

**T H A M E S      V A L L E Y**

**ARCHAEOLOGICAL**

**S E R V I C E S**

**74-80 Peach Street, Wokingham,  
Berkshire**

**Archaeological Evaluation**

**by Kyle Beaverstock**

**Site Code: 74-80PSW15/231**

**(SU 8145 6872)**

**74-80 Peach Street, Wokingham,  
Berkshire**

**An Archaeological Evaluation  
for CgMs Consulting**

by Kyle Beaverstock  
Thames Valley Archaeological Services Ltd

Site Code 74 - 80 PSW15/231

**October 2015**

## Summary

**Site name:** 74-80 Peach Street, Wokingham, Berkshire

**Grid reference:** SU 8145 6872

**Site activity:** Evaluation

**Date and duration of project:** 24<sup>th</sup> - 25<sup>th</sup> of September 2015

**Project manager:** Steve Ford

**Site supervisor:** Kyle Beaverstock

**Site code:** 74-80PSW15/231

**Summary of results:** The evaluation revealed a small number of features (other than modern services) cut into the natural geology along with a brick wall. All were investigated and proved to be late post-medieval/modern in date. No deposits nor artefact prior to the 19<sup>th</sup> century were revealed.

**Location and reference of archive:** The archive is presently held at Thames Valley Archaeological Services, Reading and will be deposited in an appropriate designated museum or repository (to be decided by the local planning authority).

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[www.tvas.co.uk/reports/reports.asp](http://www.tvas.co.uk/reports/reports.asp).*

Report edited/checked by:	Steve Ford ✓ 06.10.15
	Steve Preston ✓ 05.10.15

# 74 – 80 Peach Street, Wokingham, Berkshire An Archaeological Evaluation

by Kyle Beaverstock

Report 15/231

## Introduction

This report documents the results of an archaeological field evaluation carried out at 74-80 Peach Street, Wokingham, Berkshire (SU 81449 68718) (Fig. 1). The work was commissioned by Mr Paul Chadwick of CGMS Consulting, 140 London Wall, London, EC2Y 5DN on behalf of Careys New Homes Ltd. Planning permission (F/2014/1317) has been gained from Wokingham Borough Council for the demolition of the existing building and the construction of retail and residential units. However, a condition (17) relating to archaeology has been placed on the proposal.

This is in accordance with the Department for Communities and Local Government's *National Planning Policy Framework* (NPPF 2012), and the Council's policies on archaeology. The field investigation was carried out to a specification approved by the council as advised by Ms Ellie Leary, Archaeology Officer for Berkshire Archaeology. The fieldwork was undertaken by Kyle Beaverstock, Will Attard and Sophie Frampton between the 24<sup>th</sup> and 25<sup>th</sup> of September and the site code is 74-80PSW/231. The archive is presently held at Thames Valley Archaeological Services, Reading and will be deposited at an appropriate designated museum or repository (to be decided by the local planning authority).

## Location, topography and geology

The site is located in the historic centre of Wokingham, bounded by Peach Street along the southern edge, Cross Street to the east and north and standing structures to the west (Fig. 2). A building occupies the southern half of the site while the northern half was used as a car park, in which were placed all of the trenches. The car park sloped from 70m above Ordinance Datum (aOD) on the western side to 68.6m on the eastern side. The underlying geology as observed in the trenches was Plateau Gravel (BGS 1946).

## Archaeological background

The archaeological potential of the site has been summarised in a desk-based assessment (ACD 2014). In summary this potential stems from its location within the historic core between what is considered to be the two

main streets of the town, Peach Street and Rose Street (Astill 1978). The place name of Wokingham has Saxon origins but no finds or deposits of Saxon date have yet been found. Wokingham is not mentioned in Domesday Book but this is probably a quirk of the administrative set up with its entry subsumed within that for Sonning as a detached portion of Wiltshire (Astill 1978). In medieval times the settlement was chosen by the Bishop of Salisbury as the site for a planned town. The most notable fieldwork within the town took place on Cross Street (and possibly partly into the proposal site) and revealed a succession of medieval and post-medieval buildings (Morris and Jones 1990). Other fieldwork relatively close to the proposal site (eg Bray 2015) have revealed few deposits of interest. Several post-medieval listed buildings are located in the vicinity.

## **Objectives and methodology**

The purpose of the evaluation was to determine the presence/absence, extent, condition, character, quality and date of any archaeological deposits within the area of development. The specific research aims of this project were;

- To determine if archaeologically relevant levels have survived on this site.
- To determine if archaeological deposits of any period are present.
- To determine if additional medieval and early post-medieval deposits are present on the site.
- To provide sufficient information to construct an archaeological mitigation strategy.
- To determine the exact location of the previous fieldworks on the site

## **Results**

Trenches 1 and 2 were dug where intended, however, both had to be shortened due to the presence of low voltage power cables. Therefore, a third trench was excavated near the western boundary in order to meet the agreed sample size of the project. The trenches ranged in length from 8m to 19.2m long and from 0.45m to 1.17m in depth. All spoilheaps were observed for finds. A complete list of trenches giving lengths, breadths and depths with a description of the stratigraphy and geology is given in Appendix 1. Excavated features are summarised in Appendix 2.

### Trench 1 (Figs 3 and 4; Pls 1 and 3)

Trench 1 was aligned SW - NE and was 19.2m long and 0.55m deep. The stratigraphy consisted of 0.05m of Tarmac, 0.23m of concrete and 0.27m of made ground overlying natural geology. A wall (53) was recorded

which was c.1.6m long and 0.3m wide and c.0.3m high. A brick sample (1) and finds from the abutting deposit (57) indicate that the wall is of late 19<sup>th</sup> century date. Several modern services were also revealed. No deposits of archaeological interest were recorded.

#### Trench 2 (Figs 3 and 4; Pl. 2)

Trench 2 was aligned SW- NE and was 19m long and 0.45m deep. The stratigraphy consisted of 0.06m of Tarmac, 0.14m of concrete, 0.07m of hoggin and 0.18m of made ground overlying natural geology. Just a single posthole (1) was recorded which was 0.24m in diameter and 0.14m deep. No dating evidence was recovered from it. Several modern services were also revealed.

#### Trench 3 (Figs 3 and 4; Pl. 4)

Trench 3 was aligned NW-SE and was 8m long and 1.17m deep. The stratigraphy consisted of 0.07m of Tarmac, 0.3m of concrete, 0.5m of hoggin and 0.3m of made ground overlying natural geology. Three intercutting pits (3, 4 and 5) were uncovered and excavated, they contained various late post-medieval/modern material including 'china', window glass and clay pipe stems (retained on-site).

### **Finds**

A brick sample (1) was taken from wall 53 and was deemed to be of late 19<sup>th</sup> to early 20<sup>th</sup> century in origin which corresponds with the finds recovered from deposit 57 and also the finds recovered from pits 4 and 5.

### **Conclusion**

Despite the potential for archaeological features to be present within this central location of the town and with excavated medieval deposits recorded nearby on Cross Street, the fieldwork has failed to reveal the presence of any deposits of archaeological interest. A number of modern services, 19<sup>th</sup> century pits and a wall were recorded, the latter possibly present on the Ordnance Survey map of 1933, but earlier deposits were absent. Whilst some truncation of the site has taken place with made ground lying directly above the natural geology, the survival of the 19<sup>th</sup> century features suggests that this truncation was not exceptionally deep. Thus the absence of early post-medieval or earlier deposits appears to be a genuine observation.

## References

- ACD 2014, 74-80 Peach Street, Wokingham, Berkshire, Archaeology and Heritage Assessment, ACD Ecology, Malmesbury
- Astill, G G, 1978, *Historic towns in Berkshire; an archaeological appraisal*, Berkshire Archaeol Comm Publ **2** Reading
- BGS, 1946, *British Geological Survey*, 1:50,000, Sheet 268, Drift Edition, Keyworth
- Bray, D, 2015, 65-7 Peach Street, Wokingham, Berkshire, an archaeological watching brief, Thames Valley Archaeological Services report 15/81, Reading
- Morris, E and Jones, N, 1990, 'Excavations at Cross St., Wokingham, 1974-75', *Berkshire Archaeol J* **73**, (for 1986-90), 105–15
- NPPF, 2012, *National Planning Policy Framework*, Dept Communities and Local Govt, London

## APPENDIX 1: Trench details

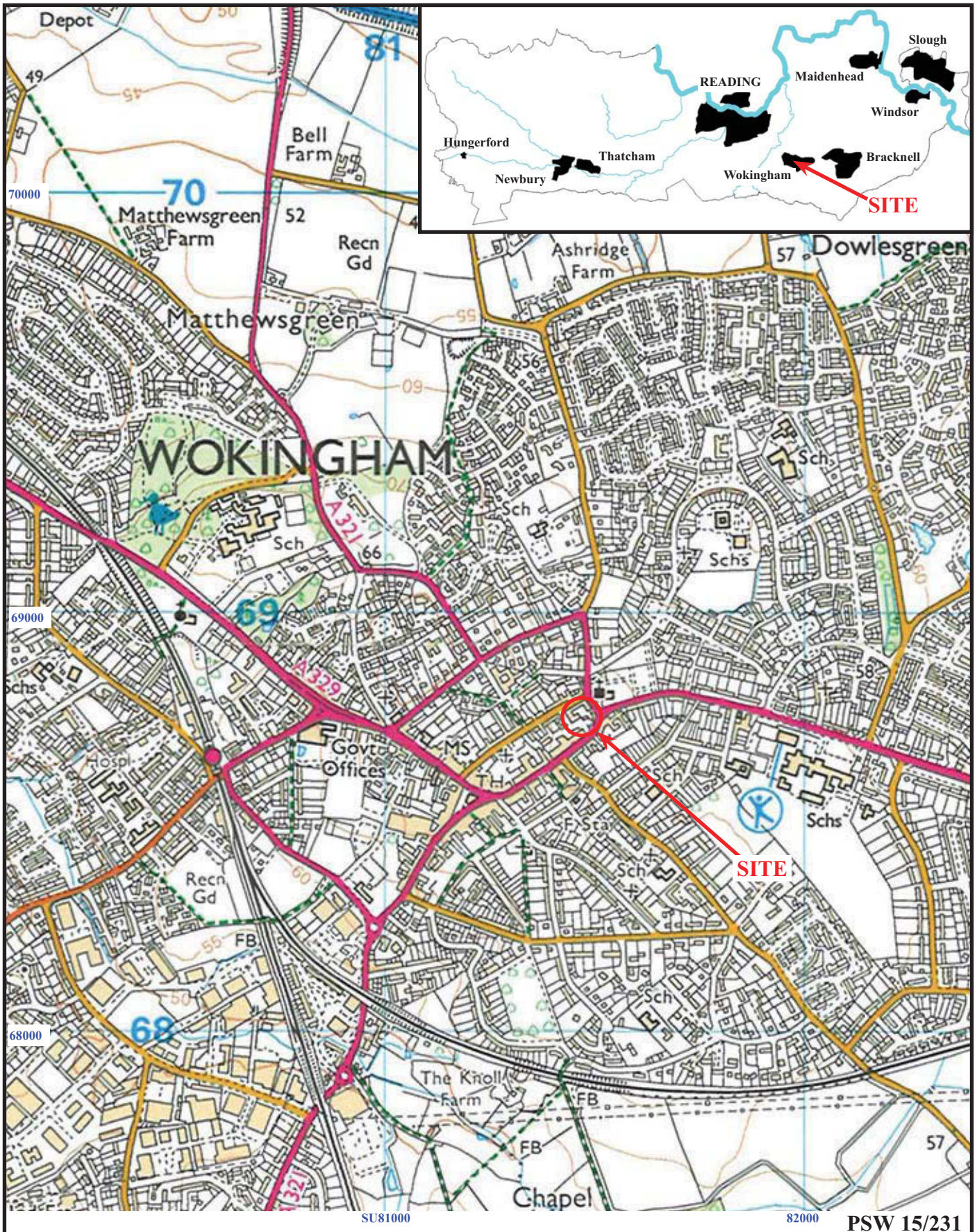
0m at north-east, south-west and western ends

Trench	Length (m)	Breadth (m)	Depth (m)	Comment
1	19.2	1.6	0.55	0-0.5m Tarmac; 0.05 – 0.28m concrete; 0.28m-0.55m made ground (grey gravelly sand with brick/tile); 0.55m+ gravel natural geology. Wall (53) <b>[Pls 1 and 3]</b>
2	19	1.6	0.45	0-0.6m Tarmac; 0.06 – 0.2m concrete; 0.2-0.27m hoggin; 0.27 – 0.45m made ground; 0.45m+ gravel natural geology. Posthole (1) <b>[Pl. 2]</b>
3	8	1.6	1.17	0-0.07m Tarmac; 0.07 – 0.37m concrete; 0.37 – 0.87m hoggin; 0.87-1.17m made ground; 1.17m+ gravel natural geology. Pit(s) (3, 4 and 5) <b>[Pl. 4]</b>



## APPENDIX 2: Feature details

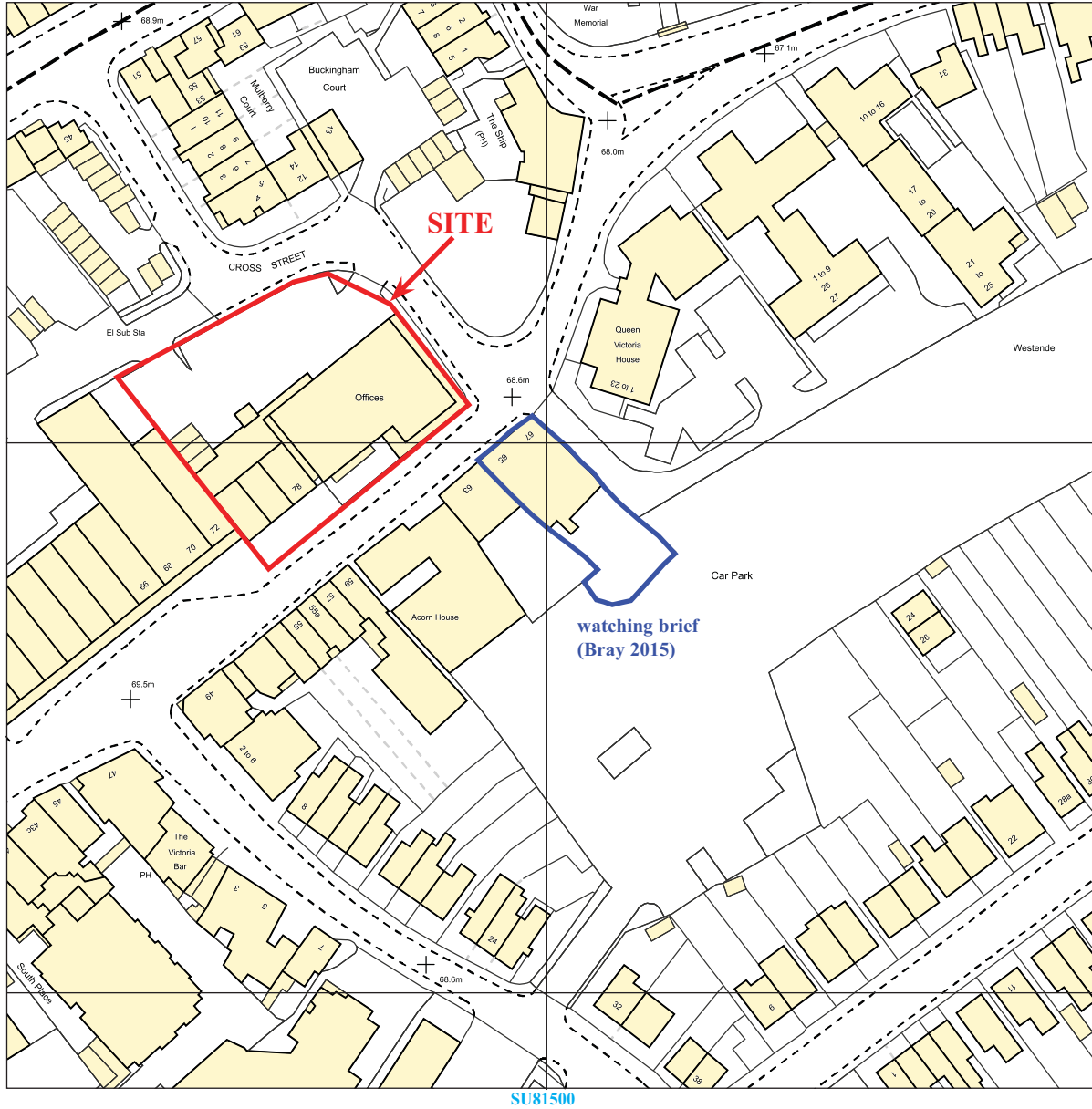
Trench	Cut	Fill (s)	Type	Date	Dating evidence
2	1	52	Posthole	Unknown	-
1	2	53	Wall	Post-Medieval/modern	Brick
3	3	54	Pit	Post-Medieval/modern	Stratigraphic
3	4	55	Pit	Post-Medieval/modern	China, glass, brick/tile
3	5	56	Pit	Post-Medieval/modern	China, Brick/tile, Clay pipe
1		57	Deposit	Post-Medieval/modern	China, glass



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Figure 1. Location of site within Wokingham and Berkshire.

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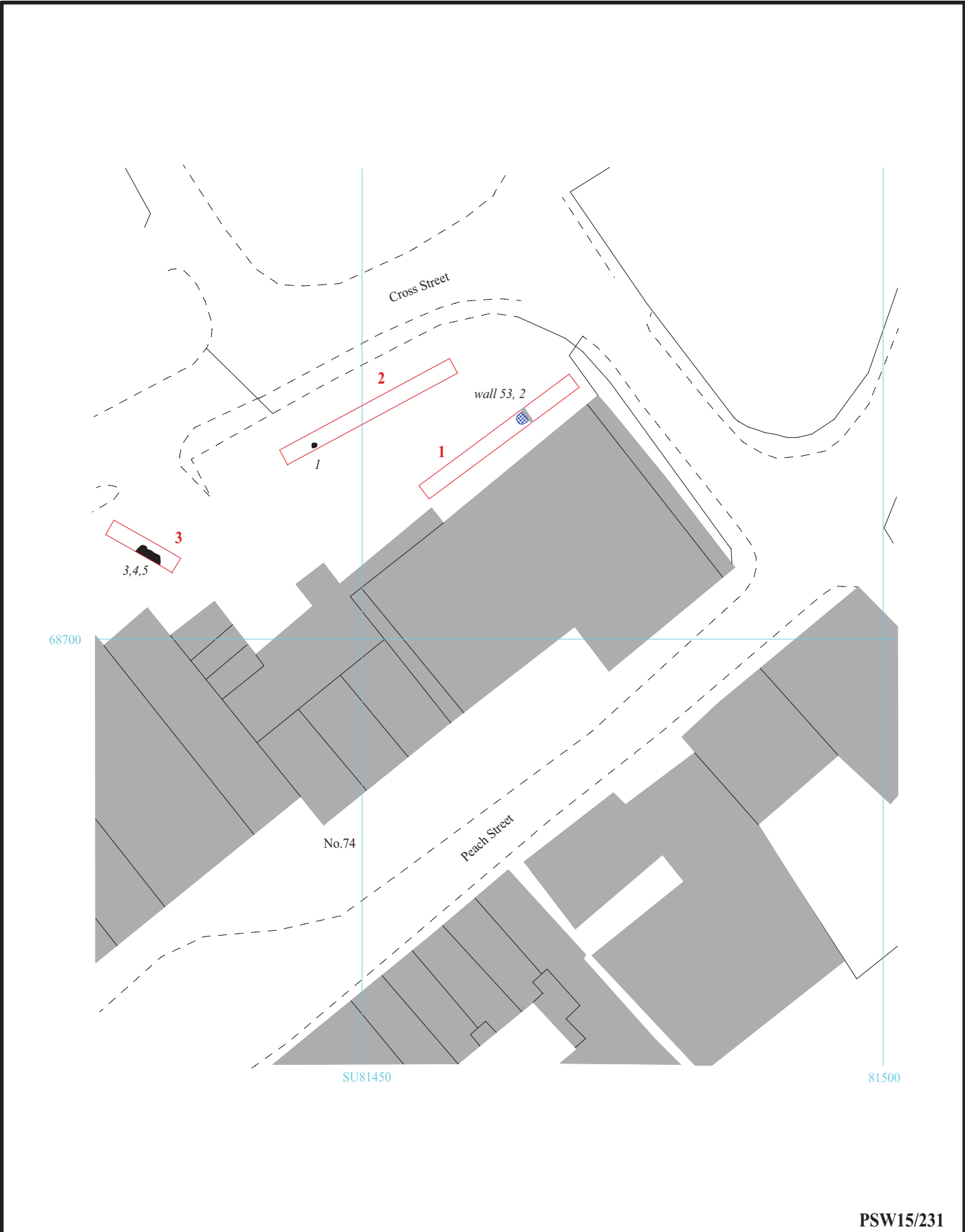


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Figure 2. Detailed location of site off Peach Street.

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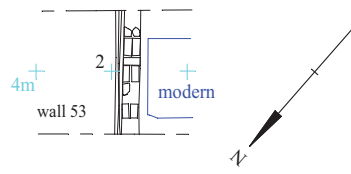
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Figure 3. Location of trenches.

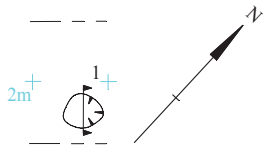


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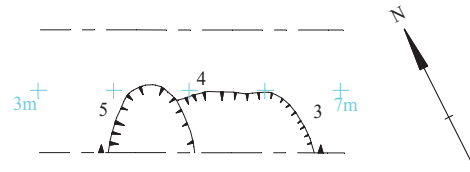
Trench 1



Trench 2



Trench 3



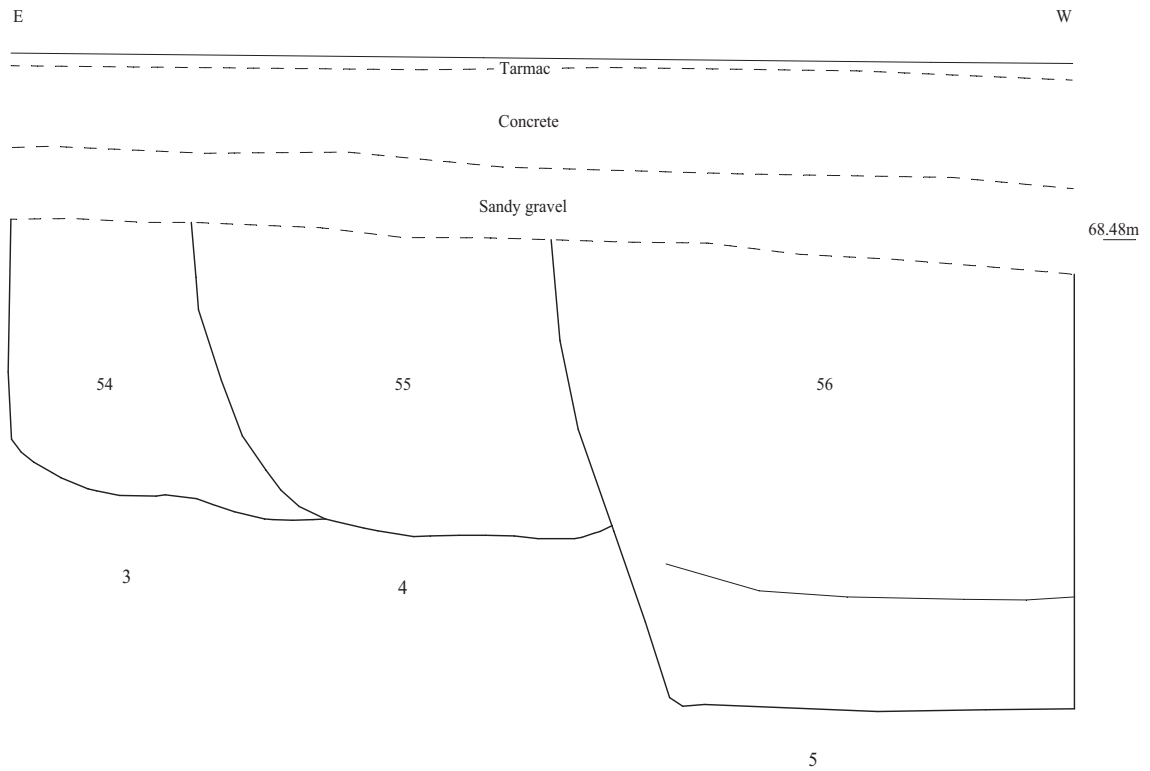
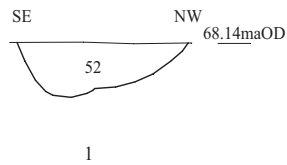
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Figure 4. Plan of trenches.



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Figure 5. Sections.





Plate 1. Trench 1, looking south west, Scales: horizontal 2m and 1m, vertical 0.5m.



Plate 2. Trench 2, looking north east, Scales: horizontal 2m and vertical 0.5m.

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Plates 1 - 2.**

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Plate 3. Trench 1, wall 53 [2], looking south west, Scales: horizontal 1m and 0.3m, vertical 0.1m.



Plate 4. Trench 3, pits 3, 4 and 5, looking south west, Scales: horizontal 2m, vertical 1m.

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Plates 3 - 4.

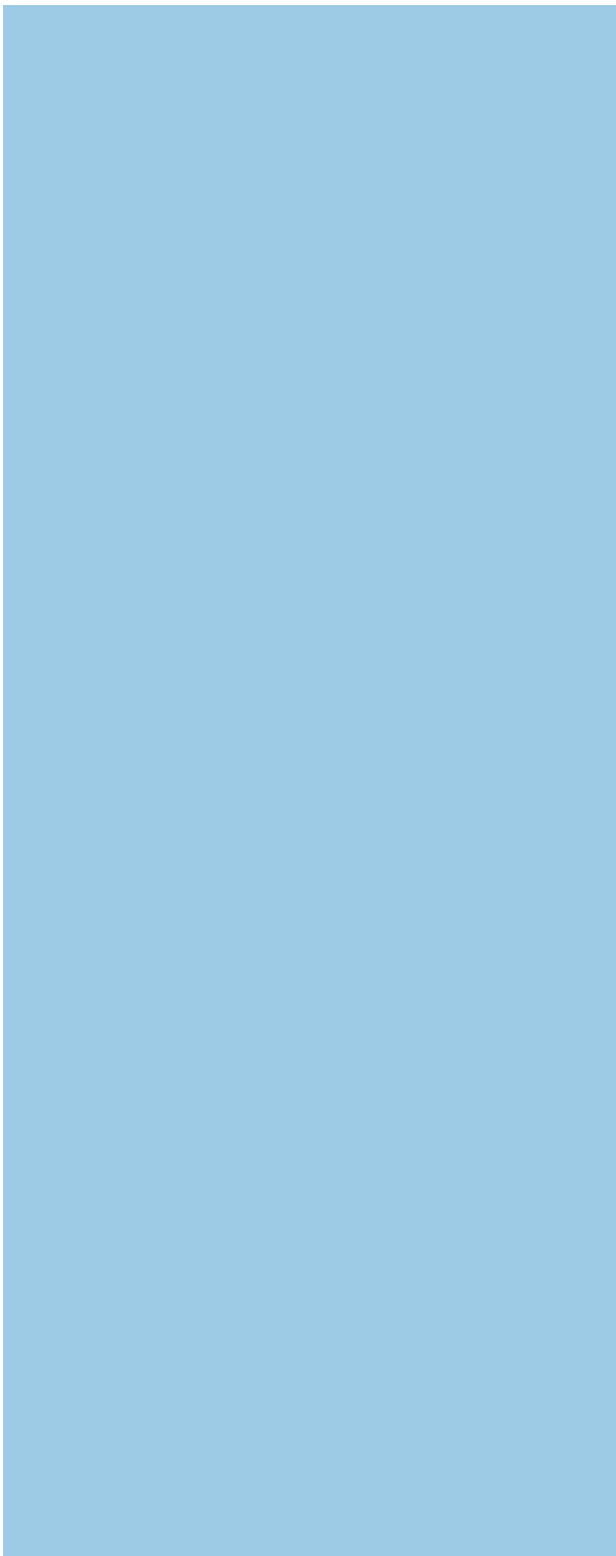
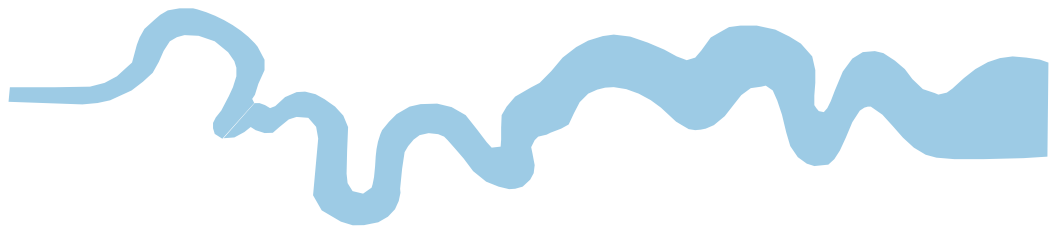
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## TIME CHART

	Calendar Years
Modern _____	AD 1901
Victorian _____	AD 1837
Post Medieval _____	AD 1500
Medieval _____	AD 1066
Saxon _____	AD 410
Roman _____	AD 43
Iron Age _____	BC/AD 750 BC
Bronze Age: Late -----	1300 BC
Bronze Age: Middle -----	1700 BC
Bronze Age: Early -----	2100 BC
Neolithic: Late .....	3300 BC
Neolithic: Early .....	4300 BC
Mesolithic: Late .....	6000 BC
Mesolithic: Early .....	10000 BC
Palaeolithic: Upper .....	30000 BC
Palaeolithic: Middle .....	70000 BC
Palaeolithic: Lower .....	2,000,000 BC





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