

**BAILEYS HOUSE EXTENSION,
CENTRAL WALK,
WOKINGHAM,
BERKSHIRE.**

NGR: SU 8119 6867 (centred)

ARCHAEOLOGICAL WATCHING BRIEF

May 2019
Report No. 1301



ARCHAEOLOGICAL CONSULTANCY, MANAGEMENT & FIELD SERVICES

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Quality Assurance

This Document has been compiled and authorised in accordance with AMS's Quality Procedures (ISO 9001: 2015)

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CONTENTS

Summary

Glossary

- 1 INTRODUCTION
- 2 PROJECT BACKGROUND
- 3 AIMS
- 4 METHODOLOGY
- 5 RESULTS
- 6 CONCLUSION
- 7 BIBLIOGRAPHY
- 8 ACKNOWLEDGEMENTS

APPENDIX

Appendix 1: Stratigraphic table

LIST OF FIGURES

- Figure 1: Site Location
- Figure 2: Watching Brief Area
- Figure 3: Photographs

SUMMARY

On the 1st May 2019 Foundations Archaeology undertook an archaeological watching brief during groundworks associated with the construction of a single storey rear extension to create kitchen facilities at Baileys House, Central Walk, Wokingham, Berkshire (NGR: SU 8119 6867 (centred)). The work was commissioned by Matthew R. Pickup of Pickup Town Planning on behalf of Trismire Limited.

The watching brief comprised the archaeological monitoring of groundworks associated with the construction of the new extension.

The monitoring work revealed a minimum of 0.95m of modern ground to the full depth of the excavations, beneath the pre-existing tarmac and concrete surface. No natural ground was revealed during the course of the works. Archaeological finds consisted of two fragments of late Post-medieval red/orange glazed earthenware pottery, a fragment of clay pipe smoking stem and a piece of animal bone. No significant archaeological features or deposits were present within the monitored areas, but may survive at a greater depth.

GLOSSARY OF ARCHAEOLOGICAL TERMS AND ABBREVIATIONS

Archaeology

For the purpose of this project archaeology is taken to mean the study of past human societies through their material remains from Prehistoric times to the Modern era. No rigid upper date limit has been set, but AD 1900 is used as a general cut-off point.

CBM

Ceramic building material.

Medieval

The period between the Norman Conquest (AD 1066) and c. AD 1500.

Natural

In archaeological terms this refers to the undisturbed natural geology of a site.

NGR

National Grid Reference from the Ordnance Survey Grid.

OD

Ordnance datum; used to express a given height above sea-level.

OS

Ordnance Survey.

Post-medieval

The period from c. AD 1500 onwards.

Prehistoric

The period prior to the Roman invasion of AD 43. Traditionally sub divided into; Palaeolithic – c. 500,000 BC to c. 12,000 BC; Mesolithic – c. 12,000 BC to c. 4,500 BC; Neolithic – c. 4,500 BC to c. 2,000 BC; Bronze Age – c. 2,000 BC to c. 800 BC; Iron Age – c. 800 BC to AD 43.

Romano-British

Term used to define the fusion of indigenous Iron Age traditions with invasive Roman culture. Traditionally dated AD 43 to c. AD 410.

Saxon

The period between AD 410 and AD 1066.

1 INTRODUCTION

- 1.1 On the 1st May 2019 Foundations Archaeology undertook an archaeological watching brief during groundworks at Baileys House, Central Walk, Wokingham, Berkshire (NGR: SU 8119 6867 (centred)). The work was commissioned by Matthew R. Pickup of Pickup Town Planning on the behalf of Tristmire Limited.
- 1.2 The watching brief was undertaken in accordance with the approved Written Scheme of Investigation (WSI), prepared by Foundations Archaeology (2019). The WSI was produced in accordance with the general principles of NPPF18 (*National Planning Policy Framework 2018*) and *Standard and Guidance for Archaeological Watching Briefs*, issued by the Chartered Institute for Archaeologists (2014).
- 1.3 This document presents the findings of the archaeological works and complies with the specification set out in MoRPHE (English Heritage, 2006).

2 PROJECT BACKGROUND

- 2.1 The works were associated with a single storey extension for commercial office use under Planning Reference (190200).
- 2.2 Baileys House is located in the Conservation Area of Wokingham, within the Medieval core of the town. The development area is located less than 50m northwest of Rose Street, which is first mentioned in 1219 AD and is one of the principal streets from the town's early development. Broad Street, which is thought to be the original Medieval High Street, is located around 65m to the southwest of the site. The site is located in the vicinity of Grade II and II* listed medieval buildings.
- 2.3 The underlying geology is recorded as *Bagshot Formation – Sand, Sedimentary Bedrock* with superficial deposits recorded as *River Terrace deposits – Sand and Gravel* (BGS on line viewer).
- 2.4 A previous watching brief was undertaken by Foundations Archaeology in 2017 during groundworks associated with the change of use from offices to a restaurant, which included the construction of a single storey rear extension to Baileys House. The monitoring work revealed a minimum of 0.60m of made ground to the full depth of the excavations, beneath the pre-existing tarmac and concrete surface. No natural ground was revealed during the course of the works and no archaeological finds, features or deposits were present within the monitored areas, but may survive at a greater depth.
- 2.5 In the light of the established archaeological potential of the area, the archaeological advisor to Wokingham District Council recommended that a programme of archaeological monitoring should be undertaken during the groundworks.

3 AIMS

- 3.1 The aims of the archaeological recording were to gather high quality data from the direct observation of archaeological deposits.
- 3.2 These aims were achieved through pursuit of the following specific objectives:
 - i) to define and identify the nature of archaeological deposits on site, and date these where possible;
 - ii) to attempt to characterise the nature of the archaeological sequence and recover as much information as possible about the spatial patterning of features present on the site;
 - iii) where possible to recover a well dated stratigraphic sequence and recover coherent artefact, ecofact and environmental samples.

4 METHODOLOGY

- 4.1 All intrusive groundworks were monitored and recorded under constant archaeological supervision in order to identify any archaeological finds, features or deposits. Initial groundworks comprised the removal of the existing substrates to excavate northeast and southeast foundation trenches to a total depth of 0.95m below existing ground level, as marked on Figure 2. Due to the presence of in-situ tarmac, concrete and hardcore layers, a toothed grading bucket was employed to remove these layers as well as manual hand excavation by the on-site workers.
- 4.2 Appropriate sections were recorded to be able to characterise the stratigraphy of the area impacted by the groundworks.
- 4.3 All excavation and recording work was undertaken in accordance with the WSI and the Foundations Archaeology Technical Manual 3: Excavation Manual.

5 RESULTS

- 5.1 The excavated foundation trenches were 0.45m wide and upto 0.95m deep. The lowest stratigraphic deposit present within the excavated area consisted of a dark grey brown sandy silt clay (106), which yielded late Post-medieval glazed pottery and a fragment of clay pipe stem. This deposit continued beyond the limit of excavation. This was sealed by a dark grey brown sandy silt clay layer (105), this was visually similar to (106), but contained frequent brick rubble throughout. Deposit (105) also contained a fragment of animal bone. Layer (105) was in turn sealed by a layer of gravel/hardcore (103), followed by concrete (102) and tarmac (101).

- 5.2 At the northwestern end of the northwest-southeast orientated foundation trench was a single Modern cut [104]. This feature cut through layers (105) and (106) and was sealed by Modern layer (102).
- 5.3 No natural deposits were encountered within the monitored area.

6 CONCLUSION

- 6.1 The lowest stratigraphic layer present within the excavated area (106), contained late Post-medieval dating evidence. It is possible that this may constitute a former top or plough soil. This was sealed by a (105), which was similar in appearance to (106), but yielded a large quantity of brick rubble throughout, this appeared to be equivalent to the basal deposit encountered in the previous watching brief. It would seem likely that (105) is the result of disturbance to the upper levels of (106), probably during the previous construction of Bailey House. A Modern cut [104], was also identified during the works.
- 6.2 Archaeological finds consisted of two fragments of red/orange glazed earthenware pottery late Post-medieval, a fragment of clay pipe smoking stem and a piece of animal bone, frequent brick rubble was also identified but not retained. No significant archaeological features or deposits were observed during the monitoring works. It should be noted however, that since natural deposits were not encountered, it is possible that archaeological features survive at a greater depth.
- 6.3 The archive is currently held at the offices of Foundations Archaeology, but will be deposited in due course with a suitable museum once one becomes available. Copies of the report in paper and digital format will be supplied to Berkshire Archaeology and an additional copy will be deposited with the site archive.
- 6.4 The report will be published in an appropriate form in a relevant journal, within 12 months from completion of fieldwork. An OASIS record will also be completed and submitted on completion of the project.

7 BIBLIOGRAPHY

Chartered Institute for Archaeologists, 2014, *Standard and Guidance for Archaeological Watching Briefs*, Reading.

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Foundations Archaeology, 2019, *Baileys House Extension, Wokingham, Berkshire: Written Scheme of Investigation for an Archaeological Watching Brief*. Unpublished

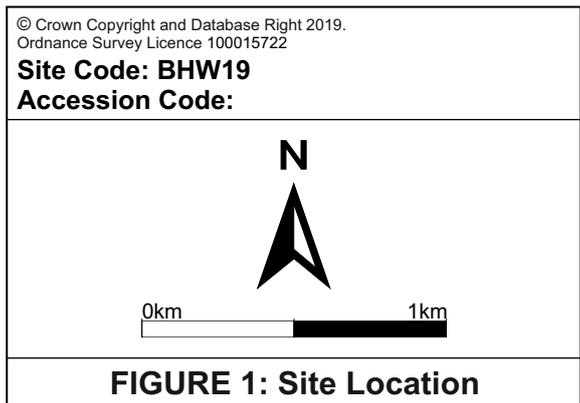
8 ACKNOWLEDGEMENTS

Foundations Archaeology would like to thank Roland Smith of Berkshire Archaeology, Lauren Atkins and Lucy Edwards of Malins Group, Matthew R. Pickup of Pickup Town Planning, and the on-site groundworkers for their help during the course of the project.

Baileys House Extension, Central Walk, Wokingham: Archaeological Watching Brief

APPENDIX 1: Stratigraphic Data

| CXT | L(m) | W(m) | D(m) | Description | Later Than | Earlier Than |
|------------|-------------|-------------|-------------|---|-------------------|---------------------|
| 101 | 8+ | 7.8+ | 0.05 | Tarmac. Black. Modern ground surface. | 102 | n/a |
| 102 | 8+ | 7.8+ | 0.2 | Concrete layer. Modern | 103, 104 | 101 |
| 103 | 8+ | 7.8+ | 0.1 | Gravel/hardcore. Pinkish brown. Modern. Probable bedding layer for concrete. | 105 | 102 |
| [104] | 4 | 0.45+ | 0.25 | Modern cut: Contained fill (107). Only present in northwestern end of northwest-southeast orientated foundation trench. | 105, 106 | 102 |
| 105 | 8+ | 7.8+ | 0.35 | Deposit: Very dark greyish brown Sandy silt clay. Firm. No charcoal present. Frequent stones. Finds consist of one fragment of animal bone, with frequent brick rubble throughout. | 106 | 104, 103, 102 |
| 106 | 8+ | 7.8+ | 0.1-0.3 | Deposit: Very dark greyish brown Sandy silt clay. Less stones than (105). Firm. No charcoal present. Finds consist of one fragment of clay pipe smoking stem and two fragments of red/orange glazed earthenware pottery; 17th-19th century. | ? | 104, 105 |
| 107 | 4 | 0.45+ | 0.25 | Fill of cut [104]. Dark yellow brown sandy clay silt. No charcoal or finds present. | 105, 106 | 102 |



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Site Code: BHW19
Accession Code:



 Foundation Trench
 Watching Brief

0m  10m

FIGURE 2: Watching Brief Area



GENERAL NOTES

WARNING TO PROPERTY PURCHASERS - Property Misdescription Act 1991

Buyers are warned that this is a working drawing and is not intended to be treated as a descriptive material describing, in relation to any particular property or development, any of the specified matters prescribed by any order made under the above act. The contents of this drawing may be subject to change at any time and alterations and variations can occur during the process of the works without revision of the drawing. Consequently the layout, form, content and dimensions of the finished construction may differ materially from those shown. Nor do the contents of this drawing constitute a contract, part of any contract or a warranty.

This drawing is to be read in conjunction with the clients standard specification, Structural Engineers and Mechanical & Electrical engineers design and details. Do not scale off this drawing. Use stated dimensions only. All dimensions discrepancies to be brought to the immediate attention of Design Team.

The contractor to ensure that proposed Works will be executed in accordance with any relevant Conditions appended to the Local Planning Authority's Decision Notice, the current Building Regulations and M.A.I.C. standards the requirements of the Fire Officer, the Institute of Electrical Engineers handbook (current edition); the requirements of the local Water Authority.

Materials and workmanship should, where applicable, comply with the current British Standards Institute specifications and Codes of Practice, where such guidance does not exist, materials and workmanship should conform to established good practice.

The location of existing services should be established prior to the commencement of any works - if discovered to be at variance with that shown on the Engineering drawings, the Architect and Engineer must be notified immediately.

The contractor is to check all dimensions, both internal and external, prior to the commencement of any works, including the ordering of materials - and any errors must be reported to the Architect or Engineer.

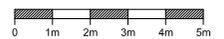
Where proprietary materials, fixtures or fittings are used, they must be placed / fitted strictly in accordance with the manufacturers written instructions and published details pertaining to circumstances in which they are to be used.

This specification must be read in conjunction with all the other drawings, schedules and documents which form part of this Building Regulations submission.

The setting - out of the unit is to be checked prior to any work commencing. Ensure all blockwork is tooth and bonded together at corners where different densities of blocks meet.

Ensure All joints are taped / sealed in walls, floors and ceilings.
Any variations carried out on site should be brought to the attention of the Design Team for verification of compliance with statutory requirements and regulations.

1:100 scale



Revision Date Description Dim Desc

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Drawing Title:
Proposed Ground Floor Layout

| Drawn By | Date | Checked By | Date | Approved By | Date |
|----------|---------|------------|------|-------------|------|
| JCB | Jul '18 | | | | |

| Drawn No. | Revisions | Scale |
|-------------|-----------|------------|
| 18,3077.102 | P1 | 1:100 @ A2 |

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NOT TO BE SCALED. DIMENSIONS TO BE CHECKED ON SITE
SCALING ONLY FOR LOCAL AUTHORITY PURPOSES.



Plate 1: Section photograph, northeast facing



Plate 2: Section photograph, northwest facing



Plate 3: Site photograph, looking south



Plate 4: Section photograph, southeast facing

| |
|------------------------------|
| Site Code: BHW19 |
| Accession Code: |
| FIGURE 3: Photographs |