

EDI Eddington

Historic Character

This is a mixed zone comprising the historic settlement of Eddington, recent housing and small commercial developments. This zone is essentially part of the modern northern growth of Hungerford, which has now extended up to Eddington. Eddington was a small hamlet concentrated around Eddington Bridge and the junction of the Wantage road (A338) and the London to Bath road (A4). The hamlet also had a mill on the Kennet. Prior to development the zone around the hamlet was a mix of irregularly-shaped early enclosure fields and meadows. Some business properties were constructed along the A4 during the 1980s but most development in the zone has been built since the 1990s and consists of small housing developments. Eddington Mill has been converted to a house and the surrounding zone landscaped as gardens. St. Saviour's church has been converted into housing, but the graveyard north of the church remains in use.

Historic Environment

The majority of HER records in the zone are of finds and buildings, although the Domesday village of Eddington is also included. There has been very little archaeological work carried out in this zone, but some evidence for prehistoric and Romano-British activity has been found. Prehistoric flintwork was found during construction of the garden centre and a late Neolithic/early Bronze Age spearhead came from landscaping at Eddington Mill. Romano-British pottery and other objects were found during redevelopment of the garage at the A338/ A4 junction. Significant concentrations of Mesolithic activity have been found in nearby parts of the valley floor and Mesolithic flint scatters exist just outside the zone. It is therefore possible that material of this date also exists in this zone.

A settlement at Eddington has existed since the early medieval period and was mentioned in Domesday, but nothing is known about the nature or origin of this settlement. Although the early medieval settlement is presumed to have been in the same location as the present hamlet, no physical remains of it have been found. The Domesday record for Eddington also lists a mill but it is not clear whether this was on the same site as the present mill. The mill and mill house are listed buildings and are largely 18th and 19th century in date. A chapel was built at Eddington in the mid-12th century. The chapel became disused at some point after the mid-14th century and its site is now lost. Very little else is known about settlement at Eddington throughout the rest of the medieval period.

The church building of St Saviour's was constructed in the Victorian gothic style during the 1860s on what appears to have been a new site. There are a number of historic buildings within the core of Eddington and eight are listed buildings. With the exception of the mill, all listed buildings are domestic structures dating between the 17th and 19th centuries. The centre of Eddington is designated as a Conservation Area.

Historic Environment Potential

The potential of this zone is likely to be varied. It is unlikely that extensive buried remains existed in this zone prior to development, but it is possible that prehistoric and Romano-British material could be present. It is probable that construction has removed or severely truncated below-ground deposits in developed zones. Archaeological material is most likely to be present in undeveloped zones but the nature and quality of any surviving deposits is hard to estimate on present evidence. Below-ground archaeological deposits of medieval settlement are likely to

Historic Environment Character Zone

survive within the historic core of Eddington and any such material is crucial in understanding the development of settlement in this zone. There has been limited study of the historic building stock and it is possible that further significant structures could be identified.

Historic Environment Action Plan

Conservation Issues

- A more detailed assessment of built form and character is required in order to inform any future development proposals.
- Conservation Area appraisal and management plan is overdue.
- Archaeological records are sparse and further clarification of the nature and extent of any deposits would be welcome.

Research Potential

- Does a Romano-British site exist close to the A4-A338 junction?
- What evidence survives for the early, late and post-medieval settlement?
- How significant are the post-medieval structural elements and buildings?
- Does evidence of the medieval mill survive at Eddington Mill? What is the significance of any post-medieval mill deposits and structural elements at the mill?