

**LAND AT GREYTHATCH,
TERRY'S LANE, COOKHAM,
MAIDENHEAD, BERKSHIRE
SL6 9TJ**

**AN ARCHAEOLOGICAL
EVALUATION**

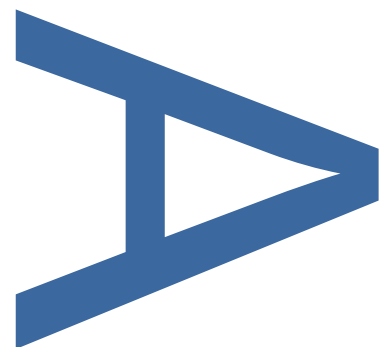
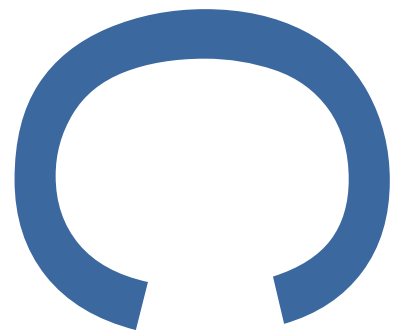
SITE CODE: BGTM17

**LOCAL PLANNING AUTHORITY:
WINDSOR AND MAIDENHEAD BOROUGH
COUNCIL**

**PLANNING APPLICATION NUMBER:
17/01701/FULL**

PCA REPORT NUMBER: R12969

AUGUST 2017



PRE-CONSTRUCT ARCHAEOLOGY



DOCUMENT VERIFICATION

LAND AT GREYTHATCH, TERRY'S LANE,
COOKHAM, MAIDENHEAD, BERKSHIRE SL6 9TJ

AN ARCHAEOLOGICAL EVALUATION

Quality Control

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**LAND AT GREYTHATCH, TERRY'S LANE, COOKHAM, MAIDENHEAD, BERKSHIRE
SL6 9TJ
AN ARCHAEOLOGICAL EVALUATION**

Site Code: BGTM17

Local Planning Authority: Windsor and Maidenhead Borough Council

Planning Application No. 17/01701/FULL

Central National Grid Reference: SU 8827 8601

Written by: James Langthorne
Pre-Construct Archaeology Limited, August 2017

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August 2017

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1 ABSTRACT

- 1.1 This report presents the results of an archaeological investigation conducted by Pre-Construct Archaeology Limited upon land at Greythatch, Terry's Lane, Cookham, Maidenhead, Berkshire SL6 9TJ. The site was centred at National Grid Reference SU 8827 8601.
- 1.2 Following a Written Scheme of Investigation prepared by Pre-Construct Archaeology Limited (Fairman 2017), an archaeological evaluation was carried out on 28th July 2017 prior to the development of the site. Planning permission for the site has been granted by Windsor and Maidenhead Borough Council under application reference 17/01701/FULL.
- 1.3 The investigation comprised the excavation of a single archaeological trial trench within the footprint of the proposed development. The purpose of the evaluation trench was to establish the natural topography of the site, the presence and character of any archaeological deposits, the extent of past post-depositional impacts on the archaeological resource and determine whether crop marks identified to the immediate east of the site continued within the area of investigation and, if so, the nature and date of such features.
- 1.4 The evaluation concluded that there was no archaeological activity within the footprint of the proposed development; the few features that were encountered were all of modern date. Furthermore given that the naturally deposited sand and gravel was directly overlain by modern garden soil it was considered that the gardens of the Greythatch property had been landscaped, and any potential archaeological horizons had been removed.
- 1.5 Natural deposits at the base of the trench were consistent with the Winter Hill Gravel present in the surrounding area and were recorded at heights between 70.43m OD to 70.83m OD.

2 INTRODUCTION

- 2.1 An archaeological evaluation was undertaken by Pre-Construct Archaeology Limited on land at Greythatch, Terry's Lane, Cookham, Maidenhead, Berkshire SL6 9TJ on 28th July 2017. The site was centred at National Grid Reference SU 8827 8601 (Figure 1).
- 2.2 The archaeological investigation took place in the southern part of the Greythatch property, an area currently occupied by gardens, an extant concrete base and an access route to Terry's Lane. The consented development will see the dismantling of the existing cottage in the northern part of the Greythatch property and re-siting it in the southern part of the estate. The relocation would also include alterations to the position of the porch and the excavation of a basement.
- 2.3 As a result an evaluation was proposed, consisting of a single trench (Figure 2) situated in the footprint of the proposed development. The trench aimed to ascertain the nature and the significance of the archaeological remains that would be impacted by the proposed development.
- 2.4 The site boundaries were defined by Terry's Lane to the west, hedgerows and gardens associated with the adjacent property to the south and south-east, fields to the east and the northern part of the Greythatch property to the north. The site encompassed an area of approximately 0.32 hectares.
- 2.5 The archaeological evaluation was conducted by Pre-Construct Archaeology Limited under the supervision of James Langthorne and the project management of Chris Mayo. The archaeological work was commissioned by CgMs Consulting on behalf of Jeremy Spratley, and monitored by the archaeological advisor to Windsor and Maidenhead Borough Council, Roland Smith of Berkshire Archaeology.
- 2.6 The work followed a Written Scheme of Investigation (Fairman 2017) which was approved by Berkshire Archaeology in advance.
- 2.7 The site was recorded under the unique site code BGTM17, devised by PCA. The completed archive comprising written, drawn and photographic records will, upon completion of the project, be stored at PCA's offices until its eventual transfer to a local museum.

3 PLANNING BACKGROUND

3.1 National Guidance: National Planning Policy Framework

- 3.1.1 The National Planning Policy Framework (NPPF) was adopted on March 27th 2012, and constitutes guidance for local planning authorities and decision-takers both in drawing up plans and as a material consideration in determining applications.
- 3.1.2 In considering any planning application for development the local planning authority will be guided by the policy framework set by the NPPF, by current local plan policy and by other material considerations.

3.2 Local Policy: The Borough Local Plan

- 3.2.1 The development is also subject to the Royal Borough of Windsor and Maidenhead's Borough Local Plan¹, which includes policies saved from the previous Local Plan. Those of relevance of archaeology are included below.

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

¹ https://www3.rbwm.gov.uk/info/200414/local_development_framework/591/development_plan

- 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 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.

3.3 Site Specific Planning Background

3.3.1 Planning consent has been granted by the local authority, the Royal Borough of Windsor and Maidenhead, under application number 16/01353, for the construction of a “Detached dwelling, parking and amenity space following demolition of existing dwelling”. The consent included an archaeological condition as follows:

10 No development shall take place within the application area until the applicant has secured the implementation of a programme of archaeological works, in accordance with a written scheme of investigation, which has been submitted by the applicant and approved by the Planning Authority.

Reason: The site is within an area of archaeological potential and a programme of works is therefore required to mitigate the impact of development and to record any surviving remains in accordance with national and local plan policy.

3.3.2 PCA were instructed by CgMs Consulting to prepare a Written Scheme of Investigation for the proposed works, to initially comprise an evaluation trench; the WSI (Fairman 2017) was approved by Berkshire Archaeology. This report documents the findings of the evaluation.

4 GEOLOGY AND TOPOGRAPHY

4.1 Geology

4.1.1 The British Geology Survey records that the geology at the site consists of Winter Hill Gravel, sand and gravel deposits from the Quaternary period, overlying the Seaford and Newhaven Chalk formation (www.bgs.ac.uk).

4.1.2 A geotechnical investigation was taking place at the site at the same time as the archaeological investigation on the 28th July 2017, the test pits were inspected by PCA and confirmed the presence of both the deposits described above.

4.2 Topography

4.2.1 The river Thames passes approximately 1km to the north and east of the site with a smaller channel known as Shand Water also passing to the east of the site approximately 1km away.

4.2.2 A temporary benchmark was established on site at a height of 73.39m OD taken from a spot height on Terry's Lane a short distance to the west of the site. The spot height was recorded at 74.30m OD.

5 ARCHAEOLOGICAL AND HISTORICAL BACKGROUND

5.1 Introduction

5.1.1 Little archaeological investigation has taken place in the vicinity of the Greythatch site, however this should not be assumed to imply a lack of potential and the area is considered to be of archaeological significance (Smith 2017 & Fairman 2017). This is particularly true of the present site as it appeared to have lain undeveloped and therefore may have retained an undisturbed archaeological sequence.

5.2 Prehistoric

5.2.1 Cock Marsh to the north-east of the Greythatch site contains a nationally important round barrow cemetery. The cemetery comprises four Bronze Age bowl barrows across an area 1.60m north-south by 90m east-west. Despite a number of impacts upon the site, including ploughing and excavation in the 19th century, the cemetery is considered to have a high level of archaeological potential.

5.2.2 A crop mark complex has been recorded in the field to the west of Terry's Lane. The complex is described as representing 'irregular enclosures' with linear features that are potentially indicative of a settlement (Smith 2017). While the lack of investigation means the features are as yet undated they do lie immediately adjacent to the east of the Greythatch site.

5.3 Roman

5.3.1 The Roman road known as the Camlet Way, stretching between St Albans and Silchester, is thought to have traversed the River Thames at Sashes Island to the east of the Greythatch site. Little Roman activity has ever been recorded near the Greythatch property itself.

5.4 Medieval

5.4.1 Inhumations dating to the Saxon period have been recorded both at Noah's Ark, close to the Cookham to Marlow railway line, and within one of the Bronze Age barrows at Cock Marsh.

5.4.2 Cookham was listed in the *Domesday Book* as *Cocheham*, a name considered to either denote the location of a hill or make reference to the relative fame of the cooks of the village. The Holy Trinity Church in Cookham was considered to have been founded in the middle of the 12th century with various alterations occurring throughout the subsequent centuries.

5.5 Post-Medieval

5.5.1 Cookham Village and Cookham Dean underwent little development during the earlier parts of the post-medieval period until the introduction of the railway in the 19th century instigated the creation of a settlement at Cookham Rise. All three lie to the south of the present site.

6 ARCHAEOLOGICAL METHODOLOGY

6.1 The excavation of a single trench (Trench 1) was outlined in the Written Scheme of Investigation for the site (Fairman 2017). Trench 1 was deliberately located across the footprint of the proposed development in order to inform potential future archaeological mitigation.

Image 1: East facing view of site



6.2 Trench 1 was excavated by JCB using a flat bladed ditching bucket under archaeological supervision. Once the full extent of the northeast-southwest orientated trench was established the deposits and features revealed by the excavation were subsequently cleaned and investigated by hand by the archaeological team. The table below summarises the dimensions of the trench:

Trench Number	Length	Width	Max. Depth (m)
1	20.40m NE-SW	2.16m NW-SE	0.94

6.3 Once excavation had been completed all deposits were then recorded on pro forma context sheets. A plan was drawn at a scale of 1:50 and a section was drawn at a scale of 1:10. A digital photographic record was also kept of the trench.

6.4 A temporary benchmark was established on site at a height of 73.39mOD for levelling purposes. The height of the temporary benchmark was extrapolated from a spot height on Terry's Lane, a short distance to the west of the site, at 74.30m OD.

6.5 The complete archive produced during the evaluation, comprising written, drawn and photographic records will be initially deposited at PCA prior to final transportation to a local museum. The records will be identified by the site code BGTM17.

7 THE ARCHAEOLOGICAL SEQUENCE

The archaeological sequence at the site has been separated into two phases, as follows:

- *Phase 1: Natural*
- *Phase 2: Modern*

7.1 Trench 1 (Figure 3 & Images 1-4)

Image 2: North-east facing view of Trench 1 (1m scale)



Phase 1: Natural

7.1.1 The earliest deposit in Trench 1 was fairly firm, mid-light slightly grey reddish brown sand and gravel [8] consistent with naturally deposited Winter Hill Gravel. Natural gravel [8] was recorded at heights between 70.43m OD and 70.83m OD.

Phase 2: Modern

7.1.2 The natural gravel [8] was truncated by three modern features: two tree throws [3] and [7] and a deliberate cut [5] to accommodate dumped building rubble. The dimensions of all three features and the heights they were encountered at are summarized in the table below:

Context No.	Fill	Northeast-Southwest (m)	Northwest-Southeast (m)	Max. Height (m OD)
3	2	1.50	0.90	70.85
5	4	2.45	1.50	70.51
7	6	0.70	0.55	70.51

7.1.3 Both tree throws, [3] and [7], were backfilled by firm but friable, light brownish grey very slightly clay sandy silt with occasional-moderate root activity and occasional pea grit, coal flecks and concrete, brick and tile fragments, recorded as [2] and [6] respectively.

- 7.1.4 Modern rubbish pit [5] had been backfilled with fairly loose, mid brownish grey sandy silt [4] with frequent modern demolition rubble, moderate angular and sub-angular flints and root activity with occasional plastic lids and fence posts some of which retained wire fencing.
- 7.1.5 Further truncation of natural gravel [8] as a result of recent rooting was also seen at the north-eastern end of Trench 1 [+].
- 7.2.6 All features were sealed by garden soil [1] described as fairly firm but friable dark brownish grey very slightly clay sandy silt with moderate-frequent root activity and occasional small sub-rounded and rounded flint pebbles, ceramic building material (CBM) flecks and fragments and very occasional lenses of redeposited natural sand and gravel. Garden soil [1] was encountered at heights between 71.01m OD and 71.37m OD.

Image 3: South-west facing view of Trench 1 (1m scale)



Image 4: South-east facing section in Trench 1 (1m scale)



8 RESEARCH OBJECTIVES AND CONCLUSIONS

8.1 Research Objectives

8.1.1 The following research objectives were contained within the Written Scheme of Investigation (Fairman 2017) for the evaluation:

To determine the natural topography of the site, and the height at which it survives.

8.1.2 The archaeological investigation at the Greythatch property revealed natural sand and gravel [8] consistent with the Winter Hill Gravel present in the surrounding area. The natural sand and gravel appeared presented a gently undulating profile in Trench 1 varying between 70.43m OD and 70.83m OD. This profile may have been the result of landscaping works as no intervening layers or deposits were present in the trench between the natural gravel and the modern garden soil.

To establish the presence or absence of prehistoric activity, its nature and (if possible) date.

8.1.3 No prehistoric activity was recorded during the archaeological investigation

To establish the presence or absence of medieval activity.

8.1.4 No evidence of medieval activity was encountered during the archaeological investigation.

To establish the presence or absence of post-medieval activity at the site.

8.1.5 No post-medieval activity was seen during the archaeological investigation.

To establish the extant of past post-depositional impacts on the archaeological resource.

8.1.6 The only features encountered in Trench 1 were two modern tree throws, [3] and [7], and a substantial cut containing modern demolition rubble [5]. Additionally modern garden soil [1] was seen to directly seal naturally deposited sand and gravel [8] indicating that the garden had probably undergone landscaping in the relatively recent past, in effect removing any potential archaeological deposits.

To establish whether the crop markings identified to the immediate east of the site continue within the area of investigation, and if so establish the nature and date of such features.

8.1.7 There was no indication of the crop marks themselves or deposits associated with them within the archaeological trench.

8.2 Conclusions

8.2.1 The evaluation demonstrated that there was no archaeological activity within the footprint of the proposed development. Furthermore given that the naturally deposited sand and gravel was directly overlain by modern garden soil it was considered that the gardens of the Greythatch property had been landscaped and any potential archaeological sequence had been removed.

8.2.2 The only features found in the trench were all of modern date.

8.2.3 Natural deposits at the base of the trench were consistent with the Winter Hill Gravel present in the surrounding area.

- 8.2.4 Once the project is deemed complete and the report approved by Berkshire Archaeology, the completed archive comprising all site records from the fieldwork will eventually be deposited with a local museum under site code BGTM17.

9 ACKNOWLEDGEMENTS

9.1 Pre-Construct Archaeology Limited would like to thank Alistair Robertson of CgMs Consulting for commissioning the work and Jeremy Spratley for funding it. We also thank Berkshire Archaeology for monitoring the project on behalf of the Windsor and Maidenhead Borough Council.

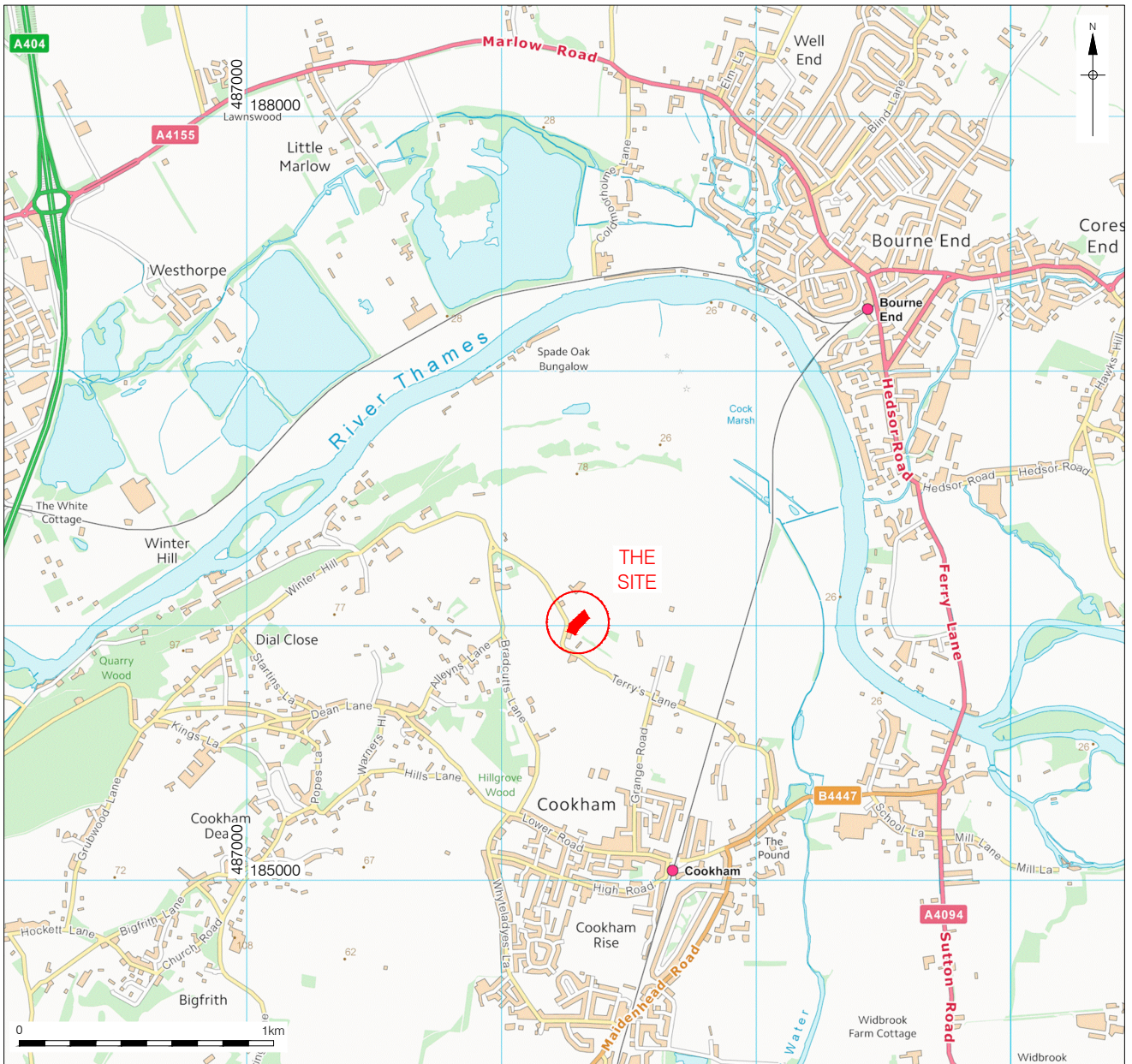
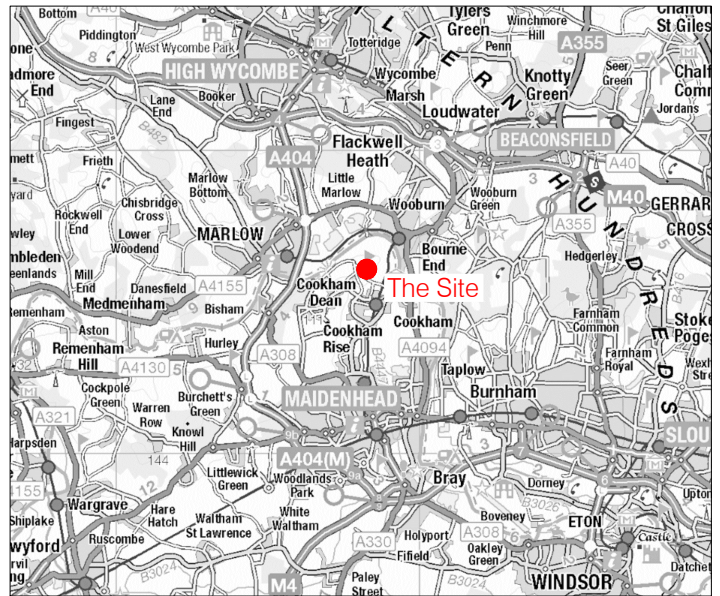
9.2 The author would like to thank:

- Jeremy Spratley for his help in facilitating work on site.
- Chris Mayo for project managing the evaluation and editing this report.
- Patrick Cavanagh for his work on site.
- Tilia Cammegh for the CAD illustrations.
- John Joyce and Wayne Richards for their help with logistics.

10 BIBLIOGRAPHY

Fairman, A. 2017. *Written Scheme of Investigation for an Archaeological Evaluation: Land at Greythatch, Terry's Lane, Cookham, Maidenhead, Berkshire SL6 9TJ*. Pre-Construct Archaeology Unpublished Report.

Smith, R. 2017. *Planning Consultation Response – Application 17/01701/FULL: Land at Greythatch, Terry's Lane, Cookham Maidenhead*. Letter to Antonia Liu 07/07/2017.

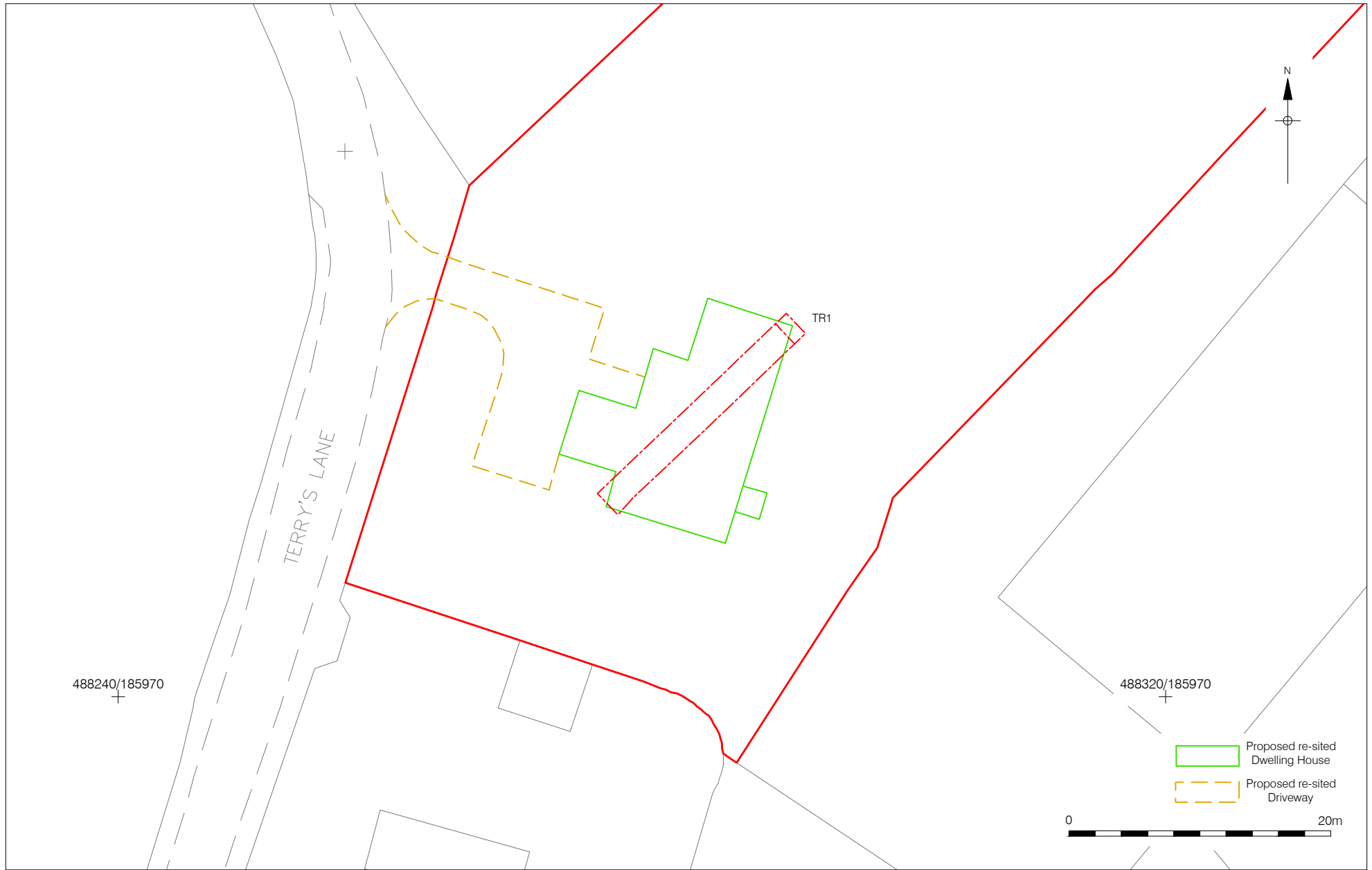


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02/08/17 TC

Figure 1
Site Location
1:2,000,000; 250,000 & 25,000 at A4



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Figure 2
Trench location
1:400

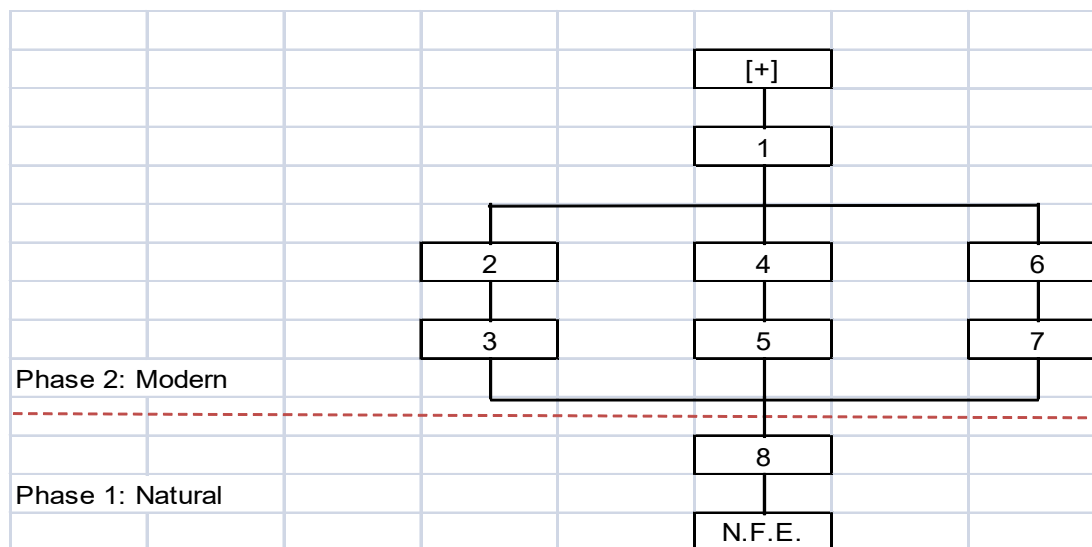


Figure 3
Trench 1: plan and section
Plan at 1:125 and section 1:20 at A4

APPENDIX 1: CONTEXT INDEX

Context	Trench	Plan	Section	Type	Description	Date	Phase
1	1	-	1	Layer	Garden soil	Modern	2
2	1	Trench 1	-	Fill	Fill of [3]	Modern	2
3	1	Trench 1	-	Cut	Tree throw	Modern	2
4	1	Trench 1	-	Fill	Fill of [5]	Modern	2
5	1	Trench 1	-	Cut	Cut for dumped building rubble	Modern	2
6	1	Trench 1	-	Fill	Fill of [7]	Modern	2
7	1	Trench 1	-	Cut	Tree throw	Modern	2
8	1	Trench 1	1	Layer	Natural Winter Hill Gravels	n/a	1

APPENDIX 2: SITE MATRIX



APPENDIX 3: OASIS DATA ENTRY FORM

OASIS ID: preconst1-291695

Project details

Project name	Land at Greythatch, Terry's Lane, Cookham, Maidenhead, Berkshire SL6 9TJ: An Archaeological Evaluation
Short description of the project	An archaeological evaluation consisting of a single trench sited within the footprint of a proposed development. The evaluation concluded that there was no archaeological activity within the footprint of the proposed development; the few features that were encountered were all of modern date. Furthermore given that the naturally deposited sand and gravel was directly overlain by modern garden soil it was considered that the gardens of the Greythatch property had been landscaped and any potential archaeological sequence had been removed.
Project dates	Start: 28-07-2017 End: 28-07-2017
Previous/future work	No / No
Any associated project reference codes	BGTM17 - Sitecode
Any associated project reference codes	17/01701/FULL - Planning Application No.
Type of project	Field evaluation
Site status	None
Current Land use	Other 5 - Garden
Monument type	TREE THROW Modern
Monument type	RUBBISH PIT Modern
Monument type	GARDEN SOIL Modern
Significant Finds	NONE None
Methods & techniques	'Targeted Trenches'
Development type	Rural residential
Prompt	Planning condition
Position in the planning process	After full determination (eg. As a condition)

Project location

Country	England
Site location	BERKSHIRE WINDSOR AND MAIDENHEAD MAIDENHEAD Land at Greythatch, Terry's Lane, Cookham, Maidenhead, Berkshire
Postcode	SL6 9TJ
Study area	0.32 Hectares
Site coordinates	SU 8827 8601 51.565569176827 -0.726356920029 51 33 56 N 000 43 34 W Point
Lat/Long Datum	Unknown
Height OD / Depth	Min: 70.43m Max: 70.83m

Project creators

Name of Organisation	Pre-Construct Archaeology Limited
Project brief originator	Local Authority Archaeologist and/or Planning Authority/advisory body
Project design originator	Amelia Fairman
Project director/manager	Chris Mayo
Project supervisor	James Langthorne
Type of sponsor/funding body	Private Client
Name of sponsor/funding body	Jeremy Spratley

Project archives

Physical Archive Exists?	No
Digital Archive recipient	Local Museum
Digital Archive ID	BGTM17
Digital Contents	'Stratigraphic'
Digital Media available	'Images raster / digital photography',"Images vector',"Spreadsheets',"Text"
Paper Archive recipient	Local Museum

Paper Archive ID	BGTM17
Paper Contents	'Stratigraphic'
Paper Media available	'Context sheet', 'Plan', 'Report', 'Section', 'Survey'
Project bibliography 1	
Publication type	Grey literature (unpublished document/manuscript)
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