
ARCHAEOLOGICAL SOLUTIONS LTD

**RUNNYMEDE HOUSE, 96 – 97 HIGH STREET,
EGHAM, SURREY**

ARCHAEOLOGICAL MONITORING & RECORDING

Authors: Zbigniew Pozorski	
NGR: TQ 0126 7142	Report No: 4230
District: Runnymede	Site Code: AS 1548
Approved: Claire Halpin	Project No: 4160
Signed:	Date: January 2013

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OASIS SUMMARY SHEET

Project details			
Project name	<i>Runnymede House, 96 – 97 High Street, Egham, Surrey</i>		
<i>In November 2012 Archaeological Solutions (AS) carried out an archaeological monitoring and recording at Runnymede House, 96 – 97 High Street, Egham, Surrey (NGR TQ 0126 7142). The monitoring was commissioned by Farrell Design Studio on behalf of their client Mr. Neil Beard, and in compliance with a planning condition attached to planning permission for the construction of a new infill flat within an existing undercroft parking area.</i>			
<i>The site lies along the northern frontage of the High Street of Egham, a town known to date from at least the medieval period onwards. It is situated within an Area of High Archaeological Potential (AHAP) and Historic Landscape Characterisation No.806, which refer to the historic core of the town centred on the High Street. Cartographic sources suggest that the frontage and southern section of the site was occupied by a building as early as 1729. Therefore the site had a potential for medieval and post-medieval archaeological remains.</i>			
<i>In the event the monitoring revealed modern truncation and a modern pit.</i>			
Project dates (fieldwork)	20-21/11/2012		
Previous work (Y/N/?)	Y	Future work (Y/N/?)	N
P. number	4160	Site code	AS 1548
Type of project	Archaeological Monitoring & Recording		
Site status	Area of High Archaeological Potential (AHAP) and Historic Landscape Characterisation No.806		
Current land use	Office building & private car park		
Planned development	New infill flat		
Main features (+dates)	Pit		
Significant finds (+dates)	Modern		
Project location			
County/ District/ Parish	Surrey	Runnymede	Egham
HER/ SMR for area	Surrey HER		
Post code (if known)	TW20 9HQ		
Area of site	c. 3,200m ²		
NGR	TQ 0126 7142		
Height AOD (min/max)	c. 15m AOD		
Project creators			
Brief issued by	Advice from SCC		
Project supervisor/s (PO)	Zbigniew Pozorski		
Funded by	Farrell Design Studio on behalf of Mr. Neil Beard		
Full title	Runnymede House, 96 – 97 High Street, Egham, Surrey. Archaeological Monitoring & Recording		
Authors	Pozorski, Z.		
Report no.	4230		
Date (of report)	January 2013		

RUNNYMEDE HOUSE, 96 – 97 HIGH STREET, EGHAM, SURREY

ARCHAEOLOGICAL MONITORING & RECORDING

SUMMARY

In November 2012 Archaeological Solutions (AS) carried out an archaeological monitoring and recording at Runnymede House, 96 – 97 High Street, Egham, Surrey (NGR TQ 0126 7142). The monitoring was commissioned by Farrell Design Studio on behalf of their client Mr. Neil Beard, and in compliance with a planning condition attached to planning permission for the construction of a new infill flat within an existing undercroft parking area.

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In the event the monitoring revealed modern truncation and a modern pit.

1 INTRODUCTION

1.1 In November 2012 Archaeological Solutions (AS) carried out an archaeological monitoring and recording at Runnymede House, 96 – 97 High Street, Egham, Surrey (NGR TQ 0126 7142; Figs. 1 & 2). The monitoring was commissioned by Farrell Design Studio on behalf of their client Mr. Neil Beard, and in compliance with a planning condition attached to planning permission for the construction of a new infill flat within an existing undercroft parking area (Runnymede Planning Ref. RU.09/0237).

1.2 The monitoring was undertaken in accordance to an advice from Surrey County Council (SCC) and a written scheme of investigation (specification) prepared by AS (dated 25/11/2011), and approved by (SCC). The project conformed to the Institute for Archaeologists (IfA) *Code of Conduct and Standard and Guidance for An Archaeological Watching Brief* (revised 2008), as well as the English Heritage (London Region) *Archaeological Guidance Papers* (AGPs) (revised 1998), in particular AGP 3; *Standards and Practices in Archaeological Fieldwork in London*. It also followed the Surrey research frameworks document *Surrey Archaeological Research Framework 2006* (Bird 2006).

1.3 The objectives of the project of archaeological monitoring and recording were:

- to ensure the archaeological monitoring of all aspects of the development programme likely to affect buried archaeological remains;
- to secure the adequate recording of any archaeological remains revealed by the development programme; and
- to secure the analysis, interpretation, publication (if required), long-term conservation and storage of the project archive.

Planning policy context

1.4 The National Planning Policy Framework (NPPF 2012) states that those parts of the historic environment that have significance because of their historic, archaeological, architectural or artistic interest are heritage assets. The NPPF aims to deliver sustainable development by ensuring that policies and decisions that concern the historic environment recognise that heritage assets are a non-renewable resource, take account of the wider social, cultural, economic and environmental benefits of heritage conservation, and recognise that intelligently managed change may sometimes be necessary if heritage assets are to be maintained for the long term. The NPPF requires applications to describe the significance of any heritage asset, including its setting that may be affected in proportion to the asset's importance and the potential impact of the proposal.

1.5 The NPPF aims to conserve England's heritage assets in a manner appropriate to their significance, with substantial harm to designated heritage assets (i.e. listed buildings, scheduled monuments) only permitted in exceptional circumstances when the public benefit of a proposal outweighs the conservation of the asset. The effect of proposals on non-designated heritage assets must be balanced against the scale of loss and significance of the asset, but non-designated heritage assets of demonstrably equivalent significance may be considered subject to the same policies as those that are designated. The NPPF states that opportunities to capture evidence from the historic environment, to record and advance the understanding of heritage assets and to make this publicly available is a requirement of development management. This opportunity should be taken in a manner proportionate to the significance of a heritage asset and to impact of the proposal, particularly where a heritage asset is to be lost.

2 DESCRIPTION OF THE SITE

2.1 Runnymede House is located within Egham, which lies within the district of Runnymede and towards the northern extent of Surrey (Fig. 1). Egham is located at the western extent of the larger settlement of Staines and approximately 4km to the south-east of Windsor. The site lies within an Area of High Archaeological Potential (AHAP) and within Historic Landscape Characterisation No. 806, but is excluded from Egham's Conservation Area (CA); all of which refer to the historic core of the town centred on the High Street.

2.2 Runnymede House is located at Nos. 96 – 97 High Street and lies along the northern frontage of the High Street and close to its junction with Vicarage Road (Fig. 2). The western boundary of the site is demarcated by Denham Road. To the immediate east of the site lies the adjoining property, No. 99 High Street, while to the north is No. 66 Denham Road. The site is irregular in plan and encompasses an area of approximately 3,200m².

3 TOPOGRAPHY, GEOLOGY AND SOILS

4.1 The site lies within the floodplain of the River Thames, which flows west-north-west to east-south-eastwards 650m to the north-east of the site. The surrounding area is characterised by gravel pits, remnants of former gravel workings, as well as extensive artificial reservoirs such as King George VI Reservoir 2.5km to the north-east of the site. The site lies on a flat floodplain relief at a height of approximately 15m AOD.

4.2 The underlying geology of the Egham area is Eocene period London Clays, bordered to the west by Bagshot Beds of the same geological period. The majority of Egham is overlain by Thames river terrace drift (British Geological Survey 1978). Soils of the area comprise those of the Waterstock association, which are described as deep permeable mainly fine loamy soils variably affected by groundwater with some deep, well drained fine and coarse loamy soils (Soil Survey of England and Wales 1983).

4 ARCHAEOLOGICAL AND HISTORICAL BACKGROUND

4.1 An archaeological desk-based assessment has been prepared for the site (Higgs 2011). In summary:

The Thames Valley has revealed numerous archaeological finds and extensive evidence of prehistoric occupation is known from the historic core of Egham. Although much evidence from the area surrounding the site has consisted of isolated small finds, the area has also been subject to numerous recent archaeological investigations, which have revealed further prehistoric remains. Prehistoric occupation evidence is also known along the course of the High Street, including an excavation at Nos.133-139 High Street and 50m to the south-west, which revealed a prehistoric ground surface. A Bronze Age gully, probable Iron Age pit and residual flints have also been found along the course of the High Street. The site thus has a potential for the discovery of further prehistoric remains.

The development of the neighbouring town of Staines during the Romano-British period is well-documented, yet it is clear that there was also a significant Roman presence in the area of Egham. The site also has only a low potential for Anglo-Saxon remains. Only one Anglo-Saxon findspot is known from the area surrounding the site. Although Egham was certainly established by the late Saxon period as mentioned in the early charters of

Chertsey Abbey, excavations have yet to reveal evidence for substantial activity during this period.

There is extensive evidence for medieval activity within the historic core of Egham and particularly along the course of the High Street. It has been suggested that the layout of the town was deliberately planned during the medieval period and thus the site would have consisted on a prominent road-side location from the medieval period onwards. In particular, the evaluation at Nos. 89 - 95 High Street revealed evidence for medieval occupation, which attests to the site also having a high potential for medieval remains. The site's potential for post-medieval, early modern and modern remains is also judged to be high on the basis of its High Street frontage location. Historic cartographic sources have suggested that the frontage and southern section of the site was occupied by a building as early as 1729. Subsequent historic maps suggest that the building within the site remained relatively unaltered from at least 1897 until it was developed as Runnymede House after 1972.

5 METHODOLOGY

5.1 The principal element monitored was mechanically-excavated trenches for the foundations of the new dwelling. The trenches were located within the existing undercroft parking area to be infilled (Fig. 2).

5.2 The archaeological monitoring comprised the observation of all groundworks, the inspection of the subsoil and natural deposits for archaeological features and the examination of spoil heaps and the recording of soil profiles. Archaeological features and deposits were recorded using *pro-forma* recording sheets, drawn to scale and photographed as appropriate. Excavated spoil was checked for finds and the excavated area was scanned by metal detector.

6 DESCRIPTION OF RESULTS

6.1 Deposits present within the excavation area are presented in sample sections below.

<i>Northern part of the foundation trench Sample section 1 (DP 5), facing north-west 0.00 = 16.37m AOD</i>		
0.00 – 0.22m	L1001	Basal layer for Tarmac M1000. Light to mid yellow, compact, sand and gravel.
0.22 – 0.54m	L1002	Made ground. Mid to dark brownish grey, friable, silty sand with frequent CBM fragments.
0.54 – 1.05m	L1003	Made ground. Dark brownish grey, compact, sandy silt with moderate CBM fragments.
1.05m+	L1004	Natural mid reddish yellow, loose, sand with gravel.

<i>Eastern part of the foundation trench</i> <i>Sample section 2 (DP 9), facing north-east</i> <i>0.00 = 16.40m AOD</i>		
0.00 – 0.22m	L1001	Sand and gravel. As above.
0.22 – 0.48m	L1002	Made ground. As above.
0.48 – 0.95m	L1003	Made ground. As above.
0.95m+	L1004	Natural sand. As above.

<i>Eastern part of the foundation trench</i> <i>Sample section 3 (DP 10), facing north-east</i> <i>0.00 = 16.41m AOD</i>		
0.00 – 0.20m	L1001	Sand and gravel. As above.
0.20 – 0.42m	L1002	Made ground. As above.
0.42 – 1.08m	L1003	Made ground. As above.
1.08m+	L1004	Natural sand. As above.

Description: The only archaeological feature present within the excavated trench was a large pit, F1005, recorded in the eastern part of the trench (DP 9 - 10). It had steep to moderate sides and a flattish base. The latter was not fully exposed. It measured 4.10 x 0.90+ x 0.95+m. Its fill, L1006, was a dark grey, friable, sandy silt with moderate modern CBM fragments.

7 CONFIDENCE RATING

7.1 It is not felt that any factors inhibited the recognition of archaeological features or finds during the programme of archaeological monitoring and recording with the exception of the presence of pre-existing modern concrete foundations present in the northern part of the excavated trench. These foundations will be used to support the new construction.

8 DEPOSIT MODEL

8.1 The site was commonly overlain by tarmac (M1000; 0.10m thick) present above its basal layer of sand and gravel (L1001; 0.20 – 0.25m thick). The tarmac had been removed from the area within the footings of the proposed development prior to the excavations. Below were two deposits of made ground (L1002 and L1003; 0.70 – 0.85m thick in total) overlying the natural, a mid reddish yellow, loose, sand with gravel (L1004). The latter was present at 1.20 – 1.50m below existing ground level.

9 DISCUSSION

9.1 The site had a potential for archaeological remains, in particular for medieval and post-medieval archaeology. It is situated within an Area of High Archaeological Potential and Historic Landscape Characterisation No.806;

both of which refer to the historic core of the town. Also the frontage and southern section of the site may have been occupied by a building as early as 1729.

9.2 In the event it was clear that the site was characterised by significant modern truncation which included existing building foundations and services. The large feature, Pit F1005, located in the centre of the area contained modern CBM.

10 DEPOSITION OF THE ARCHIVE

10.1 Archive records, with an inventory, will be deposited with any donated finds from the site at Guildford Museum. The archive will be quantified, ordered, indexed, cross-referenced and checked for internal consistency.

ACKNOWLEDGEMENTS

Archaeological Solutions would like to thank the client Mr Neil Beard for his co-operation and funding of the monitoring.

AS is pleased to acknowledge Farrell Design Studio for commissioning the project. AS would also like to acknowledge the assistance of Crew Construction.

AS acknowledges the advice and input of Messrs. Tony Howe and Nick Truckle of Surrey County Council.

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PHOTOGRAPHIC INDEX



DP 1. Runnymede House, 96-97 High Street, Egham, Surrey. Looking north.



DP 2. The site. Looking south.



DP 3. Northern foundation trench. Looking south-south-west.



DP 4. Northern foundation trench. Looking south-west.



DP 5. Northern foundation trench. Sample section 1. Looking south-east.



DP 6. Eastern foundation trench. Looking south-south-east.



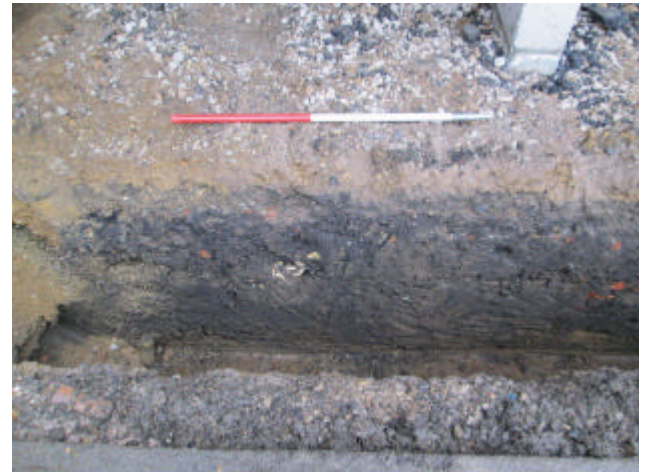
DP 7. Eastern foundation trench. Looking south-east.



DP 8 Eastern foundation trench. Looking south.



DP 9. Eastern foundation trench. Sample section 2. Looking south-west.



DP 10. Eastern foundation trench. Sample section 3. Looking south-west.



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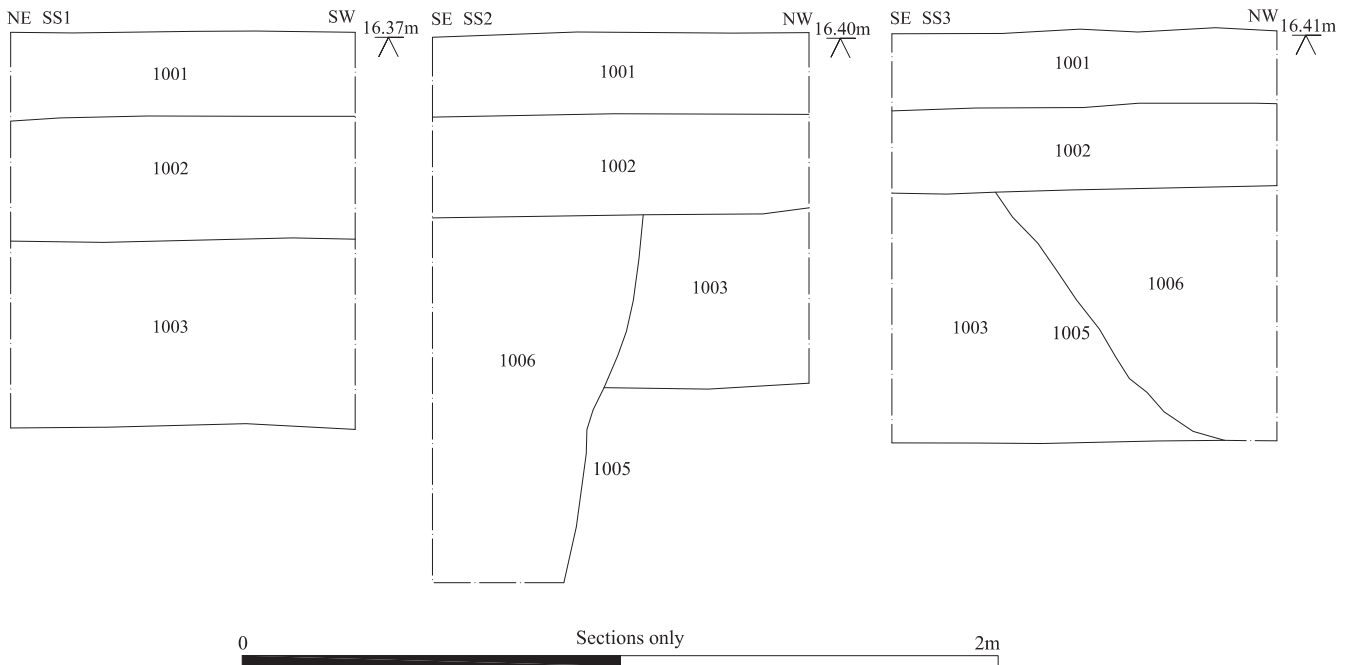
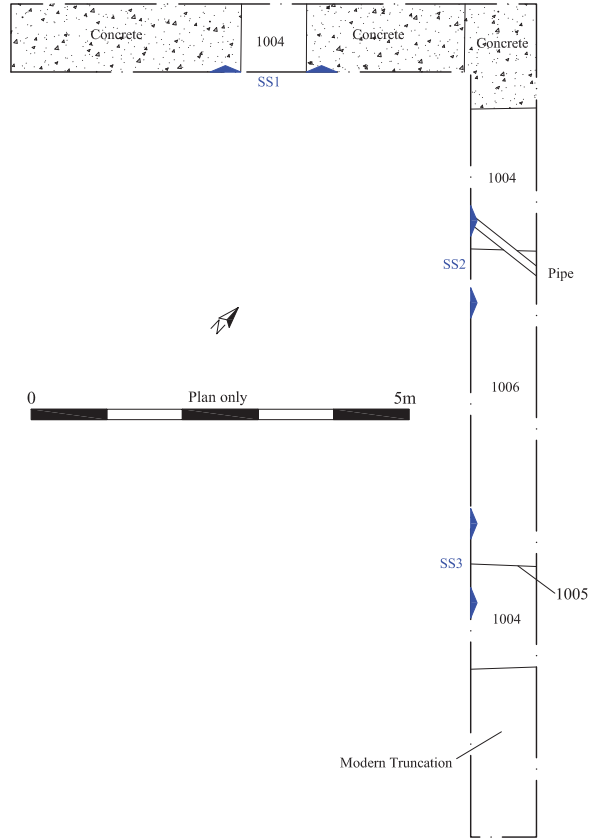
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Fig. 1 Site location plan
 Scale 1:25,000 at A4



0 10m

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Fig. 2 Trench location plan
 Scale 1:250 at A4

Trench 1



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Fig. 3 Trench plan & sections

Scale plan at 1:100 & sections at 1:20 at A4