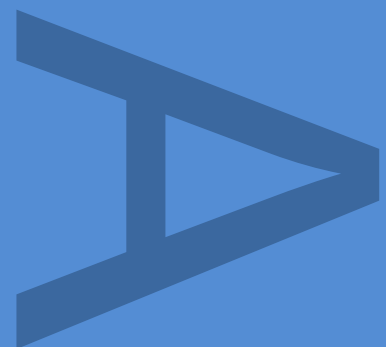


**THE SANDLES AND ROSE
COTTAGE, ETON WICK ROAD,
ETON BERKSHIRE, SL4 6PE**

**ARCHAEOLOGICAL
EVALUATION**

JANUARY 2015

REPORT: R11833




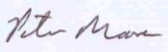
PRE-CONSTRUCT ARCHAEOLOGY

DOCUMENT VERIFICATION

**THE SANDLES, ETON WICK ROAD, ETON,
BERKSHIRE, SL4 6PE**

ARCHAEOLOGICAL EVALUATION

Quality Control

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Revision No.	Date	Checked	Approved
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THE SANDLES AND ROSE COTTAGE, ETON WICK ROAD, ETON BERKSHIRE, SL4 6PE: AN ARCHAEOLOGICAL EVALUATION

Site Code: BWRE14

Local Planning Authority: Council of the Royal Borough of Windsor and Maidenhead

Central NGR: NGR SU 9595 7819

Commissioning Client: Eton Wick Road LLP

Written and Researched by: Joe Brooks
Pre-Construct Archaeology Limited, 20th January 2015

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January 2015

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1 ABSTRACT

- 1.1 This report details the results and working methods of an archaeological evaluation undertaken by Pre-Construct Archaeology Ltd. prior to the proposed redevelopment of The Sandles and Rose Cottage, Eton Wick Road, Eton, Berkshire, SL4 6PE.
- 1.2 The fieldwork was carried out between 16th and 17th of December 2014. The fieldwork comprised the excavation of two evaluation trenches to encompass the area proposed for redevelopment.
- 1.3 The evaluation trenches recorded natural gravels gradually rising from east to west across the site. The natural deposits were sealed by a thick layer of subsoil which was truncated in Trench 1 by 19th century garden landscaping, truncated by a modern pit and sealed with made ground.
- 1.4 No older archaeological features or artefacts were observed during the evaluation.

2 INTRODUCTION

- 2.1 On the 16th and 17th of December 2014 Pre-Construct Archaeology carried out an archaeological evaluation at the site called The Sandles, Eton Wick Road, Eton, Berkshire, SL4 6PE, centred at Ordnance Survey NGR SU 9595 7819 (**Figure 1**). This will be referred to hereafter as 'the site'.
- 2.2 Planning permission was granted by the Council of the Royal Borough of Windsor and Maidenhead for the extension and refurbishment of the existing building known as The Sandles, the demolition of Rose Cottage and the construction of 5 terrace houses.
- 2.3 As the site lies in an area of prehistoric archaeological potential a programme of works was required to mitigate the impact of development and to make an appropriate record of any archaeological remains damaged or lost by the proposed development.
- 2.4 The scope of the archaeological evaluation, which involved the excavation of two evaluation trenches, was agreed with Roland Smith, Archaeology Officer, Berkshire Archaeology, as the initial stage of the programme of archaeological work.

3 PLANNING BACKGROUND

3.1 National Planning Policy Framework (NPPF)

3.1.1 In March 2012 the Department for Communities and Local Government issued the National Planning Policy Framework (NPPF), replacing Planning Policy Statement 5 (PPS5) 'Planning for the Historic Environment' which itself replaced Planning Policy Guidance Note 16 (PPG16) 'Archaeology and Planning'. It provides guidance for planning authorities, property owners, developers and others on the investigation and preservation of heritage assets.

3.1.2 In considering any planning application for development, the local planning authority will be guided by the policy framework set by government guidance, in this instance the NPPF, by current Unitary Development Plan policy and by other material considerations.

3.2 Local Guidance: Archaeology and the Council for the Royal Borough of Windsor and Maidenhead.

3.2.1 The relevant Development Plan framework is provided by the Royal Borough's Local Plan, adopted January 2004, which contains the following relevant policies:

3.2.2 Sites of Archaeological Importance and Development Proposals

POLICY ARCH2

PLANNING PERMISSION WILL NOT BE GRANTED FOR PROPOSALS ADVERSELY AFFECTING SITES IN BERKSHIRE'S SITES AND MONUMENTS RECORD WHERE ARCHAEOLOGICAL FEATURES MERIT IN SITU PRESERVATION UNLESS IT CAN BE DEMONSTRATED THAT:

1) THE PROPOSALS WILL NOT HARM THE ARCHAEOLOGICAL IMPORTANCE OF THE SITE AND ITS SETTING;

2) APPROPRIATE AND ACCEPTABLE PROVISION IS MADE FOR THE PROTECTION AND MANAGEMENT OF THE ARCHAEOLOGICAL REMAINS IN SITU PRIOR TO AND/OR DURING DEVELOPMENT.

POLICY ARCH3

PLANNING PERMISSION WILL NOT BE GRANTED FOR PROPOSALS WHICH APPEAR LIKELY TO ADVERSELY AFFECT ARCHAEOLOGICAL SITES AND MONUMENTS OF UNKNOWN IMPORTANCE AND AREAS OF HIGH POTENTIAL UNLESS ADEQUATE EVALUATION ENABLING THE FULL IMPLICATIONS OF THE DEVELOPMENT ON MATTERS OF ARCHAEOLOGICAL INTEREST IS CARRIED OUT BY THE DEVELOPER PRIOR TO THE DETERMINATION OF THE APPLICATION.

POLICY ARCH4

WHERE EVALUATION OF A SITE DEMONSTRATES THE PRESENCE OF ARCHAEOLOGICAL REMAINS WHICH DO NOT MERIT PERMANENT IN SITU PRESERVATION, PLANNING PERMISSION WILL NOT BE GRANTED FOR ANY DEVELOPMENT UNLESS PROVISION IS MADE FOR AN APPROPRIATE LEVEL OF ARCHAEOLOGICAL INVESTIGATION EXCAVATION, RECORDING AND OFF SITE PRESERVATION / PUBLICATION / DISPLAY OF SUCH REMAINS PRIOR TO DAMAGE OR DESTRUCTION OR TO THE COMMENCEMENT OF DEVELOPMENT.

2.3.39 PPG16 indicates that appropriate management is essential to ensure that archaeological remains survive in good condition and are not damaged or destroyed. The council, along with other key bodies such as

English Heritage, encourage the positive management of important ancient monuments. In most cases it is essential to develop a management plan and to carry out regular maintenance to prevent decay and deterioration. Responsibility for this lies with landowners. However, a number of key bodies can provide expert advice and, in cases, financial assistance in relation to the appropriate management of scheduled ancient monuments.

2.3.40 There are many other sites of archaeological importance which are not scheduled ancient monuments or otherwise statutorily protected. As they have no specific protection, PPG16 advises that they therefore require safeguarding through local plan proposals. These latter types of archaeological site are numerous and vary in terms of size, period and typology. Full details are held on the Berkshire Sites and Monuments Record (SMR). The information held on the SMR will be used as a basis for assessing the importance of any remains and the likely archaeological implications of any development proposal.

2.3.41 PPG16 has reinforced the importance of the role of planning in managing the conflict between development and archaeology to ensure that the archaeological heritage is preserved and properly managed.

2.3.42 The presumption in favour of preservation may also apply to many sites which may be of regional or county importance. Development proposals will be very carefully assessed to determine that no harm will be caused and that appropriate arrangements are made to protect these remains. Where planning applications affect unscheduled sites the Council's archaeological consultant will be consulted. The Borough Council will expect applications to include detailed information on matters of archaeological interest along with detailed proposals for the appropriate preservation, protection and management of the archaeological remains.

2.3.43 As in the case of Scheduled Ancient Monuments, the Borough Council will encourage land owners to positively manage sites of archaeological interest in order to protect irreplaceable information.

2.3.44 Where planning applications affect unscheduled sites the Council's archaeological consultant will be consulted. Developers are advised to ascertain from the Council's archaeological consultant at an early stage whether archaeological sites are known or are likely to be present on the site. In cases of sites or monuments of unknown potential, the Borough Council will expect appropriate evaluation and for applications to include information on the character and extent of archaeological remains within the site and what steps will be taken to mitigate the effects of any proposals. Planning permission may be granted subject to conditions requiring further evaluation and, where appropriate, that the feature of interest will be preserved in situ or be recorded to an adequate standard. Where a site is regarded as being worthy of permanent protection permission will be refused if the proposal is likely to cause material harm to features of archaeological interest.

2.3.45 Archaeological remains should be seen as finite and non-renewable resources, containing irreplaceable information about our past and should not be disturbed unless the appropriate consents have been granted. In order to ensure that the archaeological significance of areas that do not presently enjoy statutory protection is not prejudiced, the policies indicate that in certain instances an evaluation procedure and/or investigations will be required as part of any development proposals. The scale of archaeological investigation required will vary from site to site and will be determined with advice from the Council's archaeological consultant and English Heritage. In some instances a full-scale excavation and post-excavation operation may be required, whilst in others a brief photographic or measured survey may suffice, depending upon the type and scale of the proposed development. In some cases, a planning obligation will be sought to ensure that the appropriate level of investigation, excavation, recording and preservation is undertaken. Where features are not to remain in situ, appropriate arrangements will be sought for the off site preservation, publication and/or display of remains.

- 3.2.3 In terms of designated heritage assets, as defined above, no Scheduled Ancient monuments, Historic Wreck sites or Historic Battlefields lie within the study site or its immediate vicinity. The site does not lie within a conservation area, but is adjacent to one.

4 GEOLOGY AND TOPOGRAPHY

4.1 Geology

4.2 The site lies on the periphery of Eton, on the north side of Eton Wick Road, to the southwest of Stonebridge Field and to the east of the Windsor and Eton Relied Road (A332).

4.3 The Geological Survey of Great Britain (Geology Viewer online) shows that the site lies upon Shepperton Gravel, which overlies New Pit Chalk Formation.

4.4 Topography

4.5 The site appears to lie on relatively flat ground, which slopes gently to the south, towards the River Thames.

4.6 A temporary benchmark was established in the north of the site at a level of 21.05m OD.

5 ARCHAEOLOGICAL AND HISTORIC BACKGROUND

- 5.1 The site lies in an area of high potential for prehistoric archaeology. Excavations at Eton Wick in 1984-5, immediately south of Eton Wick Road and east of the A332, encountered a ditch terminal of a Neolithic causewayed enclosure. Bronze Age ditches and Iron Age field systems were also recorded (Ford, 1991).
- 5.1.1 In the mid 19th century The Sandles and Rose Cottage were constructed as an infirmary for the pupils at Eton collage.

6 ARCHAEOLOGICAL METHODOLOGY

- 6.1 The evaluation comprised of the excavation of two trenches. Trench 1 was proposed to measure 6.5m north-south by 1.8m east-west and Trench 2 10m north-south by 1.8m east-west. However as the depth of the archaeological horizons was deeper than expected the trenches needed to be widened and stepped allowing for deeper excavation. Consequently both Trenches one and two were excavated to a width of circa 4m and a length of 5m (Figure 2).
- 6.2 The trenches were mechanically excavated in spits under archaeological supervision with a flat bladed bucket using a JCB excavator. All tarmac encountered during the excavation was stored separately 1m from the edge of the excavation.
- 6.3 The machining was closely monitored in order to identify the presence of archaeological deposits, features, artefacts and ecofacts. Exposed surfaces were maintained clear of loose spoil. Machine excavation proceeded in spits of no more than 100mm in thickness.
- 6.4 In Trench 1 deposits and features were investigated and recorded in plan and section. Photographs were also taken of the excavations, No features were visible in Trench 2 and this trench was recorded in section.
- 6.5 On completion the trenches were backfilled using the excavated spoil.

7 ARCHAEOLOGICAL SEQUENCE

7.1 Phase 1: Natural (Figures 3 & 4)

7.1.1 The earliest deposit encountered on site was a layer of dark brownish yellow natural sandy gravel with spits of coarse yellow sand [9 & 12]. This geological layer was identified as the projected Shepperton Gravels. It was recorded at a minimum height of 18.70m OD in the eastern part of Trench 1, rising slightly to a maximum height of 18.75m OD in the western end of this trench. This deposit was recorded in Trench 2 at a level of 18.85m OD.

7.2 Phase 2: Subsoil

7.2.1 A thick layer of subsoil was recorded in both trenches. Consisting of friable mid brown silt with occasional flecks of charcoal it was recorded as [10] in Trench 1 and [11] in Trench 2. No artefacts were recovered.

7.3 Phase 3: 19th Century Landscaping

7.3.1 In Trench 1 a number of features, although separated by later truncation are interpreted as being associated with landscaping or gardening activity associated with the construction and use of the Sandles and Rose Cottage. A 19th century brick wall [19] was recorded at the western end of Trench 1 (Figure 4) associated with layer [13], a 0.06m thick layer of mid greyish brown silt containing flecks of charcoal and CBM, possibly formed by trampling. As this was sealed by a layer of dark brown garden soil, [16] layer [13] may be related to the construction of wall [19]. At the eastern end of the trench three intercutting pits were recorded (Figure 3). Pit [5] measured 0.46m north-south, 0.76m east-west and 0.13m deep. It was filled with firm, mid brown clayey silt [4] and was stained with a black residue leached from a modern intrusion. It contained no finds or cultural inclusions. Truncating the natural to the north of [5] was another similar small pit 1.24m east-west, 0.38m north-south and 0.10m deep. This feature, which also contained no dating evidence, was filled with firm, mid brown clayey silt [7] and was also stained by leaching from overlying modern dump layers. A large shallow pit [2] measuring 1.26m north-south, 1.36 east-west and 0.03m deep, truncated pits [5] and [8] in the northwest of Trench 1. This pit, which was filled with friable, dark greyish brown clayey silt [1] contained occasional flecks of CBM and mortar

7.3.2 Phase 4: Modern Activity [13]

7.3.3 In Trench 1 a large modern cut [14] truncated much of the trench including all but the bases of the above three pits. It was filled by orange brown gravel [15] and sealed by made ground [+].

7.3.4 In Trench 2 made ground lay directly over the subsoil.

8 INTERPRETATIONS AND CONCLUSIONS

- 8.1.1 Natural gravel was observed across both trenches exhibiting a slight slope rising to the west. This was overlain with a layer of subsoil containing no cultural artefacts, which may represent agricultural activity prior to the 19th century development of the site.
- 8.1.2 A wall, a possible trample layer, three pits and garden soil may relate to the landscaping of the garden associated with the use of the site as an infirmary.
- 8.1.3 No prehistoric, or any other period, features or artefacts were identified during the excavation.

9 ACKNOWLEDGEMENTS

- 9.1.1 Pre-Construct Archaeology would like to thank Eton Wick Road LLP Homes for funding the project, and Richard De Coster and Rob Carey of Ward Williams Associates for commissioning work. Thanks also to Roland Smith for monitoring the work for Berkshire Archaeology.
- 9.1.2 The author would also like to thank Peter Moore for project management and editing, Deborah Koussiounelos for her work on site and Jenifer Simonson for the illustrations. Further thanks are extended to Chris Cooper for his logistical management.

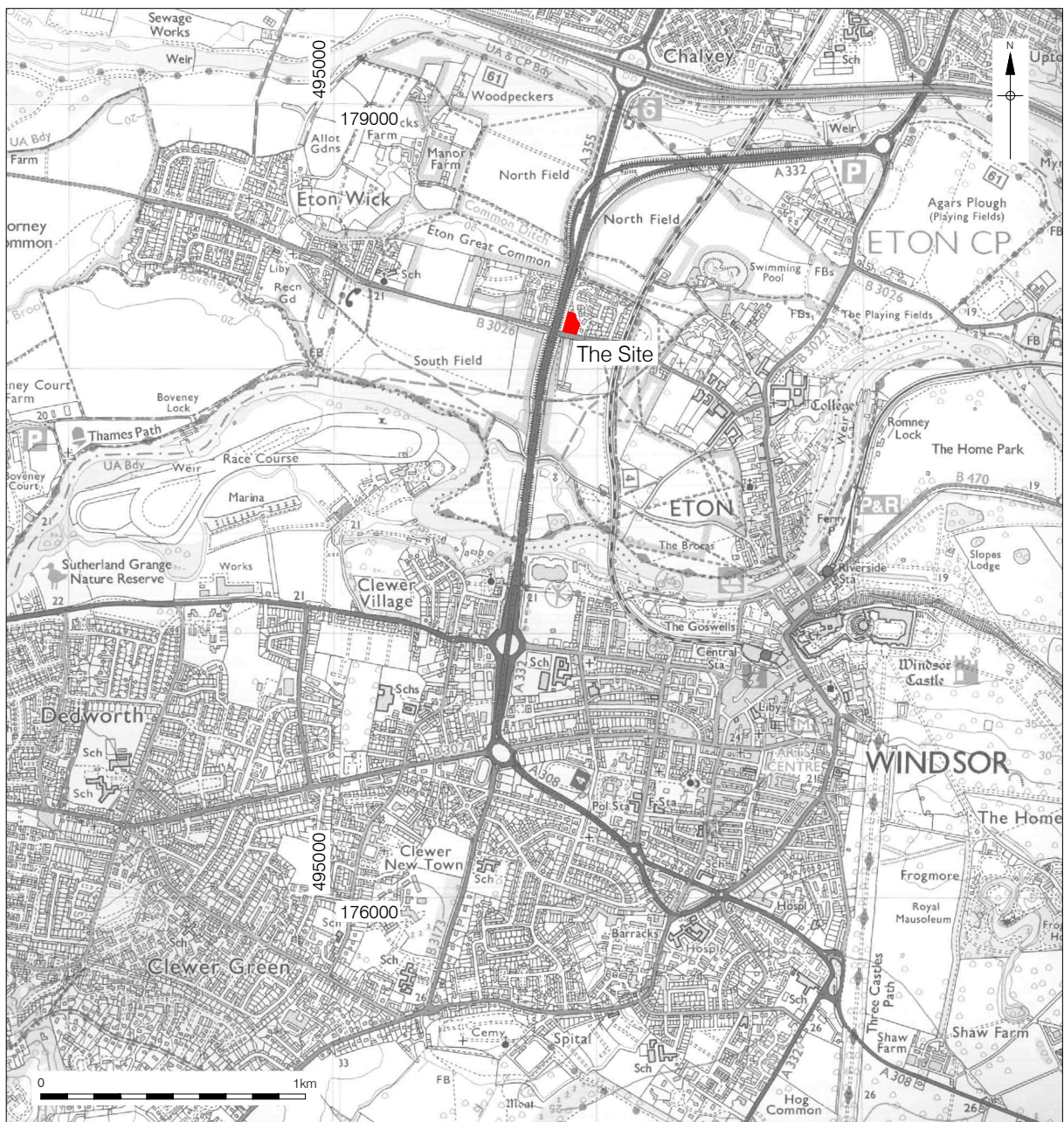
10 BIBLIOGRAPHY

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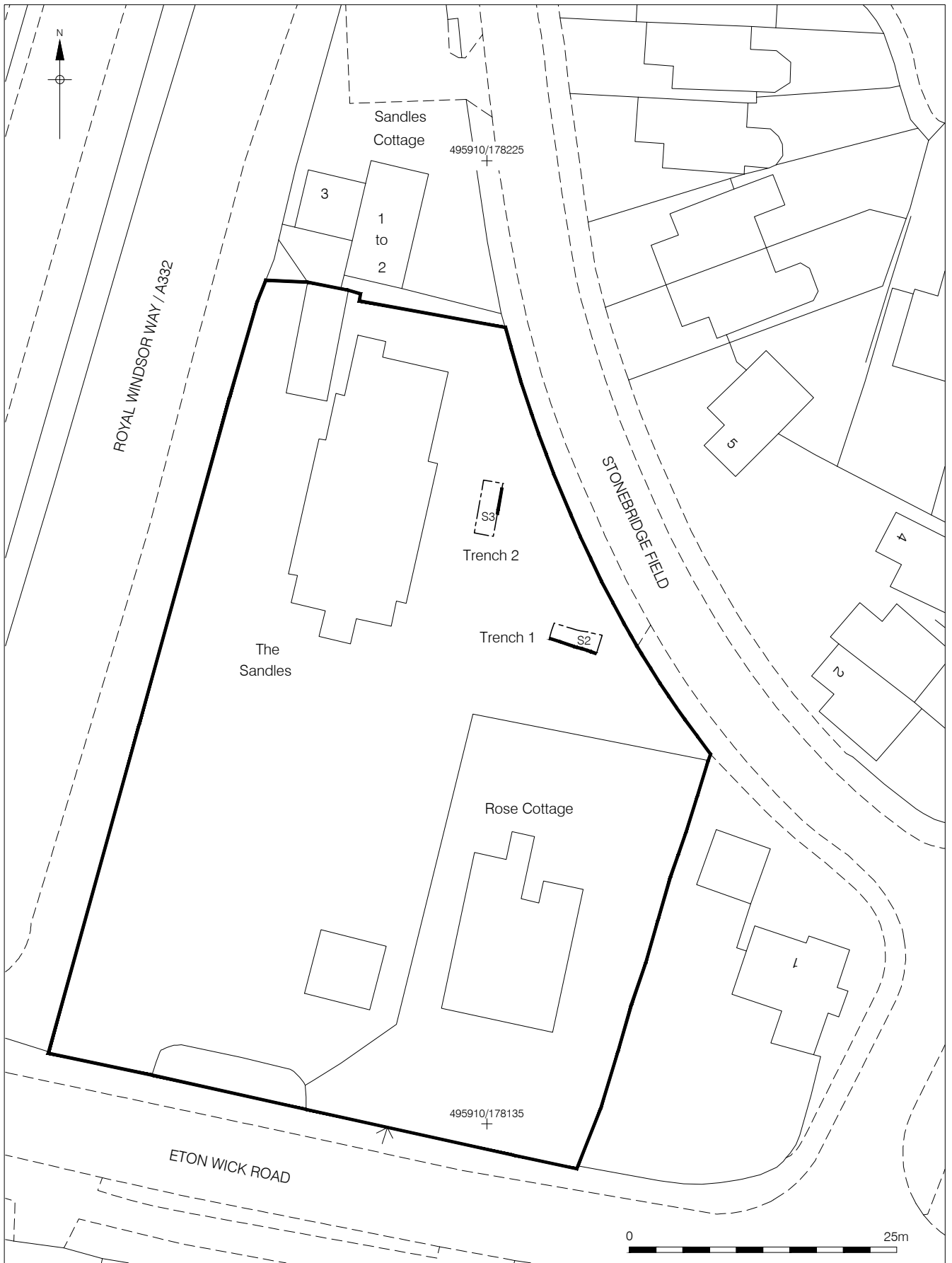
Foreman, S. 2002. *Gathering the People, Settling the Land: The Archaeology of a Middle Thames Landscape*. Oxford Archaeological Unit

Moore, P. 2014. *The Sandles and Rose Cottage, Eton Wick Road, Eton, Berkshire, SL4 6PE: Written Scheme of Investigation for an Archaeological Evaluation*. Pre-Construct Archaeology Limited unpublished report.



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 20/01/15 JS

Figure 1
 Site Location
 1:2,000,000 and 1:25,000 at A4

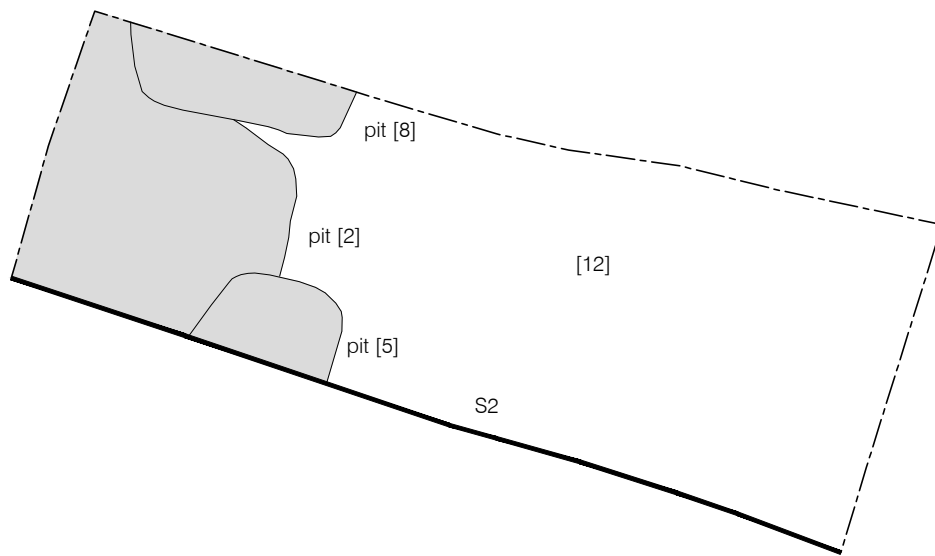


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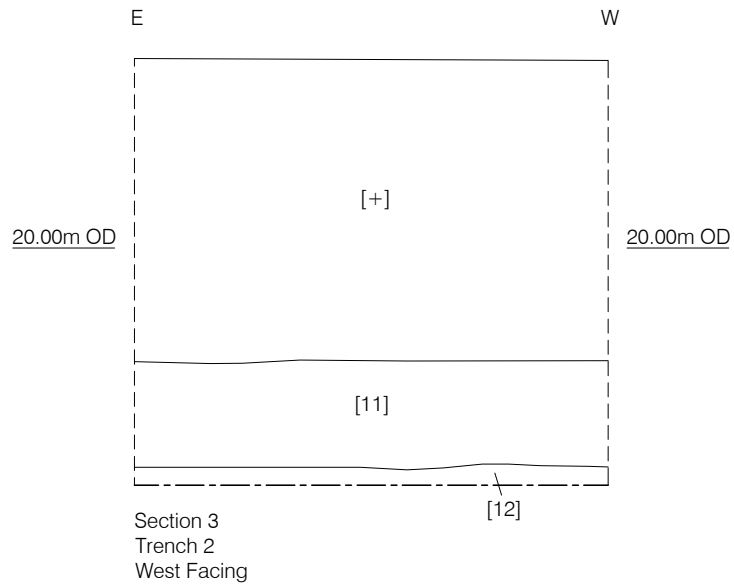
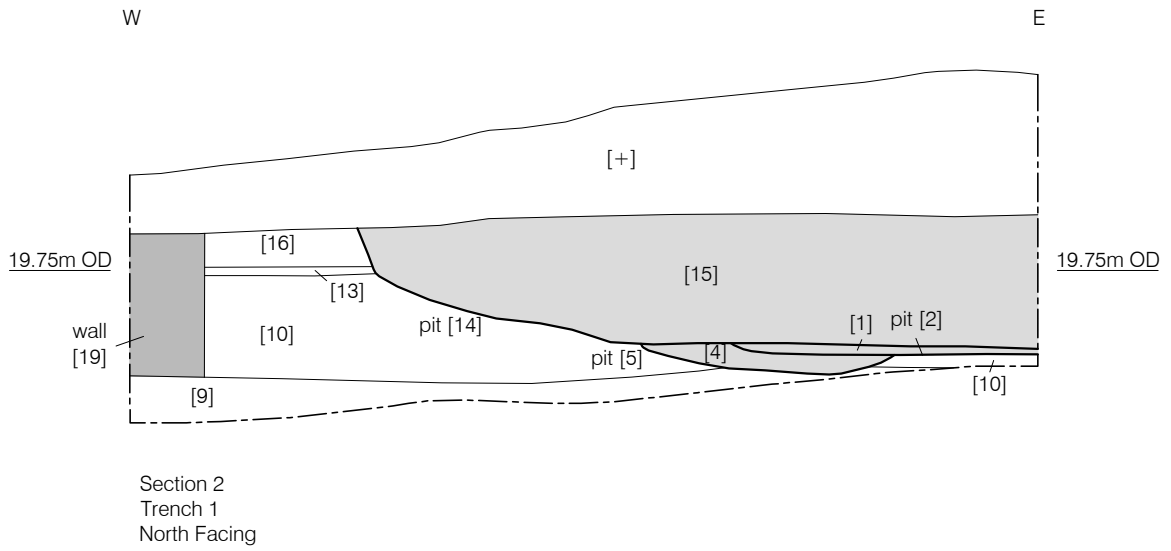
20/01/15 JS

Figure 2
Trench Location
1:500 at A4



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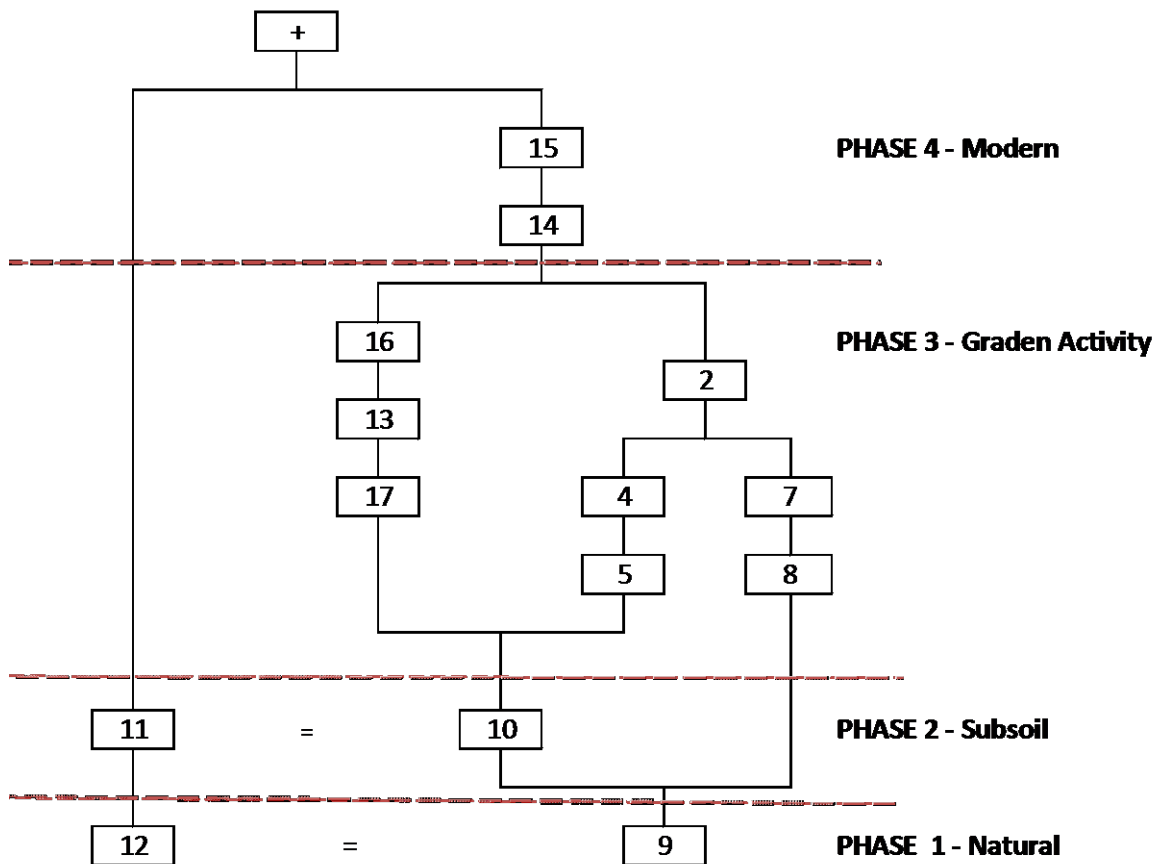
Figure 3
Plan of Trench 1
1:40 at A4



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Figure 4
Sections 2 & 3
1:40 at A4

APPENDIX 1: STRATIGRAPHIC MATRIX



APPENDIX 2: CONTEXT INDEX

CONTEXT	TRENCH	TYPE	INTERPRETATION
1		1 Fill	Fill of [2]
2		1 Cut	Post-med pit
3		1 VOID	
4		1 Fill	Fill of [05]
5		1 Cut	Undated pit
6		1 VOID	
7		1 Fill	Fill of [8]
8		1 Cut	Undated pit
9		1 Layer	Natural gravel
10		1 Layer	Plough soil
11		2 Layer	Plough soil
12		2 Layer	Natural gravel
13		1 Layer	Trample
14		1 Cut	Modern Truncation
15		1 Fill	Fill of [14]
16		1 Layer	Garden soil
17		1 Wall	Garden wall

APPENDIX 3: OASIS REPORT FORM

11 OASIS DATA COLLECTION FORM: ENGLAND

1.1.1 [List of Projects](#) | [Manage Projects](#) | [Search Projects](#) | [New project](#) | [Change your details](#) | [HER coverage](#) | [Change country](#) | [Log out](#)

1.1.2

11.1.1 Printable version

1.1.3

11.2 OASIS ID: preconst1-200925

1.1.4

1.1.5 **Project details**

1.1.6

1.1.7 Project name

1.1.8 The Sandles, Eton Wick Road, Eton

1.1.9

1.1.10

1.1.11 Short description of the project

1.1.12 The fieldwork was carried out between 16th and 17th of December 2014. The fieldwork comprised the excavation of two evaluation trenches to encompass the area proposed for redevelopment. The evaluation trenches recorded natural gravels gradually rising from east to west across the site. The natural deposits were sealed by a thick layer of subsoil which was truncated in Trench 1 by 19th century garden landscaping, truncated by a modern pit and sealed with made ground. No older archaeological features or artefacts were observed during the evaluation.

1.1.13

1.1.14

1.1.15 Project dates

1.1.16 Start: 16-12-2014 End: 18-12-2014

1.1.17

1.1.18

1.1.19 Previous/future work

1.1.20 No / No

1.1.21

1.1.22

1.1.23 Any associated project reference codes

1.1.24 BWRE 14 - Sitecode

1.1.25

1.1.26

1.1.27 Type of project

1.1.28 Field evaluation

1.1.29

1.1.30

1.1.31 Site status

1.1.32 Local Authority Designated Archaeological Area

1.1.33

1.1.34

1.1.35 Current Land use

1.1.36 Vacant Land 1 - Vacant land previously developed

1.1.37

1.1.38

1.1.39 Monument type

1.1.40 GARDEN LANDSCAPING Post Medieval

1.1.41

1.1.42

1.1.43 Significant Finds

1.1.44 NONE None

1.1.45

1.1.46

1.1.47 Methods & techniques

1.1.48 "Sample Trenches"

1.1.49

1.1.50

1.1.51 Development type

1.1.52 Rural residential

1.1.53

1.1.54

1.1.55	Prompt	1.1.56	Planning condition
1.1.57		1.1.58	
1.1.59	Position in the planning process	1.1.60	After full determination (eg. As a condition)
1.1.61		1.1.62	
1.1.63			
1.1.64	Project location	1.1.65	
1.1.66	Country	1.1.67	England
1.1.68	Site location	1.1.69	BERKSHIRE WINDSOR AND MAIDENHEAD ETON The Sandles
1.1.70		1.1.71	
1.1.72	Postcode	1.1.73	SL4 6PE
1.1.74		1.1.75	
1.1.76	Study area	1.1.77	144.00 Square metres
1.1.78		1.1.79	
1.1.80	Site coordinates	1.1.81	SU 9595 7819 51.4940127062 -0.617706974176 51 29 38 N 000 37 W Point
1.1.82		1.1.83	
1.1.84	Height OD / Depth	1.1.85	Min: 18.70m Max: 18.85m
1.1.86		1.1.87	
1.1.88			
1.1.89	Project creators	1.1.90	
1.1.91	Name of Organisation	1.1.92	Pre-Construct Archaeology Limited
1.1.93		1.1.94	
1.1.95	Project brief originator	1.1.96	Pre-Construct Archaeology Limited
1.1.97		1.1.98	
1.1.99	Project design originator	1.1.100	Pre-Construct Archaeology Limited
1.1.101		1.1.102	
1.1.103	Project director/manager	1.1.104	Peter Moore
1.1.105		1.1.106	
1.1.107	Project supervisor	1.1.108	Joe Brooks
1.1.109		1.1.110	
1.1.111	Type of sponsor/funding body	1.1.112	Developer
1.1.113		1.1.114	
1.1.115	Name of sponsor/funding body	1.1.116	Eton Wick Road LLP
1.1.117		1.1.118	
1.1.119			
1.1.120	Project archives	1.1.121	
1.1.122	Physical Archive Exists?	1.1.123	No
1.1.124		1.1.125	
1.1.126	Digital Archive recipient	1.1.127	Reading Museum
1.1.128		1.1.129	

1.1.130 Digital Contents	1.1.131 "Stratigraphic","Survey"
1.1.132	1.1.133
1.1.134 Digital Media available	1.1.135 "Spreadsheets","Survey","Text"
1.1.136	1.1.137
1.1.138 Paper Archive recipient	1.1.139 Reading Museum
1.1.140	1.1.141
1.1.142 Paper Contents	1.1.143 "Stratigraphic"
1.1.144	1.1.145
1.1.146 Paper Media available	1.1.147 "Context sheet","Drawing","Matrices","Photograph","Plan","Report","Section","Un- shed Text"
1.1.148	1.1.149
1.1.150	
1.1.151 Project bibliography 1	1.1.152
1.1.153 Publication type	1.1.154 Grey literature (unpublished document/manuscript)
1.1.155 Title	1.1.156 THE SANDLES AND ROSE COTTAGE, ETON WICK ROAD, ETON BERKSHIRE, SL4 6PE: AN ARCHAEOLOGICAL EVALUATION
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1.1.175 Description	1.1.176 Unpublished client report.
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1.1.182 Entered on	1.1.18320 January 2015
1.1.184	
1.1.185	

12 OASIS:

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