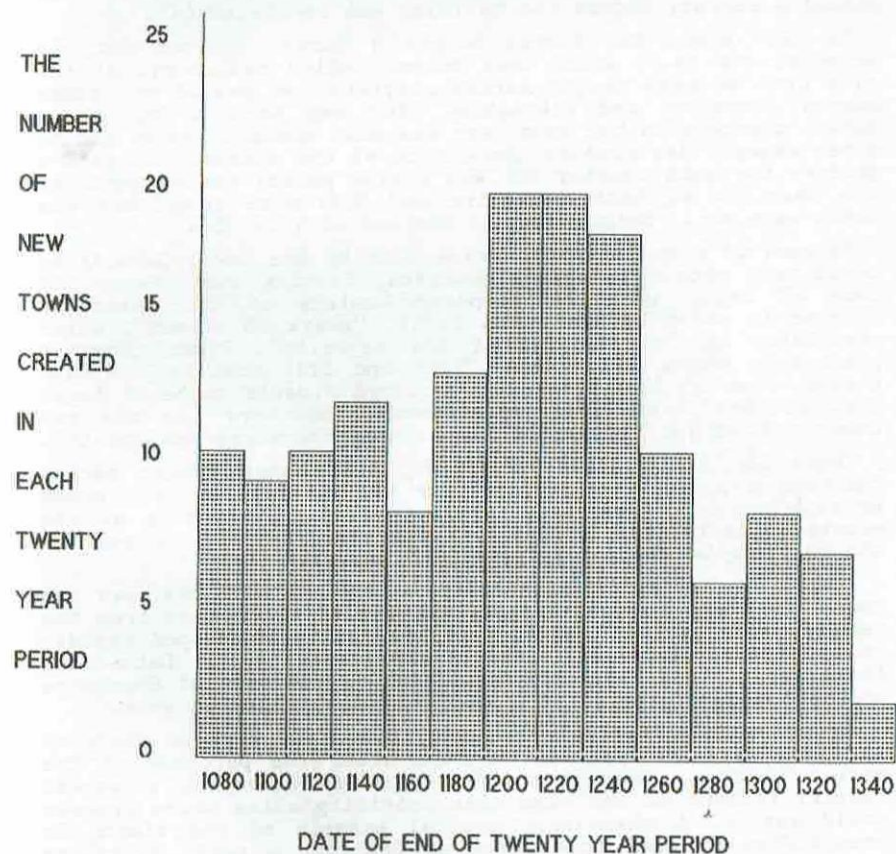
The lord of the manor, and subsequently of the new town, made his money from the quit rents of the burgage plots, the charges for a site in the market and the profits of justice within the town. (He took all the fines which the local court levied.) The great attraction to the lord was that the town occupied only a small amount of land and although the income from it was small, to collect it required little effort. Obviously the lord tried to attract as many freemen as possible to the town to make his income as large as possible.

At the start of the 13th century the manor of Wokingham was a small part of the manor of Sonning and both were owned by the Bishop of Salisbury. All land within both manors could only be rented, leased or held from the Bishop. The only exceptions to

this were the glebe lands of the various churches, most of which were at that time owned by the Dean of Salisbury (3).

To see how the manor of Wokingham became a town it is necessary to look at the actions of the Bishop of Salisbury. Before 1219 the Bishop had a Cathedral at Old Sarum, a bleak and inhospitable site. There were frequent disagreements between the Cathedral Chapter and the occupants of the castle and the site was in commercial decline. Since the late 12th century the Bishop, Dean and Chapter of Salisbury Cathedral had wished to move away and had made plans for such a move but had taken no action (4).

## NEW TOWNS OF THE MIDDLE AGES



Then in 1217 the Bishop of Salisbury died and Roger Poore, who until 1215 had been the Dean of Salisbury, became the new Bishop. He seems to have been a very different kind of man to his predecessor. He at once took action to abandon his Cathedral in Old Sarum and to build a new one and create a new town in his manor of Milford by the River Avon. To this end, in 1217 the new Dean and the Cathedral Chapter petitioned the Pope to allow the move. Myrifiold, one of the common fields of the Bishop's manor, was chosen as the site of the new Cathedral close (4).

The Pope gave his permission in 1219 and in that year a churchyard was consecrated at Milford and a wooden chapel was built there. The Bishop, Dean and Chapter met on 15th August 1219 and decided to move on 1st November. In the following year the foundation stone of the cathedral was laid. The essential parts of the cathedral were built in about 30 years but it was almost a century before the building was completed (4).

In 1219 also, the Bishop bought a market charter for his proposed new town, which then became called Salisbury. At the same time he also bought market charters for two of his other manors, Ramsbury and Wokingham. (For any lord to buy three market charters in the same year was most unusual and so far no other example has come to the notice of the author.) He paid a palfrey for each charter but was a slow payer; the accounts of the sheriffs of both Berkshire and Wiltshire show that the debts were still outstanding at the end of 1220 (5).

Because of a ruling made during 1219 by the Royal Council he could only obtain temporary charters, lasting until Henry III came of legal age. The temporary nature of the Wokingham charter is shown by the words in it, "usque ad etatum", which translates as "to the age of his majority". Other charters granted by Henry III between 1219 and 1227 contain the same phrase. When in 1227 Henry III declared himself to be of legal age, Richard Poore obtained permanent charters for his new towns and for yet another of his manors, Sherborne Newland (6).

There is little doubt as to why the Bishop bought market charters for his four manors. As in the case of all other private towns it was done to make money. The timing of the events suggests that it was to raise money to help to pay for the building of the new Salisbury Cathedral.

The Bishop had differing degrees of success with his four new towns. Ramsbury failed, largely because of opposition from the nearby royal town of Marlborough. Salisbury developed rapidly and prospered because of the trade brought by the Cathedral. Sherborne Newland developed into part of the town of Sherborne and Wokingham prospered in a small way but failed to grow.

If Wokingham was like other new towns, the burgage plots of the town were laid out at or soon after the purchase of the market charter. There was little point in buying a market charter without at the same time providing sites where freemen could settle. A reasonably typical example of the timing is exemplified by what took place at Downton, a small Wiltshire town of about the same size as Wokingham which was founded by

## MEDIEVAL WOKINGHAM

LAND IN THE TOWN BELONGING  
TO THE DEAN OF SALISBURY // // // //

WOKINGHAM TOWN BOUNDARY - - - - -



the Bishop of Winchester. He bought a market charter for his manor of Downton in 1208 and in that year 19 burgesses paid rent. During the next decade the number of burgesses increased every year until in 1221 101 paid rent. It was given a charter by the Bishop in 1215 (2).

Less information is available about the towns founded by Roger Poore. However, it is known that some of the burgage plots in Salisbury were occupied by 1221, two years after the Bishop had purchased the market charter. In 1225 the town received a charter from the Bishop setting out its rights. At Sherborne Newland the Bishop of Salisbury gave a charter to his manor (6) in 1227, the year in which he purchased a market charter for it. If it is valid to compare Wokingham with these other towns it would seem likely that at least some of the burgage plots in Wokingham were set out in 1219 and many were occupied by about 1240.

That the Bishop of Salisbury founded Wokingham is confirmed by 16th and 17th century surveys of the manor of Sonning, which included the town of Wokingham. Between 1540 and 1638 the manor of Sonning changed hands six times. Whenever the ownership of the manor changed the new owner had the property surveyed to find out its value. The surveys show that the Bishop and his successors were receiving quit rents from the occupants of the town. Surprisingly, it can be deduced that every survey refers to only part of Wokingham. The area involved was Shute End, Broad Street, Denmark Street, the south side of Peach Street and most of the Market Place (7).

There is only one record of the ownership of the other part of the town. This is the Parliamentary Survey of 1650, which shows that quit rents from Rose Street, the North side of Peach Street and part of the Market Place were paid to the Dean of Salisbury (3). Obviously the area had not changed hands when the rest of the town did. It remained in the Dean's possession until 1650 when all the Dean's property rights and dues were confiscated by Parliament. That the Dean as well as the Bishop received quit rents from the burgage plots of Wokingham town suggests that both were involved in its foundation.

No document has been found which refers to this dual ownership of Wokingham. However, there are some records that indirectly say something about the way the Dean's section of the town came into being. One series relates to the names of the areas involved. In the late 13th century the land that later became Rectory Road was part of the glebe land of All Saints and was known as "le coppedde rothe" (the high clearing). It was immediately north of the burgage plots of Rose Street, which was then known as "le rothe street", (the street in the clearing). There is documentary evidence that this situation remained unchanged until the 19th century, by which time the name "coppedde rothe" had changed to "Coppid Row" and "rothe street" to "Rose Street" (8).

19th century maps show the boundary between Coppid Row and the burgage plots of Rose Street as a straight line of obviously human creation. It seems clear that the two areas were divided out of one, which was possibly called "the clearing". Since Coppid Row or "le coppedde rothe" appears

always to have been part of the glebe land, which is recorded as having been cleared for cultivation in the 12th century, there seems little doubt that both areas were once one and part of the glebe land. In the late 12th century the area would have been an open field.

There is evidence that part of the town was built on the site of an open field. This comes from an examination of the 1871 Ordnance Survey map of Wokingham, the first really accurate large scale map of the town. On the map most of the plots of land on the north east side of Broad Street and the north side of the Market Place, together with Roe Lane, are shown as having boundaries with a shape like half a reversed "S". This is a shape that is typical of that of the plough ridges of an early medieval open field. In medieval times property boundaries with such a shape were sometimes formed when burgage plots were laid out in an open field. The easiest way of setting out the plot boundaries in an open field was to let them follow the line of the plough ridges. Similar layouts which indicate former open fields can be found in maps of Windsor, Newbury and Hungerford (9).

Taken together these separate pieces of evidence suggest that an area of the town of Wokingham was set out on an open field which had been part of the original glebe land belonging to the Dean. It was an area bounded by the Berkshire / Wiltshire boundary, Broad Street, the Market Place and Peach Street and having Copped Row or the High Clearing as the northern part. Using the 1871 Ordnance Survey map of Wokingham, measurements of such an area showed it to be about 30 acres 10%. This compares reasonably well with the 30 acres of glebe land that is recorded as existing in 1217 and 1842.

Further circumstantial evidence comes from the records of Salisbury Cathedral. It is an account of a most unusual event (3). In 1217, shortly after his election, the Dean of Salisbury began a court case, allegedly to recover possession of the glebe land of the chapel of All Saints, which had been the property of his predecessors for about a century. Apparently the land was leased to a man named Radulphus Ruffus. However, leasing out glebe land in this way was quite normal. Indeed the records of the law suit show that a former dean had leased the land for 40/- a year to Stephen, then chaplain of All Saints.

The case was settled at the Berkshire Eyre of 1219, of which the Bishop of Salisbury was one of the justices. The documents of Salisbury Cathedral record the judgement as a victory for the Dean. However, Radulphus appears to have had a good case, since in return for one payment of 5 marks (£3-6s-8d) and an annual rent of 5 shillings, only one eighth of the rent that Stephen paid, Radulphus was given a lease of the land for the rest of his life. A rent of 5/- a year for 30 acres was a bargain, the normal rent was close to the 40/- that Stephen paid.

The editor of "The Register of St. Osmund" (1851) considered the settlement involved an exchange of lands. Canon Long (3) thought it possible that Radulphus exchanged the original glebe land for a new area of land, which then became the glebe land. The latin text does not distinguish between the two

alternatives. Radulphus held the glebe land at least to 1220. However, that he was not mentioned in the account of the Dean's Visitation of 1222 suggests that by then he was dead and the land had been taken over by the incumbent of the chapel.

Considered in isolation the events of 1217 to 1219 are most puzzling. The Dean took action to legally claim the glebe land which had belonged to his office for about a century. This in itself is surprising for the church of the time normally insisted on its rights to the full. The normal practice would have been simply to have the sheriff remove and imprison the trespasser. However, when considered in the light of the records described above a possible explanation can be found.

One may speculate that in 1217 the newly created Dean decided to lay out burgage plots in part of the Bishop's proposed new town of Wokingham. The only area that he could use for the purpose would have been the glebe land of All Saints, which he owned. Unfortunately the current chaplain had leased the land to Radulphus Ruffus, who was within his legal rights to occupy it until his lease expired. Eventually Radulphus was persuaded to exchange part of the land for an adjacent area. His new holding then became the glebe land, but the Dean had to offer him a new lease at a very low rent to persuade him to make the change.

The Dean then set out burgage plots in part of his original glebe land. They were laid out on the north side of Peach Street and along both sides of a new street that was built into the open field of the glebe land and parallel to Peach Street. The new street extended from the edge of the Dean's property at the Berkshire / Wiltshire boundary (which was also the boundary of the manor of Sonning) to within about 80 yards of the centre of the new town. It was connected to the town centre by a lane about four metres wide running between the side boundaries of the burgage plots that fronted onto Broad Street and the Market Place. The new street became known as the Street in the Clearing. That part of the glebe land that was immediately to the north of Rose Street, the high clearing, was retained as glebe land.

The pattern of the plot boundaries along Peach and Broad Streets suggests that all of the area was laid out at the same time. This idea is reinforced by the intermingling of ownership of the burgage plots in the Market Place, where the Bishop and the Dean shared ownership of the sites. All those sites so far identified as belonging to the Dean were on the north side of the Market Place.

Plots which fronted onto the north east side of Broad Street were also set out in the glebe land. These became the property of the Bishop of Salisbury. Possibly the Dean exchanged them for some of the Bishop's common land (between Rectory Road and Glebelands) to restore the total area of his glebe land to its original 30 acres.

Of course, much of the evidence quoted above comes from the 16th century and later, but a series of 13th and 14th century legal documents has recently been examined which refer to the streets in question. They provide firm evidence that at least part of the layout was in existence by the late 13th or early

14th centuries, and the evidence from those centuries is consistent with that from the 16th and 17th centuries (10).

These documents show that Row lane, Rose Street and the then unnamed Broad Street were in existence well before 1319 and probably well before 1289. It may well be that all the streets of the early town were in existence well before then but the first known written record of each street is dated as follows:

#### DATES OF THE EARLIEST KNOWN MENTION OF WOKINGHAM STREETS.

Rose Street 1289, le Rothe Strete.  
The Terrace 1321, le Shete.  
The Market Place 1322, the Market of Wokingham.  
Row Lane 1337, le Rothe Lane.  
Peach Street 1362, le Peche Strete.  
Denmark Street 1407, le Don Strete.  
Broad Street 1322, "the highway leading from the market towards Reading".

These dates do not provide any evidence as to which streets were the earliest to exist, for the documents from which they come have only survived by chance. However, many of the streets must have been set out as a group and hence be as early as Rose Street, say mid 13th century at the latest.

No firm evidence is to hand as to when Wokingham was first recognised to be a town. It was certainly in existence before the middle of the century as the Berkshire Eyre (circuit court) of 1248 refers to a law suit over half a burgage plot in Wokingham (11). It was said in evidence that the burgage had been held by one family for many years. That ten years later the Bishop of Salisbury thought that it would be profitable to buy the right to hold three fairs a year in Wokingham suggests that by then he considered that his town had become established (12).

However, although the Berkshire Eyre recognised places such as "Lamborn", "Newbyr", "Hungerford", "Readinge" and "Braye" as towns, it did not refer to Wokingham as one. This may have been merely the use of legal terms that were long out of date, something not unknown today. It is certain, however, that Wokingham was recognised as a town before the end of the 13th century. A property document in which a John Tanner set out the terms of a lease of a tenement in "le Rothe Strete in the town of Wokingham" provides the evidence. Again the exact date is uncertain; we only know that it was before 1289 (10).

To summarize, Wokingham town was founded by the Bishop and Dean of Salisbury in 1219, probably to raise money to build and maintain Salisbury Cathedral. The area was functioning as a town well before 1248 but was not legally recognised as one until some years later. That part of the town centred on Rose Street and the north side of Peach street was set out in what was originally part of the glebe land of All Saints Church, owned by the Dean of Salisbury.

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DATES OF EVENTS MENTIONED IN THE TEXT

DATE SALISBURY	ALL SAINTS GLEBE	WOKINGHAM
c1130	New glebe ('the clearing?')	
1217 New Dean	Glebe lawsuit started by Dean	
1217 New Bishop		
1219 New Cathedral	Lawsuit resolved	
1219 Salisbury Charter		
1219		Wokingham Charter
1219 Ramsbury Charter		
1225 Bishop's Charter to Salisbury		
1227 Salisbury Charter		
1227		Wokingham Charter
1227 Ramsbury Charter		
1227 Sherborne Charter		
1248		Not called a town
1258		Fairs Charter
1289		Called a town
1289		le Rothe Strete
1289	High Clearing - Coppede Rothe	
1289	Clearing Street - Rothe Strete	
1321		The Terrace
1322		The Market
1337		le Rothe Lane
1362		le Peche Strete
1407		le Don Strete
1322-c1450		Broad Street
		(the highway leading from the Market towards Reading)

Pictorial history of Wokingham

The Local History Group has prepared a book "WOKINGHAM - A Pictorial History" which was published last year by Phillimore & Co. It is available in local bookshops and contains reproductions of over 150 photographs of old Wokingham.

The Group would welcome the opportunity to see and copy any other old photographs of Wokingham. These would be of value in our researches.

The Group is now holding its monthly meetings (on the second Monday in each month) at the Wokingham Town Hall (8pm to 10pm). The main item for each will be a talk on some aspect of Wokingham's history. Non-members are invited. There is a small charge (about 50p) and coffee or tea with biscuits are provided.

"WOKINGHAM - A Chronology"

This publication of the Wokingham Society sets out the principal established facts about Wokingham and its immediate neighbourhood in historical sequence. Copies are still available either from local bookshops or from the Society. Apart from being the major compilation of facts relating to Wokingham's history, the income from sales helps to finance future publications of the Society.

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THE WOKINGHAM SOCIETY

The Wokingham Society was established in 1964, is affiliated to the Civic Trust and is a member of The Council for the Protection of Rural England and of The Berkshire Local History Association.

Some of the Society's aims are to protect the essential atmosphere of Wokingham as a small historic country town; to monitor and attempt to influence further developments; to build up documentary and photographic records of the Town's history; to foster the study of the natural history and footpaths of Wokingham and the surrounding countryside.