

**EGHAM GATEWAY WEST,
EGHAM, SURREY**

**AN ARCHAEOLOGICAL
EVALUATION REPORT**

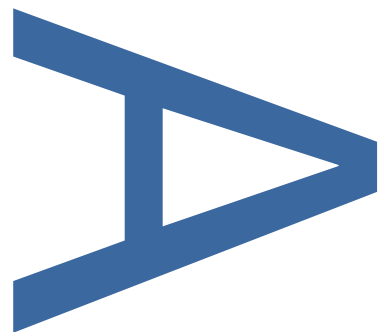
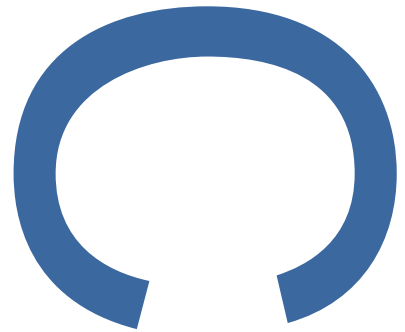
**LOCAL PLANNING AUTHORITY:
RUNNYMEADE BOROUGH COUNCIL**

**PLANNING APPLICATION NUMBERS:
RU.19/0437**

PCA REPORT NO: R14152

SITE CODE: EGWS19

JUNE 2020



PRE-CONSTRUCT ARCHAEOLOGY

**EGHAM GATEWAY WEST, EGHAM, SURREY:
AN ARCHAEOLOGICAL EVALUATION REPORT**

Issue 1: Issued for Approval

Local Planning Authority: Runnymede Borough Council

Planning Reference: RU.19/0437

Central NGR: TQ 01057 71239

Site Code: EGWS 19

Commissioning Client: RPS Consulting Services Ltd.

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June 2020

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DOCUMENT VERIFICATION

Site Name: Egham Gateway West, Egham, Surrey

Type of project: Archaeological Evaluation Report

Report: R14152

Quality Control

Pre-Construct Archaeology Limited Project Code		K6448
Text Prepared by:	G Howland	11/06/2020
Graphics Prepared by:	R Murphy	17/06/2020
Graphics Checked by:	R Murphy	17/06/2020
Project Manager:	T Hayes	18/06/2020

Revision No.	Date	Checked	Approved

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Figure 1: Site Location

Figure 2: Detailed Site Location

Figure 3: Trench Plans

Figure 4: Sections

1 NON-TECHNICAL SUMMARY

Pre-Construct Archaeology Ltd (PCA) was appointed by RPS Consulting Services Ltd. to carry out an archaeological evaluation at Egham Gateway West, Egham, Surrey.

Twelve trenches were excavated across the site between the 20th of January and the 9th of April 2020.

A small number archaeological features were uncovered during this evaluation demonstrating a moderate level of survival across the site. However the archaeological remains were post-medieval in date and of low archaeological significance. The evaluation also demonstrated that later activity has truncated much of the site.

2 INTRODUCTION

2.1 Project Background

2.1.1 Pre-Construct Archaeology Ltd (PCA) was appointed by RPS Consulting Services Ltd. to carry out an archaeological evaluation at Egham Gateway West, Egham, Surrey (**Figure 1**), hereafter 'the Site' (TQ 01057 71239). The Site is the subject of planning consent for the '*Proposed mixed use redevelopment of the site following the demolition of the existing buildings (and the retention of 8 Station Road North) and the erection of new buildings to provide residential accommodation..., cinema..., retail units..., and student accommodation..., together with car parking, highway improvements and public realm enhancements and the proposed change of use of No. 7 Church Road from residential ... to office ...*'.

2.1.2 The archaeological evaluation was required as part of a staged programme of archaeological work to offset the impact of the proposed development on any archaeological remains that survive on the Site; the requirement has been secured by a condition of planning consent for the development granted by Runnymede Borough Council, the Local Planning Authority (LPA) (Planning Ref RU.19/0437). The condition (24) is based on advice to the LPA provided by Surrey County Council's (SCC) Historic Environment Team (HET) Archaeological Officer Nick Truckle; Condition 24 states:

No works below current ground levels shall take place until the applicant, or their agents or successors in title, has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation which has been submitted by the applicant and approved in writing by the Local Planning Authority. Reason: To allow archaeological information to be recorded and to comply with saved Policy BE15 of the Runnymede Borough Local Plan Second Alteration 2001 and guidance within the NPPF.

2.1.3 This document provides a report on the results of the evaluation, carried out between the 20th January to 9th April 2020. and has been prepared in accordance with the Chartered Institute for Archaeologists standard and guidance for archaeological evaluation (CIfA 2014) and Management of Research Projects in the Historic Environment (Historic England, 2015).

2.2 Location, Topography and Geology

2.2.1 The Site, an irregular area of approximately 0.9ha in extent, is currently occupied by residential and commercial building, car parking and access roads. The Site is bounded by Church Road to the south, commercial properties to the east and the High street to the north.

2.2.2 The topography of the Site is predominantly level and occurs at c. 17m above Ordnance Datum.

2.2.3 The Site's underlying bedrock geology is mapped as London Clay Formation – Clay. Superficial deposits of Kempton Park Gravel Formation – Sand and Gravel are as overlying the bedrock geology across the Site.

2.3 Archaeological and Historical Background

2.3.1 An archaeological desk-based assessment was prepared by RPS (formerly CgMs) in respect of the proposed development (CgMs 2017). This provided a comprehensive study of the archaeological and historical background to the Site, drawing on information held in the Surrey Historic Environment Record. The Site lies in an 'Area of High Archaeological Importance' as identified Local Plan.

2.3.2 An archaeological watching brief was undertaken on trial pits in May 2017. No significant archaeological deposits were encountered but made ground deposits were identified that were in excess of 1.2m in all observed trial pits. The results of the watching brief were incorporated into an updated desk-based assessment in 2019 (CgMs 2019).

2.3.3 The result of the desk-based assessment is not repeated here. The assessment concluded with a discussion of the archaeological potential of the Site and its vicinity as follows:

Land at Egham Gateway West, Egham, Surrey is proposed for redevelopment. The redevelopment proposals comprise the demolition of a number of the existing structures and the construction of residential units, student accommodation, leisure use (cinema), retail spaces at ground floor and public realm and parking (Figs. 13 and 14). There are no designated or non-designated archaeological assets recorded on the study site. The study site lies within an 'Area of High Archaeological Importance' identified in Appendix L of the saved Local Plan. The study site is considered to have a high theoretical potential for Post-Medieval evidence, a moderate theoretical potential for Late Prehistoric, Medieval and Roman evidence and a low theoretical potential for all other evidence. The study site has been subjected to several phases of redevelopment in the Late-Post Medieval and Modern periods which will have truncated and in places destroyed the archaeological interest at the study site (as evidenced by trial pit investigations in 2017). This damage to sub-surface deposits by modern foundations and services strongly suggests that the redevelopment proposals are unlikely to have a significant or widespread archaeological impact. The proposed development has a potential to impact any as yet to be discovered non-designated assets of probable local archaeological interest. Due to the nature of structures currently occupying the study site and because nationally significant remains are not expected, it is considered that any archaeological interest on the site can be secured by an appropriately worded planning condition attached to the granting of consent.

3 AIM

3.1 Archaeological Evaluation

3.1.1 The aim of the archaeological evaluation was to determine the presence or absence of archaeological remains within the Site and, where present, determine their nature, extent, date, condition and significance, taking account of their potential to contain biological and palaeo-environmental remains.

3.1.2 This report on the results of the evaluation will provide a context for archaeological resources that were identified and provide sufficient information so that the future treatment of the resources, in respect of the proposed development, can be determined in consultation with the Local Planning Authority and the Surrey County Archaeologist.

4 RESULTS

4.1 Introduction

4.1.1 The following presents a summary of the evaluation results based upon the Site archive, which comprises a Site diary, digital photographs. A trench register, containing details of all trenches, including context numbers and depths appears in **Appendix 1**. Photographs of the site appear in **Appendix 2**. The archive of all stages of the archaeological work is held at PCA's Winchester office under the site code **EGWS 19** and will in due course be deposited with Chertsey Museum or its designated equivalent.

4.2 Methodology

4.2.1 The archaeological evaluation was undertaken following the methodology detailed in the Written Scheme of Investigation (PCA 2019), which was approved by the Local Planning Authority in advance of the works and on the advice of the HET.

4.2.2 The WSI proposed the excavation of 13 trenches arranged across the Site (2 no. 15mx2m, 8 no. 6mx2m and 3 no. 2mx2m). Due to onsite constraints only 12 of the trenches were excavated, some of which were adjusted in size and location as required, as shown on **Figure 2**.

4.3 Evaluation Trenches

4.3.1 Trench 1 was located along the southwest boundary of the Site (**Figure 2**). The excavation of this trench was abandoned owing to unsafe ground conditions onsite.

4.3.2 Trench 2 was located in the southwest part of the Site (**Figure 2**). A natural geology comprising a grey clayey silt was encountered at a depth of 1.3m below ground level (BGL). Overlying this was a yellow clay, which in turn was overlain by made ground, modern or post-medieval in date. No archaeological features or finds were identified within the trench.

4.3.3 Trench 3 was located in the southern part of the Site (**Figure 2**). A natural geology comprising a grey clay was encountered at a depth of 0.7m BGL. Overlying this was a dark grey sandy clay, first encountered at a depth of 0.42m BGL. Overlying this was modern made ground. No archaeological features or finds were identified within the trench.

4.3.4 Trench 4 was located in the southern part of the Site (**Figure 2**). A natural geology comprising grey clay and gravel was encountered at a depth of 0.95m BGL. Overlying this was a layer of dark grey sandy clay with inclusions of ceramic building material (CBM), first encountered at a depth of 0.5m BGL. Overlying this was made ground, comprised of demolition crush. Structure [403] was uncovered 0.4m BGL, it comprised a curvilinear structure made from frogged red brick (**Plate 1**).

- 4.3.5 Trench 5 was located in the northern part of the Site (**Figure 2**). A natural geology comprising of brown silty clay was encountered at a depth of 1.44m BGL. Overlying this was a layer of dark grey clay first encountered at 0.5m BGL. This in turn was overlaid by made ground, comprised of demolition crush. Feature [503], a small post medieval pit was uncovered at a depth of 1.46m BGL. The feature measured 0.6m diameter and 0.4m deep. Structure [505], a small section of a wall was uncovered 0.7m BGL, measuring 1.1m long, 0.34m wide and 0.34m high and constructed of post-medieval red brick (**Plate 2, Figure 3 and 4**).
- 4.3.6 Trench 6 was located in the northern part of the Site (**Figure 2**). A natural geology of grey silty clay was observed at a depth of 1.12m BGL. This was overlain by layers of dark clay. Overlaid by made ground comprising of demolition crush. No archaeological features or finds were identified within the trench.
- 4.3.7 Trench 7 was located in the northern part of the Site (**Figure 2**). Made ground comprising of demolition crush was seen to a depth of 1.2m BGL. No archaeological features or finds were identified within the trench.
- 4.3.8 Trench 8 was located in the central part of the Site (**Figure 2**). A natural geology of grey clay was observed at a depth of 0.76m BGL. Overlying this was made ground containing modern material. No archaeological features or finds were identified within the trench.
- 4.3.9 Trench 9 was located in the central part of the Site (**Figure 2**). A natural geology of grey clay was observed at a depth of 0.83m BGL. Overlying this was a layer of grey brown clay first observed at a depth of 0.52m BGL and then a layer of black clay first observed at a depth of 0.34m BGL. This in turn was capped by tarmac and made ground comprising demolition crush. A well, feature [904], constructed from unfrogged red bricks with a internal diameter of c.1.6m, was identified within this trench. It was infilled with a greyish brown clay, which containing sherds of blue and white potter and CBM (**Plate 3, Figure 3**).
- 4.3.10 Trench 10 was located in the southern part of the Site (**Figure 2**). A natural geology of grey clay was first observed at a depth of 0.75m BGL. Overlying this was a layer of black clay, first seen at a depth of 0.28m BGL. This in turn was capped by a layer of tarmac and made ground. An east – west linear feature [1003] was uncovered at 0.8m BGL, it measured 1.4m wide and 0.42m deep (**Figures 3 and 4**). It was filled with a dark orangey brown sandy clay containing sherds of blue and white pot and CBM.
- 4.3.11 Trench 11 was located in the western part of the Site (**Figure 2**). A natural geology of grey clay was first observed at a depth of 0.54m BGL. Overlying this was a brownish grey clay first seen at a depth of 0.45m BGL. This was overlain by a darker layer of grey clay first seen at a depth of 0.2m BGL. This in turn was overlain by made ground. A pit [1104] was uncovered at 0.77m BGL, which measured 1.92m wide and 0.72m long and had a depth of 0.52m. It was filled with a dark blackish grey sand clay, with charcoal inclusions and no finds (**Figures 3 and 4**).

4.3.12 Trench 12 was located in the western part of the Site (**Figure 2**). a natural geology grey clay was first encountered at a depth of 1.1m BGL. Overlying this was a brownish grey clay first seen at a depth of 0.6m BGL. This was overlain by a darker layer of grey clay first seen at a depth of 0.4m BGL. Overlying this was a layer of modern made ground. No archaeological features or finds were identified within the trench.

4.3.13 Trench 13 was located in the western part of the Site (**Figure 2**). A natural geology of grey clay. Overlying this was a layer of grey clay first seen a depth of 0.6m BGL. Overlying this was a layer of modern made ground. A north-south linear feature [1304] was uncovered at a depth of 0.9m BGL. It measured 1.25m wide and 0.45m deep, its fill was a mid-brownish grey clay, with frequent charcoal inclusions, no finds were recovered from this feature (**Plate 4, Figures 3 and 4**).

4.4 Discussion

4.4.1 The features uncovered during the evaluation are all either post-medieval in date (where dating evidence has been found) or are consistent with post-medieval features. These features were all found cut into the natural geology of the site, but the majority of them had been truncated by modern deposits and activity.

4.4.2 Two of the linear features uncovered during the evaluation appear to correspond with boundary lines seen in historical mapping. Linear [1003] matches with a boundary line seen on 1842 Linear Ordnance Survey (OS), which is no longer visible on the 1969 OS map. [1304] matches with a boundary line seen on the 1869 OS map, which is no longer seen by the 1914 OS map (CgMs 2019).

4.5 Conclusion

4.5.1 A small number archaeological features were uncovered during this evaluation demonstrating a moderate level of survival across the site. However the archaeological remains were post-medieval in date and of low archaeological significance. The evaluation also demonstrated that later activity has truncated much of the site.

5 ARCHIVE PREPARATION AND DEPOSITION

5.1 The Site Archive

5.1.1 The Site archive, to include all project records and cultural material produced by the project, will be prepared in accordance with 'Guidelines for the Preparation of Excavation Archives for Long-term Storage' (UKIC 1990) and the Institute for Archaeologists 'Standard and Guidance for the creation, compilation, transfer and deposition of archaeological archives' (ClfA 2014). On completion of the project PCA will arrange for the archive to be deposited with Chertsey Museum or its designated equivalent.

5.2 Copyright

5.2.1 The full copyright of the written/illustrative archive relating to the site will be retained by Pre-Construct Archaeology Ltd under the Copyright, Designs and Patents Act 1988 with all rights reserved. Chertsey Museum however, will be granted an exclusive licence for the use of the archive for educational purposes, including academic research, providing that such use shall be non-profitmaking, and conforms to the Copyright and Related Rights regulations 2003. Further distribution and uses of the report either in its entirety or part thereof in paper or electronic form is prohibited without the prior consent of Pre-Construct Archaeology Ltd.

5.2.2 The licence extends to the use of all documents arising from this project in all matters relating directly to the project, as well as for bona fide research purposes (which includes the Surrey HER).

5.2.3 Pre-Construct Archaeology Ltd has made every effort to ensure the accuracy of the content of this report. However, Pre-Construct Archaeology Ltd cannot accept any liability in respect of, or resulting from, errors, inaccuracies or omissions this report contains.

6 **ACKNOWLEDGEMENTS**

Pre-Construct Archaeology Ltd. Is grateful to **RPS Consulting Services Ltd.** for commissioning this archaeological evaluation report and to Nick Truckel, Surrey County Council Historic Environment Team Archaeologist, for his advice.

The evaluation was undertaken by Gareth Howland, Maisie Marshall and James Bannister.

7 REFERENCES

CgMs. 2019. *Archaeological Desk Based Assessment, Egham Gateway West, Egham, Surrey.*

PCA. 2019. *Egham Gateway West, Egham, Surrey: Written Scheme of Investigation for an Archaeological Evaluation.*

Appendix 1: Trench Register

Trench No.	Context	Type	Description	Depth (m) BGL
1	-	-	trench was aborted, due to side collapse and water ingress	0-1.3
2	+	layer	mid yellow brown, clay, freq. CBM	0-0.5
	201	layer	dark grey brown clay, freq. cbm	0.5-0.9
	202	layer	mid yellow brown clay	0.9-1.3
	203	layer	Mid yellow grey, clayey silt	1.3-2+
3	+	layer	modern made ground	0-0.42
	301	layer	dark grey, sandy clay	0.42-0.7
	302	layer	dark brown grey, clay + gravel	0.7+
4	+	layer	modern made ground	0-0.5
	401	layer	dark grey, sandy clay, freq. CBM	0.5-0.95
	402	layer	mid grey, clay + gravel	0.95+
	403	structure	brick structure	0.4
	404	fill	fill of 403	0.4
5	+	layer	modern made ground	0-05
	501	layer	dark grey brown clay, freq. cbm	0.5-1.44
	502	layer	dark yellow brown, clayey silt	1.44-1.5
	503	cut	Cut of small circular pit	1.46-1.7
	504	fill	mid brownish grey clay, freq. charcoal	1.46-1.7
	505	structure	red brick wall stub. E-W alignment	0.7-1.02
	506	layer	dark grey brown clay, freq. cbm	0.5-1
	507	layer	mortar layer	0.44-0.5
6	+	layer	modern made ground	0-0.3
	601	layer	dark grey brown clay, freq. cbm	0.3-0.5
	602	layer	mid grey yellow silty clay, freq. pebbles	0.5-0.68
	603	layer	mid brown grey clayey silt	0.68-0.8
	604	layer	dark grey brown clay	0.8-1.12
	605	layer	mid brown grey clayey silt	1.12- 1.24+
7	+	layer	modern made ground	0- 1.2
8	+	layer	modern made ground	0-0.21
	801	layer	black sandy clay	0.21- 0.46

	802	layer	ligh brown sandy	0.46-0.76
	803	layer	light yellowish grey clay	0.76+
9	+	layer	modern made ground	0-0.34
	901	layer	blackish brown sandy clay	0.34-0.52
	902	layer	light yellowish brown, sandy clay, freq. cbm	0.52-0.83
	903	layer	greyish brown, clay	0.83+
	904	structure	circular brick well	1.6
	905	fill	light greyish brown	1.6
10	+	layer	modern made ground	0-0.28
	1001	layer	dark blackish brown, sandy call, freq. cbm	0.28-0.75
	1002	layer	grey clay	0.75+
	1003	cut	cut of e-w linear	0.8-1.26
	1004	fill	dark orangey brown sandy clay	0.8-1.26
11	+	Layer	modern surface; tarmac, aggregate and building rubble	0-0.3
	1101	Layer	loose, light greyish brown sandy clay, sparse small flint inclusions	0.7-1.08+
	1102	Layer	compact, mid bluish grey, sandy clay, freq. modern inclusions	0.3-0.45
	1103	Layer	friable, light brownish grey, sandy clay, freq. modern inclusions	0.45-0.7
	1104	Cut	irregular sub oval cut of a pit	0.8-1.22
	1105	Fill	friable, dark blackish grey, sandy clay, occ. flecks of charcoal and CBM	0.8-1.22
12	+	Layer	modern surface; tarmac, aggregate and building rubble	0-0.4
	1201	Layer	loose, light greyish brown sandy clay, sparse small flint inclusions	1.2-1.3+
	1202	Layer	compact, mid bluish grey, sandy clay, freq. modern inclusions	0.4-0.6
	1203	Layer	friable, light brownish grey, sandy clay, freq. modern inclusions	0.6-1
	1204	Layer	friable, mid brownish grey, sandy clay, freq. modern inclusions	1-1.2
13	+	Layer	modern surface; tarmac, aggregate and building rubble	0-0.6

	1301	Layer	loose, light greyish brown sandy clay, sparse small flint inclusions	0.6-1.13+
	1302	Layer	compact, mid bluish grey, sandy clay, freq. modern inclusions	0.6-0.98
	1303	Fill	loose, mid brownish grey, sandy clay, freq. charcoal and small flints	0.98-1.33
	1304	Cut	shallow concave cut of linear, orientated N-S	0.98-1.33

Appendix 2: Photographs



Plate 1. Overview trench 4 showing brick structure [403], taken looking south.



Plate 2. Southeast facing section of trench 5 showing brick wall [505], taken looking northwest.



Plate 3. Overview of trench 9 showing well [904], taken looking southeast



Plate 4. North facing section of trench 13 showing linear [1304], taken looking south.

Appendix 3: OASIS Record

OASIS ID: preconst1-396952

Project details

Project name	EGHAM GATEWAY WEST, EGHAM, SURREY: AN ARCHAEOLOGICAL EVALUATION REPORT
Short description of the project	Pre-Construct Archaeology Ltd (PCA) was appointed by RPS Consulting Services Ltd. to carry out an archaeological evaluation at Egham Gateway West, Egham, Surrey. Twelve trenches were excavated across the site between the 20th of January and the 9th of April 2020. A small number archaeological features were uncovered during this evaluation demonstrating a moderate level of survival across the site. However the archaeological remains were post-medieval in date and of low archaeological significance. The evaluation also demonstrated that later activity has truncated much of the site.
Project dates	Start: 20-01-2020 End: 09-04-2020
Previous/future work	Not known / Not known
Any associated project reference codes	RU.19/0437 - Planning Application No.
Any associated project reference codes	EGWS 19 - Sitecode
Type of project	Field evaluation
Site status	Area of Archaeological Importance (AAI)
Current Land use	Industry and Commerce 3 - Retailing
Monument type	LINEAR FEATURE Post Medieval
Monument type	WALL Post Medieval
Monument type	WELL Post Medieval

Project location

Country	England
Site location	SURREY RUNNYMEDE EGHAM EGHAM GATEWAY WEST, EGHAM, SURREY
Postcode	TW20 9HP
Study area	0.9 Hectares
Site coordinates	TQ 01057 71239 51.430634587889 -0.546145662379 51 25 50 N 000 32 46 W Point

Project creators

Name of Organisation	PCA Winchester
Project brief originator	RPS Consulting Services Ltd

Project design originator	Thomas Hayes
Project director/manager	Thomas Hayes
Project supervisor	Maisie Marshall and Gareth Howland
Type of sponsor/funding body	Consultancy
Name of sponsor/funding body	RPS Consulting Services Ltd

Project archives

Physical Archive recipient	Chertsey Museum
Physical Archive ID	EGWS 19
Physical Contents	"Ceramics"
Digital Archive recipient	Chertsey Museum
Digital Archive ID	EGWS 19
Digital Contents	"Stratigraphic","Survey"
Digital Media available	"Database","GIS","Survey"
Paper Archive recipient	Chertsey Museum
Paper Archive ID	EGWS 19
Paper Contents	"Stratigraphic","Survey"
Paper Media available	"Context sheet","Diary","Drawing","Matrices","Plan","Report","Section"

Project bibliography 1

Publication type	Grey literature (unpublished document/manuscript)
Title	EGHAM GATEWAY WEST, EGHAM, SURREY: AN ARCHAEOLOGICAL EVALUATION REPORT
Author(s)/Editor(s)	Hayes, T. Howland, G.
Other bibliographic details	R14152
Date	2020
Issuer or publisher	PCA
Place of issue or publication	Winchester

Entered by	Gareth Howland (GHowland@pre-construct.com)
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Entered on 18 June 2020

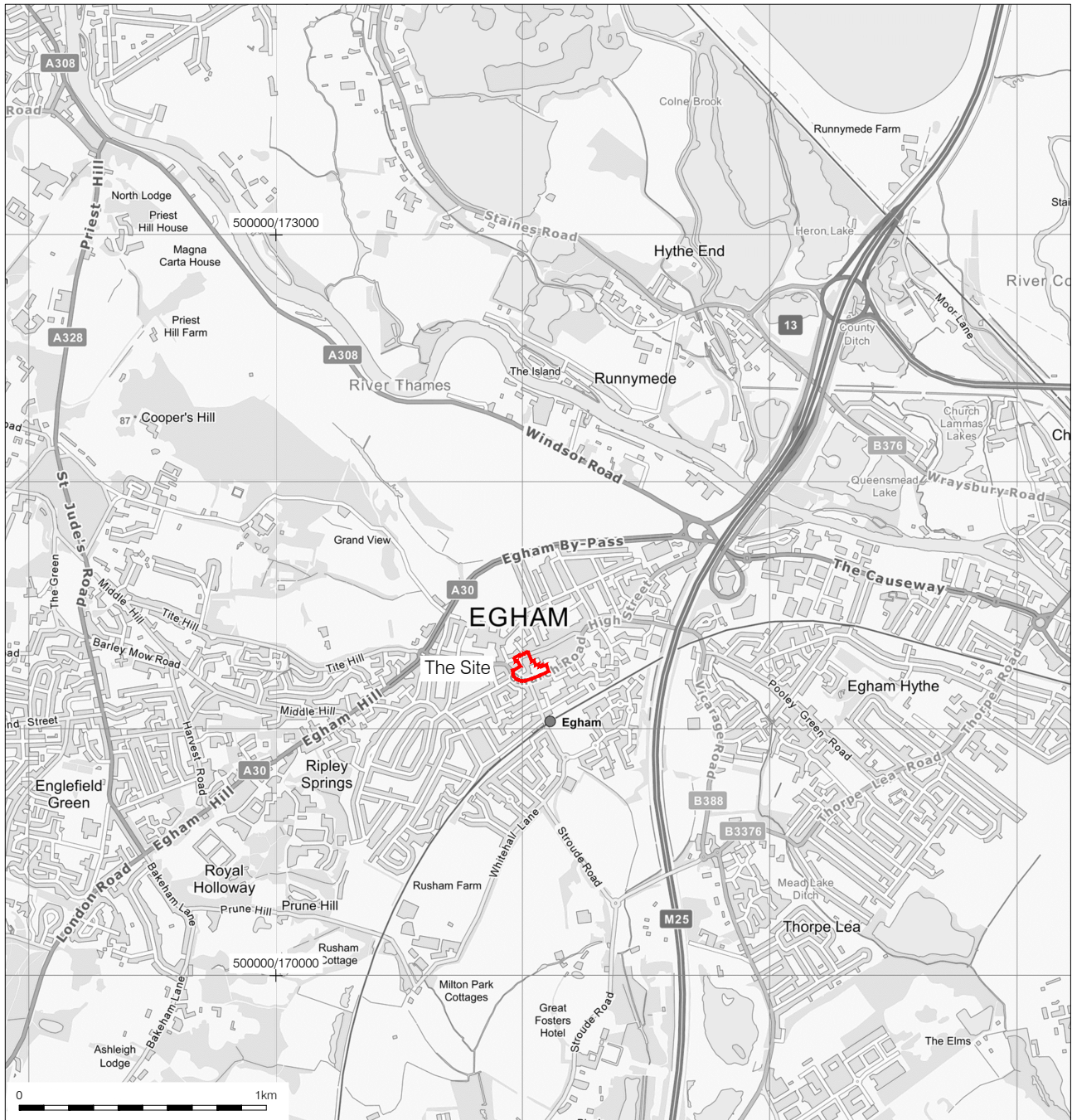
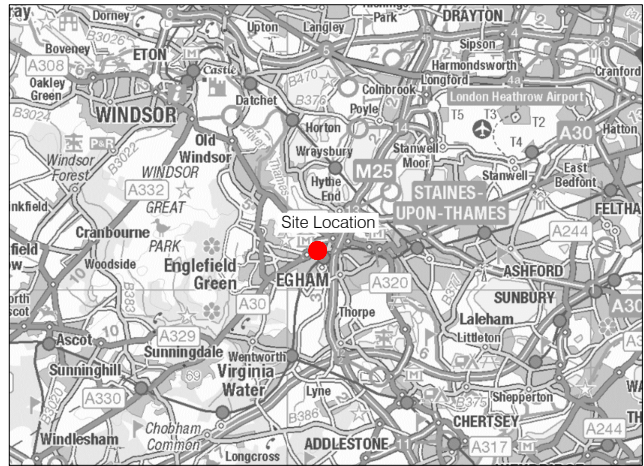
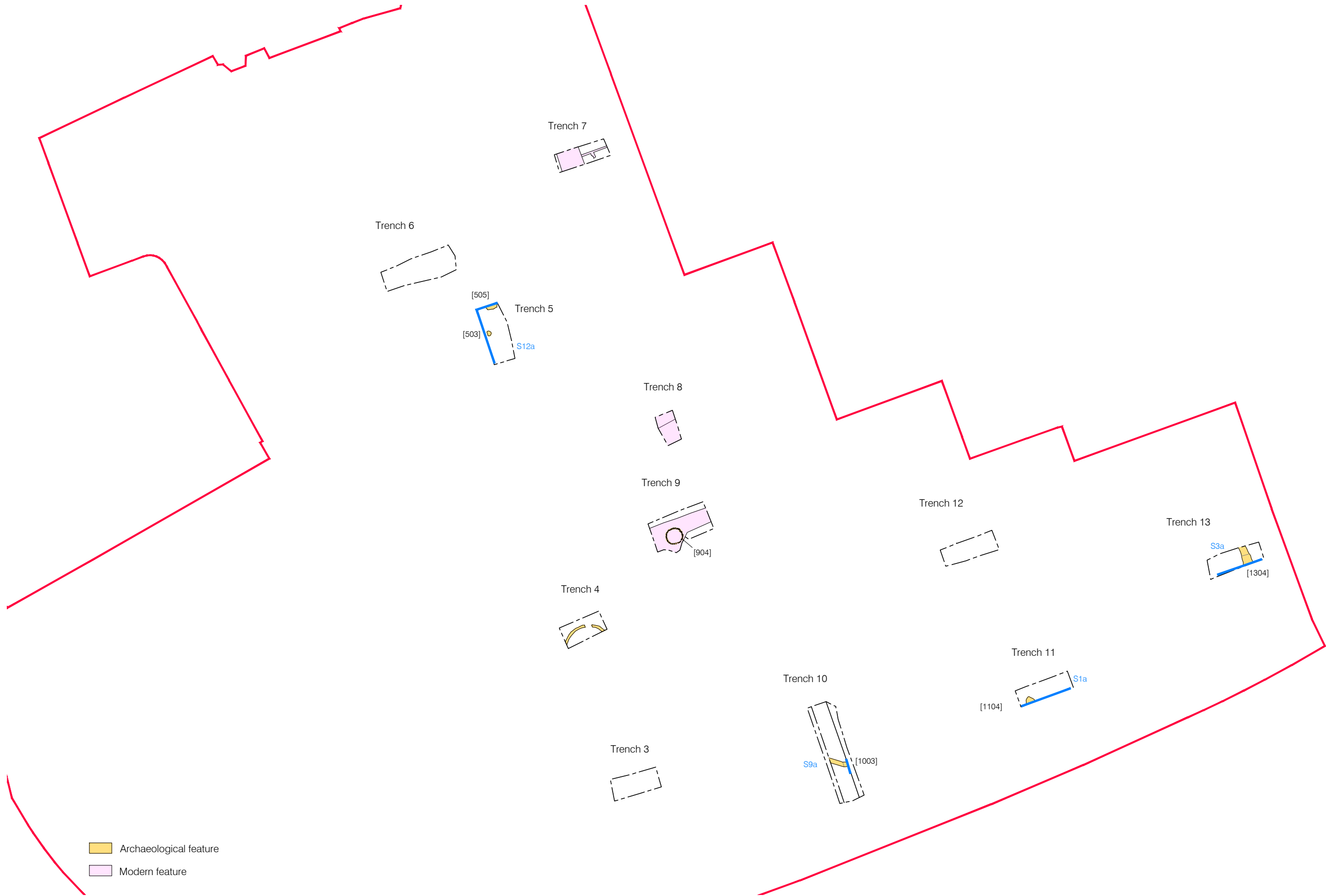
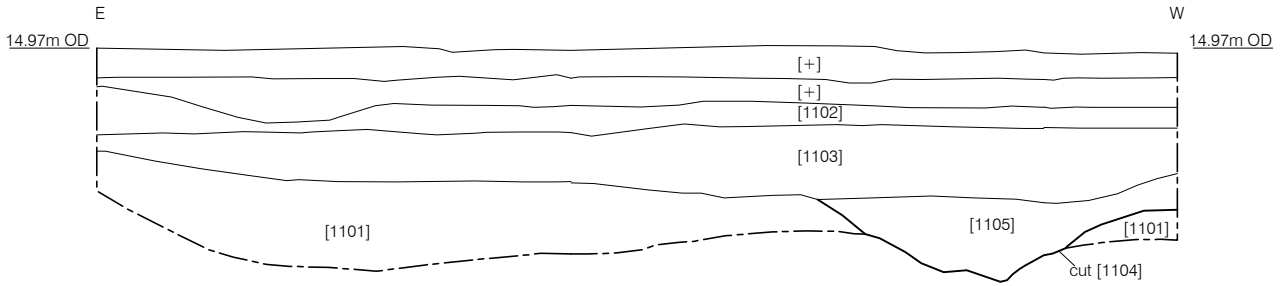




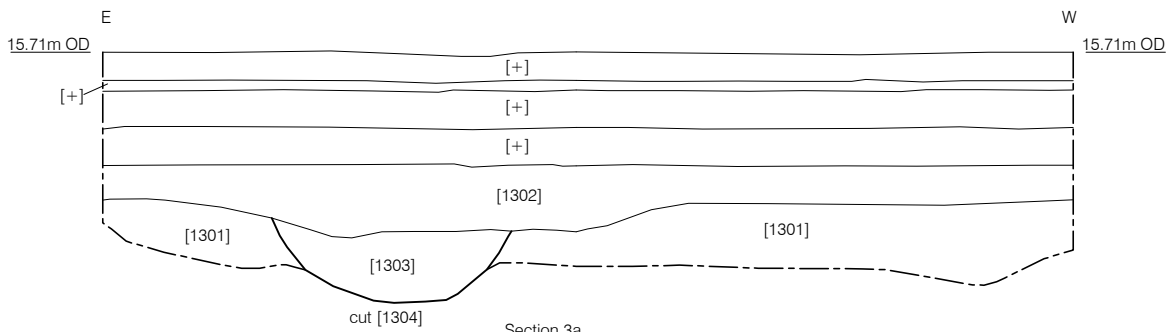
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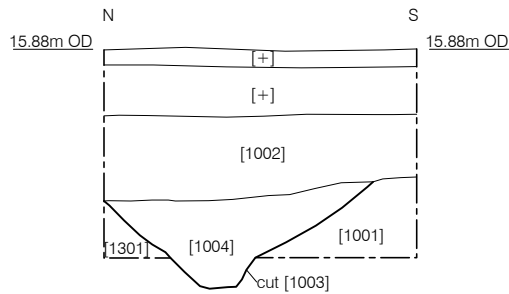
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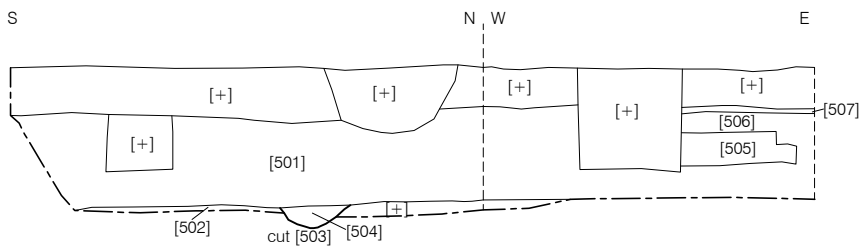
Section 1a
Trench 11
North Facing



Section 3a
Trench 13
North Facing



Section 9a
Trench 10
West Facing



Section 12a
Trench 5
East and South Facing



Figure 4
Sections
1:40 at A4

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