

Archaeological Services & Consultancy Ltd

WATCHING BRIEF: MANOR FARM, CHURCH ROAD CHOLSEY OXFORDSHIRE

on behalf of Pineapple Developments Ltd



Nigel Wilson HND AIFA

November 2007

ASC: 903/CMF/2

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Site Data

<i>ASC site code:</i>	CMF	<i>Project no:</i>	903
<i>County:</i>	Oxfordshire		
<i>Village/Town:</i>	Cholsey		
<i>Civil Parish:</i>	Cholsey CP		
<i>NGR (to 8 figs):</i>	SU 58348 87139 (centred)		
<i>Extent of site:</i>	0.76 ha		
<i>Present land use:</i>	Farm buildings and yards		
<i>Planning proposal:</i>	Conversion for B1 commercial use, inc. landscaping etc		
<i>Local Planning Authority:</i>	South Oxfordshire District Council		
<i>Planning application ref/date:</i>	P02/W0180		
<i>Client:</i>	Pineapple Developments Ltd 4 Carters Row The Melon Ground Hatfield Herts AL9 5NB		
<i>Contact name:</i>	Alison Macdonald		

Internal Quality Check

<i>Primary Author:</i>	Nigel Wilson	<i>Date:</i>	8 th November 2007
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<i>Revisions:</i>		<i>Date:</i>	
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<i>Edited/Checked By:</i>		<i>Date:</i>	
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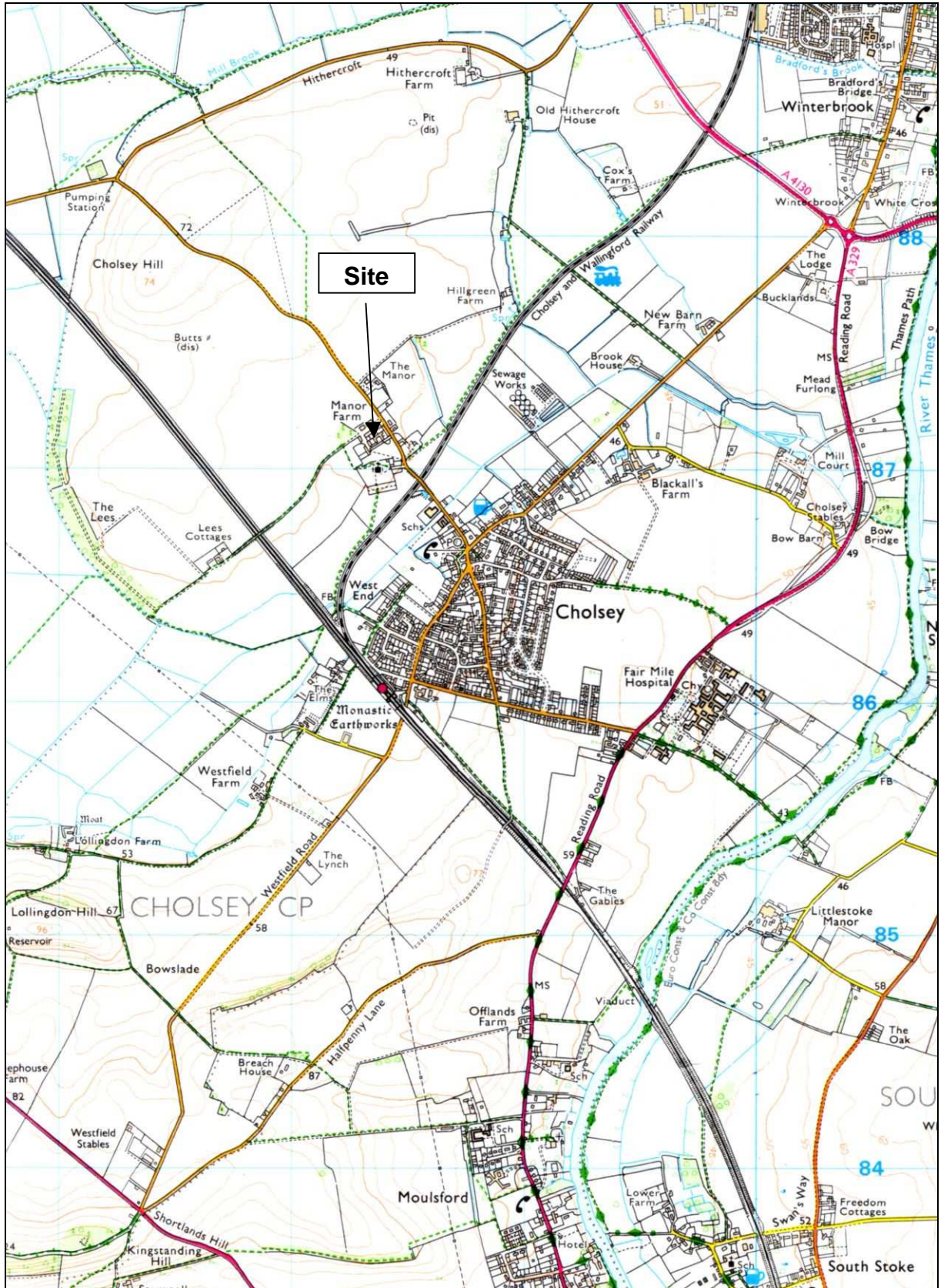


Figure 1: General location (scale 1:25,000)

Summary

Between April and October 2007, a watching brief was maintained on groundworks at Manor Farm Cholsey, during conversion of the site to commercial office use. It has been suggested that Manor Farm is on the site of a monastic grange belonging to Reading Abbey, and a large tithe barn known as Cowper's Barn existed on the site until 1815 when it was taken down. No evidence to confirm the existence of the grange was found during the watching brief. The only features exposed within the farmyard were a number of compacted post medieval yard surfaces, a brick lined well which later in its life had been converted to pump use by capping the top and inserting a metal pipe, and a short length of southeast to northwest wall footing in one of the service runs. This footing was constructed of modern frogged bricks and older handmade bricks. The presence of older reused bricks may indicate that there had been older buildings predating the current farm buildings on the site. Five 85m trenches for a geothermal heating system were excavated in the field between Manor Farm and the church. Other than modern services, the only features exposed were a number of irregular pits which might have been excavated for sand and gravel extraction

1 Introduction

1.1 Between April and October 2007 *Archaeological Services and Consultancy Ltd* (ASC) carried out a watching brief at Manor Farm, Cholsey, Oxfordshire (NGR SU 58348 87139; Fig. 1). The project was commissioned by *Pineapple Developments Ltd*, and was carried out according to a brief (Smith 2007) prepared on behalf of the local planning authority (LPA), *South Oxfordshire District Council*, by their archaeological advisor (AA), *Oxfordshire County Archaeological Services*, and a project design prepared by ASC (Zeepvat 2007). The relevant planning application reference is P02/W0180.

1.2 *Planning Background*

This watching brief has been required as a planning condition under the terms of *Planning Policy Guidance Note 16* (PPG16), in response to proposals for the conversion of the farm buildings to B1 commercial use, along with associated landscaping, parking areas and services.

1.3 *Location & Description*

The village of Cholsey is located in the Thames valley, c.3km south of Wallingford, in the South Oxfordshire District of Oxfordshire (Fig. 1). Manor Farm lies c.0.7km north-west of the village centre, on Church Road, a minor road leading to South Moreton. The site, comprising the farmyards and farm buildings, occupies a total area of 0.759 hectares, on the south side of Church Road, which provides access (Fig. 2). The parish church, dedicated to St Mary, lies outside the present village, less than 100m south of the farm buildings.

1.4 *Services, Buildings, Etc*

Manor Farm contains a number of historic farm buildings, several of which are listed. Between these are areas of concrete hard standing. At the south-west corner of the site are three farm cottages.

1.5 *Geology & Topography*

The brief notes that the site is located at an elevation of c.50m OD, on a small island of Second Terrace Deposits, surrounded by Upper Greensand. Soils in the area appear to belong to the Hucklesbrook Association (Soil Survey 1983, 571w), described as “well drained coarse loamy and some sandy soils, commonly over gravel. Some similar permeable soils affected by groundwater. Usually on flat land.”

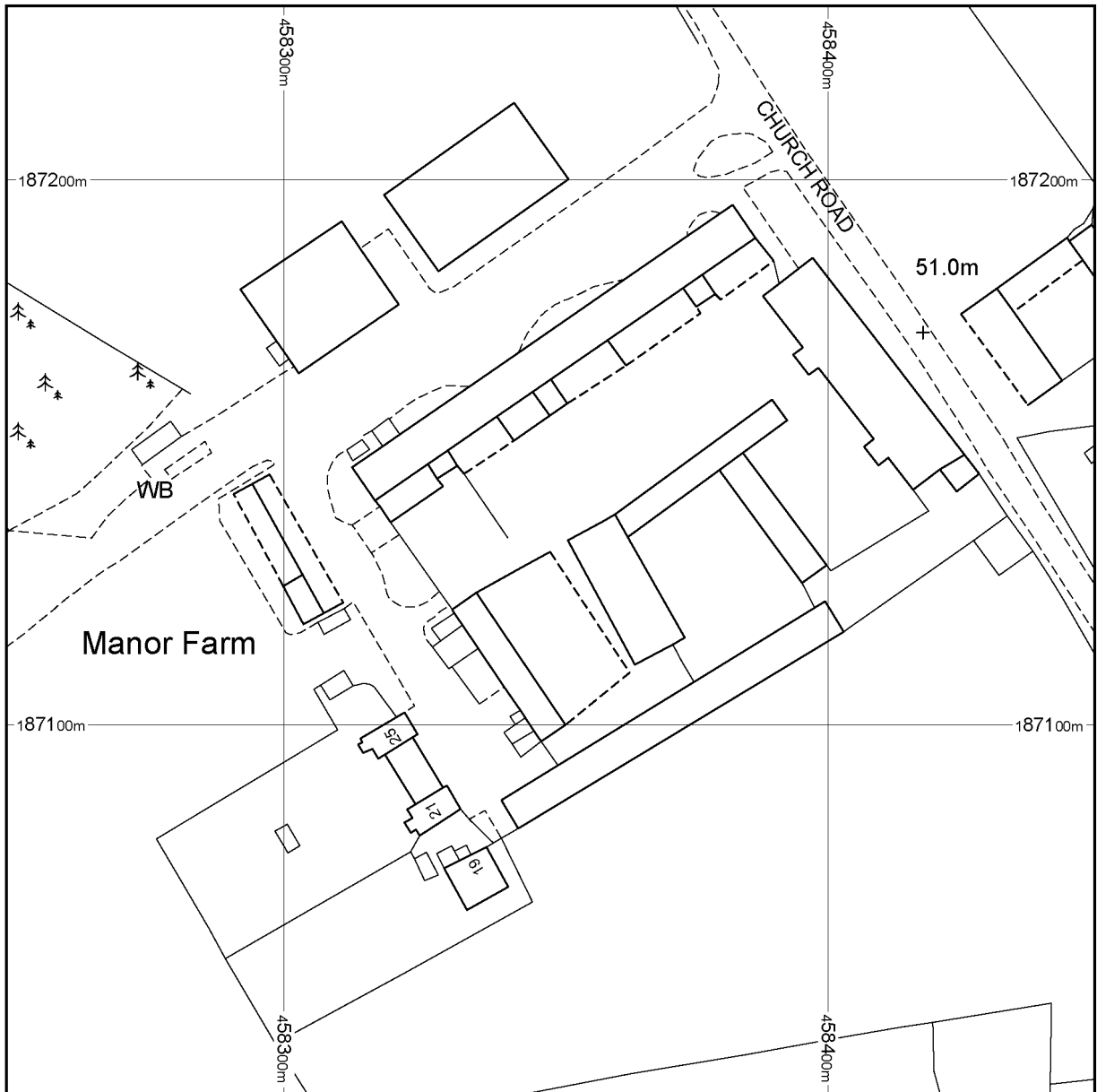


Figure 2: Site plan (scale 1:1250)

2 Aims & Methods

2.1 Aims

The aims of the watching brief were:

- To ensure the archaeological monitoring of all aspects of the development programme likely to affect archaeological remains.
- To secure the adequate recording of any archaeological remains revealed by the development programme.
- To secure the analysis, conservation and long-term storage of any artefactual/ecofactual material recovered from the site.

2.2 Standards

The work conformed to the project design, to the relevant sections of the Institute of Archaeologists' *Code of Conduct* (IFA 2000) and *Standard & Guidance Notes* (IFA 2001), and to the relevant sections of ASC's own *Operations Manual*.

2.3 Methods

The work was carried out according to the brief (Section 3), which required:

- A formal programme of observation and investigation conducted during any operations on site that may disturb or destroy archaeological deposits, resulting in the preparation of a report and ordered archive

2.4 Constraints

During the monitoring visits full co-operation was given by the on site contractors and no constraints were encountered during the watching brief.

3 Archaeological & Historical Background

The brief notes that Manor Farm lies within an area of archaeological potential. Roman pottery has been recorded to the east of Church Road, c.200m north-east of the site (HER 2680). Excavations for a sewer pipe trench in the fields between the farm and the church revealed a number of pits and postholes (HER 7633). One pit contained the bones of four adults and one child, while another contained sherds of Roman and medieval pottery. It is likely that the Roman pottery was residual, and that the burials are of medieval date. St Mary's Church was a Saxon minster, and Saxon fabric survives within the existing building. It is likely that Manor Farm stands on the site of a medieval Grange belonging to Reading Abbey. Until its demolition in 1815 a massive Tithe barn, *Cowper's Barn*, stood on the site (HER 7750). It measured about 100m in length, and 17m high. Some of the material from it was used in the construction of Manor Farm.

Manor Farm contains the following listed buildings:

- HER 20734. Manor Farmhouse. Grade II. A mid 18th-century two-storey red brick building with random grey brick headers, and old plain tile half-hipped roof.
- HER 20735. Group of three barns, now linked to form one building. Six-bay barn with seven-bay barns to left and right. Dated 1815 on tie beam to centre, reusing material from Cowpers Barn. A mixed stone and flint building with stone dressings and red brick dressings. Curved principal roof, with some reused timber.
- HER 20736. Aisled barn, eleven bays, probably early 18th-century date, 100m north-east of Manor Farmhouse
- HER 20737. Stables, probably early 18th century. Knapped flint and coursed limestone rubble with red brick dressings. About 5m north of Manor Farmhouse.

4 Results

- 4.1 Fourteen watching brief visits were made between 2nd April and 25th October 2007 (Fig 3). Each visit was recorded on a standard ASC Field Monitoring Sheet and a photographic record maintained. Though the South Oxfordshire Conservation Officer did not require any historic building recording prior to the conversion of the barns, a rapid sketch of one of the frames was produced, of the north-eastern barn (Fig 4).
- 4.2 The natural strata comprised yellow sandy gravel, overlying yellow to blue grey clays (Plate 2).
- 4.3 Within the north-eastern barn sixteen 1.5 x 1.5m pits for the supports for the mezzanine floor were excavated (Plate 1). Each pit was *c.* 600mm deep, the upper 150-200mm comprising modern building debris, below which the natural yellow sandy gravel was observed.
- 4.4 Outside the barns a series of 500mm service trenches were excavated. Each trench was monitored for the presence of archaeological remains. Within the trenches a number of possible shallow features were observed. None of these features produced any dating material. However it has been suggested that these features might relate to the more recent occupation of the site. A series of compacted chalk farmyard surfaces were also observed in the service trenches. These features are discussed in detail on the Field Monitoring Sheets (Appendix 1). A similar deposition profile was noted in each trench, comprising 300-500mm of modern debris (C19/20th) above the natural.
- 4.5 A 1.05m diameter brick (64x105x23mm) lined well was located to the south west of the north easternmost barn in the angle between two smaller barns. The well was *c.* 7m deep and had a metal pipe rising up its centre. Prior to the start of the watching brief during the preliminary site clearing, a vaulted capping over the well shaft had been removed, exposing a metal pipe (Plate 3).
- 4.6 A southeast to northeast orientated brick wall located towards the southeast corner of the site was observed in one of the trenches. This wall footing comprised a combination of modern and older possibly handmade bricks. No features or deposits defiantly pre dating the 19th century were seen in any of the excavated trenches.
- 4.7 Five parallel 85m long SW – NE trenches for a geo-thermal heating system were excavated in the field to the south of the farm. The trenches were centred *c.* 5m intervals and were 1m wide and 1.5m deep. Topsoil over the field was *c.* 0.2m deep. At the base of the topsoil there was a light scattering of broken tile and brick across the whole field. Below the tile scatter natural coarse sands were observed. The only features observed cut into the sand were a number of irregular pits ranging in size from *c.* 1.0 -0.5m across. It seems likely that these pits were originally dug to acquire sand or gravel.

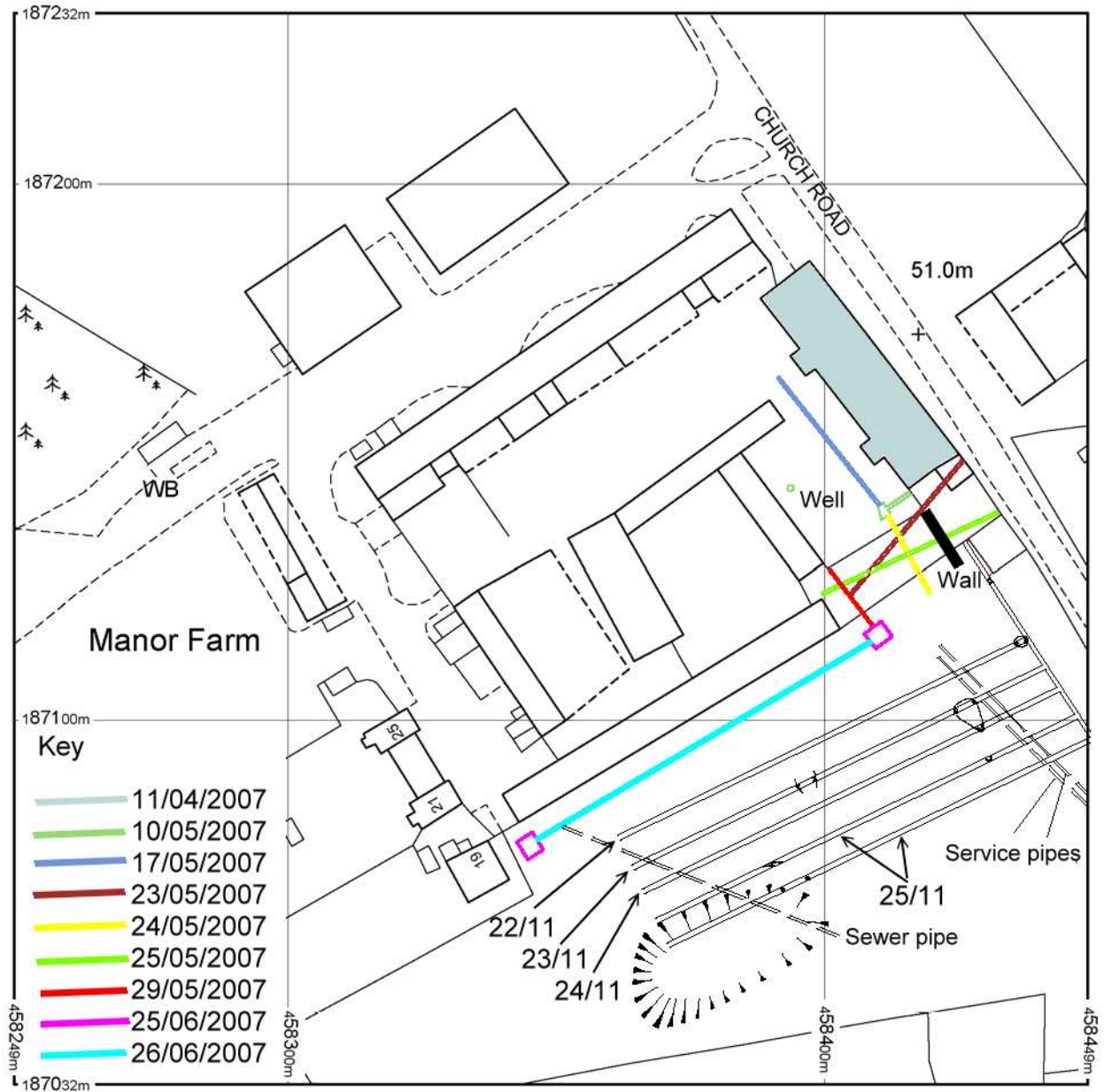


Figure 3: Plan showing the area watched on each monitoring visit (scale 1:1250)

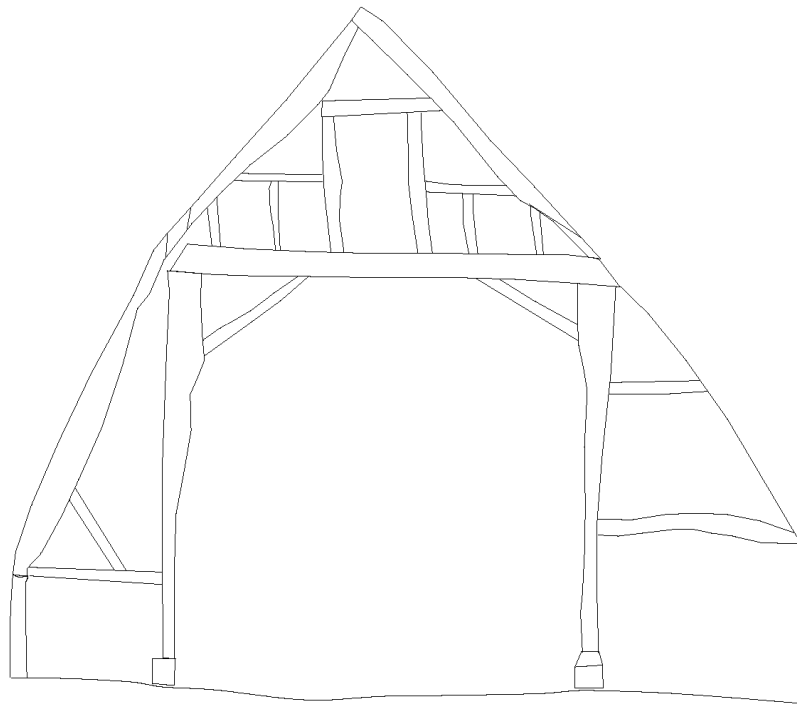


Figure 4: Northeast barn, sketch of one of the timber frames.



Plate 1: Excavated pits for the mezzanine floor supports in the northeastern barn



Plate 2: Typical profile seen in the farmyard trenches



Plate 3: Well and pipe for the pump



Plate 4: Possible drainage gully below the farmyard surface and associated makeup



Plate 5: Location of the geo-thermal pipe trenches

5. Conclusions

- 5.1 From the rapid historical background search it is clear that Manor Farm lies in an area of considerable archaeological interest. It is suggested that Manor Farm has its origin as a monastic grange. The large *Cowper's Barn* survived on site until it was demolished in 1815. Though not specifically looked for during the watching brief it has been suggested that parts of the tithe barn were reused after the barn was taken down in some of the existing buildings around the Manor Farm complex.
- 5.2 The brick lined well revealed in the farmyard probably started life as a simple bucket on a rope type well but by the end of its life the metal pipe had been installed, presumably with a pump on top.
- 5.3 The soil profiles observed within the new service trenches clearly demonstrate that much of the land around Manor Farm has been disturbed to a depth of *c.* 500mm in relatively recent times. Whilst the wall footing seen towards the southeast side of the site contained some small handmade bricks, the presence of modern frogged bricks clearly shows that this wall was built in recent times, though it is possible that it is on the line of an older wall.
- 5.4 A number of small gullies probably associated with drainage around the farm yard were observed sealed below the debris. As no dating material was recovered from any of these small features it is impossible to say with any certainty when they were in use, however it seems likely that they are associated with the farm.
- 5.5 The watching brief at Manor Farm has demonstrated that much of the site has been highly disturbed and the potential for significant undisturbed archaeological remains surviving is low. However, it is clear that a number of small gullies do survive and future excavation work on the site might enable them to be plotted and possibly dated by examination of pottery from their fill. It is also conceivable that some undisturbed areas associated with the medieval grange may survive in areas not truncated by the current works.
- 5.6 Though human burials were found in the field to the south-east of the farm when an earlier sewer pipe was constructed, observation of the five long trenches for the geo-thermal heating pipes failed to reveal any additional burials. The light scatter of broken tile observed below the topsoil is entirely consistent with what would be expected in a field next to a long established farm. The pits observed in the trenches were probably for sand and gravel extraction.
- 5.7 *Confidence Rating*

The watching brief was carried out over a number of visits by four highly experienced archaeologists who all drew the same conclusion that the site had been highly disturbed during the 19th century. We can therefore be confident that the results accurately reflect the surviving archaeological deposits on the site in the areas examined.

6. Acknowledgements

ASC is grateful to *Pineapple Developments Ltd* for commissioning the watching brief. We would also like to thank Steve Muncer of Pineapple Developments Ltd/ TRAK Special Projects and all the contractors on site for their assistance on site during the watching brief.

Paul Smith of Oxfordshire County Archaeological Services prepared the brief and monitored the project.

The project was managed by David Fell BA MA MIFA and the monitoring visits were carried out by Teresa Hawtin, Nigel Wilson, David Fell and Chris Swain. The report was edited by Bob Zeepvat BA MIFA.

7. Archive

7.1 The project archive will comprise:

1. Brief
2. Project Design
3. Initial Report
4. Clients site plans
5. Site Monitoring Sheets
6. List of photographs
7. B/W prints & negatives
8. CDROM with copies of all digital files.

7.2 The archive will be deposited with Oxfordshire Museums Services store.

8. References

Standards & Specifications

EH 1991 *The Management of Archaeological Projects*, 2nd edition. English Heritage (London).

IFA 2000a Institute of Field Archaeologists' *Code of Conduct*.

IFA 2000b Institute of Field Archaeologists' *Code of Approved Practice for the Regulation of Contractual Arrangements in Field Archaeology*.

IFA 2001 Institute of Field Archaeologists' *Standard & Guidance documents (Desk-Based Assessments, Watching Briefs, Evaluations, Excavations, Investigation and Recording of Standing Buildings, Finds)*.

Smith P 2007 *Manor Farm, Church Road, Cholsey: Design Brief for Archaeological Watching Brief*. Oxfordshire County Archaeology Service, ref. P02/W0180.

Zeepvat B 2007 *Manor Farm, Church Road, Cholsey, Oxon. Archaeological Project Design* ASC Ltd (Ref: 903/CMF)

Secondary Sources

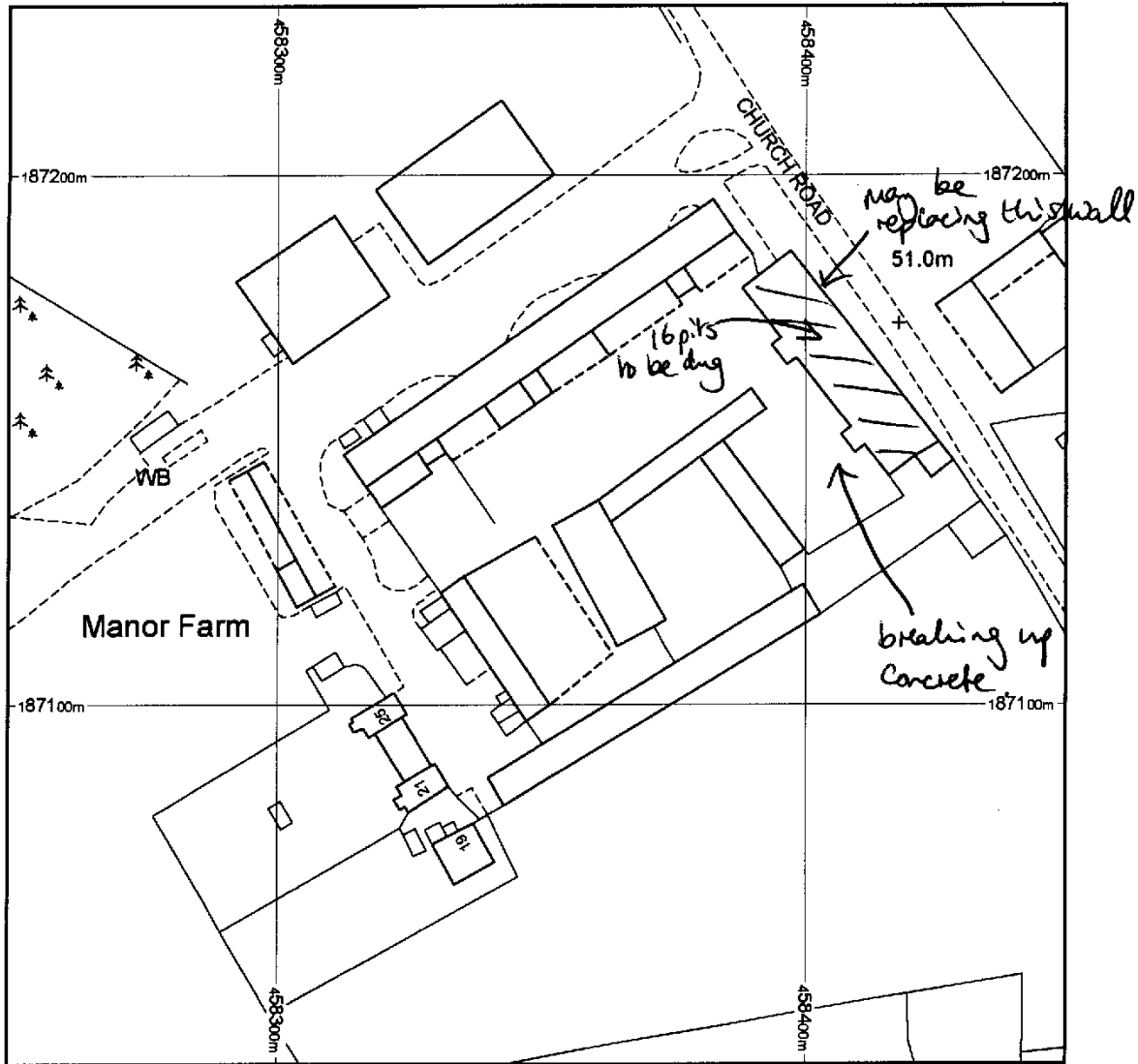
Soil Survey 1983 *1:250,000 Soil Map of England and Wales, and accompanying legend* (Harpenden).

Appendix 1: Monitoring Sheets

A.S.C. LTD		ARCHAEOLOGICAL FIELD MONITORING RECORD				
Project: Manor Farm, Church Rd, Cholsey, Oxon.		Project No/Code: 903 / CMF		Sheet: 1 of 10		
Client/Developer Pinnacle Developments		Date of visit: 2/4/07				
Contact: Steve Muncer			Phone: 07917 388 324			
Duration of Visit (inc. travel):		Start: 9.35 (10.50)		Finish: (11.10) 1-10.		
Completed by: Teresa Hawtin						
Development Type:						
Footings <input checked="" type="checkbox"/>	Services <input checked="" type="checkbox"/>	Roads	Levelling	Quarrying	Pipelines	Other (specify): Renovation
Site & weather conditions: Bright + dry						
Observations:						
Ground works not started yet, probably later this week.						
They will be excavating 16 1x1m pits c. 18" deep inside barn - footings/support for mezzanine floor (making 2 levels)						
Also service trenches + wall nearest road may be replaced.						
Comments:						
Steve will contact me later in week & give as much notice as possible of ground works starting.						

For sketch plan, use reverse

©ASC, 2003





A.S.C. LTD

ARCHAEOLOGICAL FIELD MONITORING RECORD

Project: MANOR FARM CHOLSEY		Project No/Code: 903 / CMF	Sheet: 2 of 10
Client/Developer PINEAPPLE DEVELOPMENTS		Date of visit: 11 APRIL 2007	
Contact: STEVE MUNCER		Phone: 07917 388 324	
Duration of Visit (Inc. travel):	Start: 10:00 09:00	Finish: 14:30	
Completed by: D FELL			
Development Type:			
Footings <input checked="" type="checkbox"/>	Services	Roads	Leveling
			Quarrying
			Pipelines
			Other (specify):
Site & weather conditions: HOT & SUNNY - BUT FAIRLY DARK INSIDE BARN. NO ARTIFICIAL LIGHT - BUT NATURAL LIGHT THROUGH OPENINGS IN WALL			
Observations: MONITORING OF DECAVATION OF FOOTING TRENCHES 16 HOLES OPENED EACH TRENCH 0.15m SQUARE & 0.6m DEEP UPPER 150-200mm COMPRESSES MODERN DEBRIS. NATURAL SANDY GRAVEL - YELLOW IN COLOUR BELOW. NO ARCHAEOLOGICAL REMAINS PRESENT. ALSO MADE NOTES ON THE BUILDING STRUCTURE (PTO)			
Comments: FURTHER VISIT REQUIRED TO MONITOR SERVICE RUN ACROSS COURTYARD CLIENT WILL CONTACT ASC.			

For sketch plan, use reverse

©ASC, 2003

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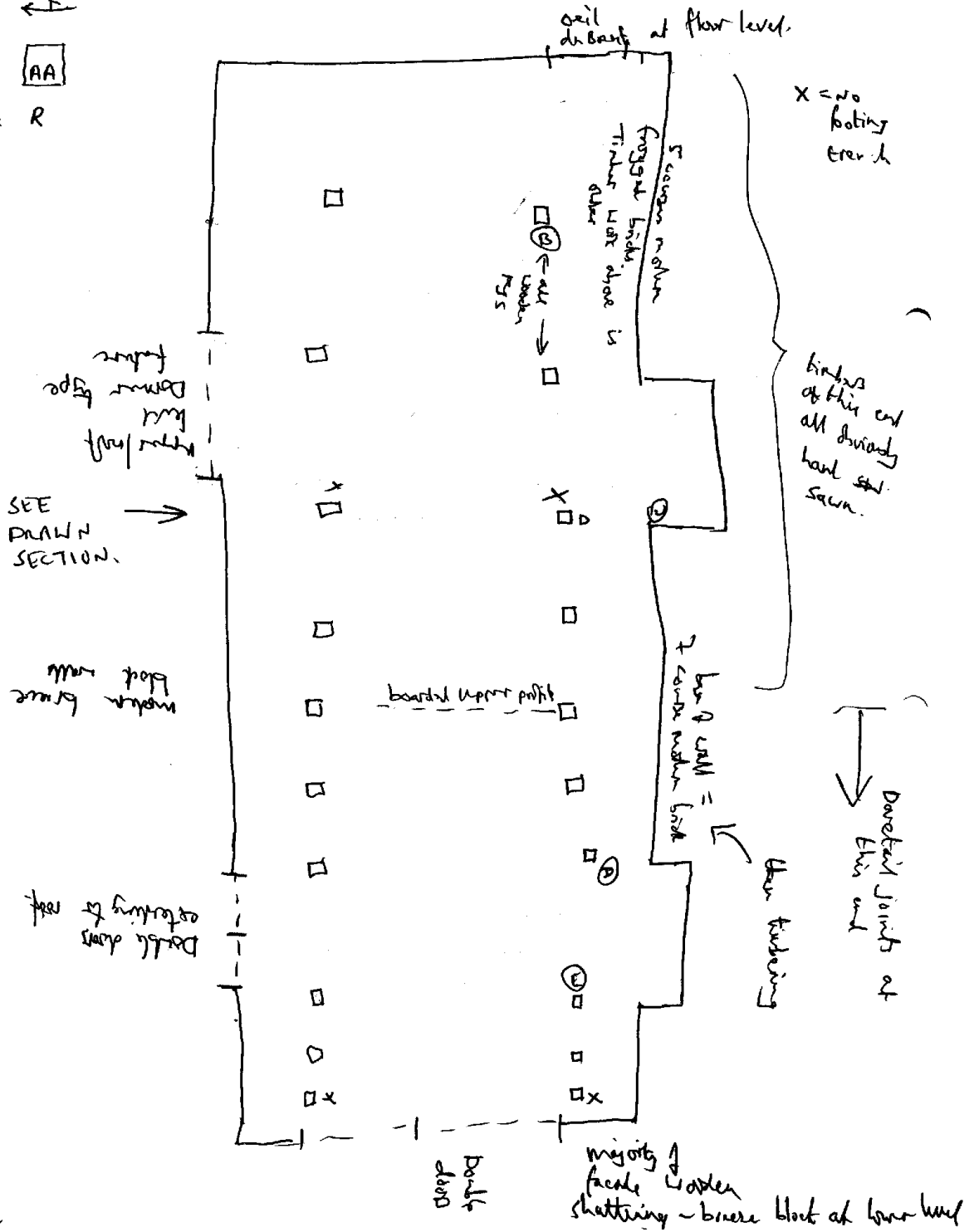
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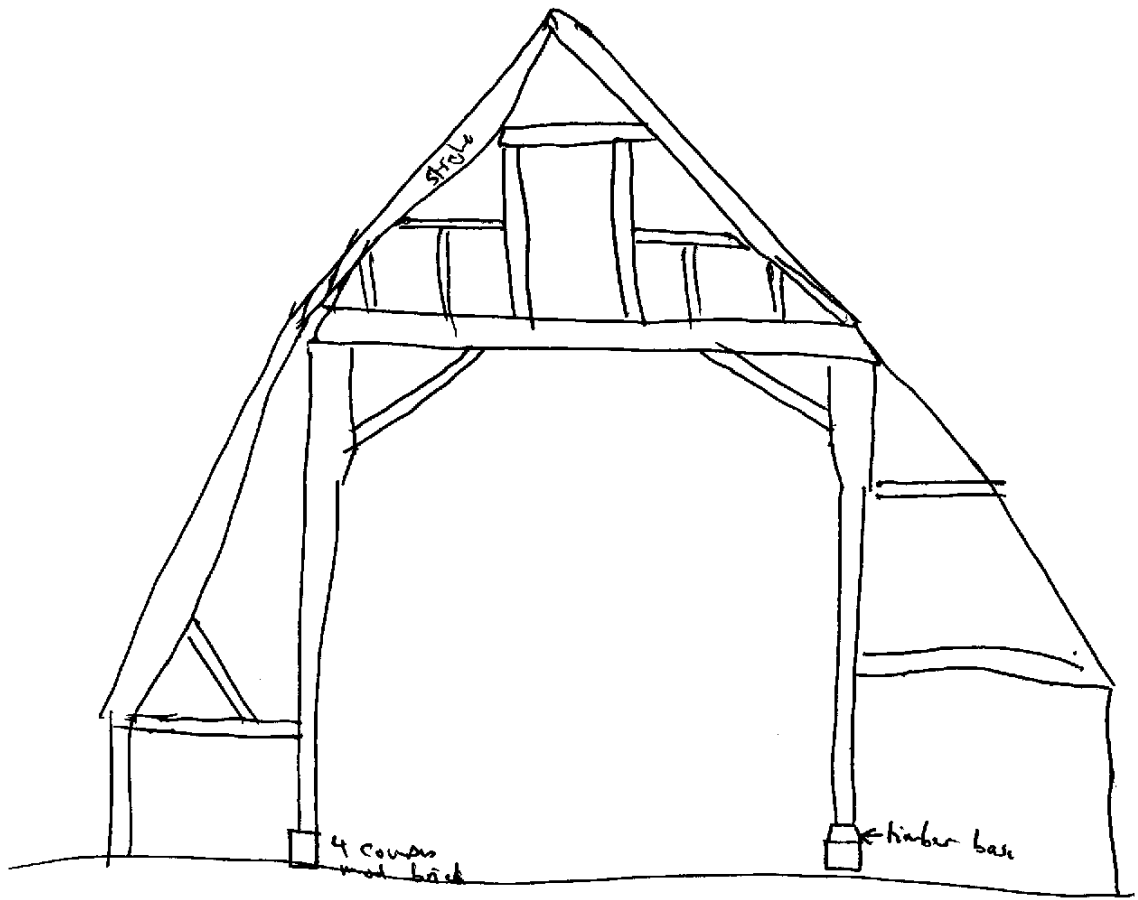


D AA

E R

END 1





3rd frame from END 1

A.S.C. LTD **ARCHAEOLOGICAL FIELD MONITORING RECORD**

Project: Manor Farm, Church Rd, Cholsey, Oxon		Project No/Code: 903 / CMF	Sheet: 3 of 10
Client/Developer Pineapple Developments/ TRAK Special Projects		Date of visit: 10/5/07	
Contact: Steve Muncer		Phone: 07917 388324	
Duration of Visit (inc. travel):	Start: 6.45 (8.15)	Finish: (11.00) 12.45	
Completed by: Teresa			

Development Type:						
Footings	Services <input checked="" type="checkbox"/>	Roads	Levelling <input checked="" type="checkbox"/>	Quarrying	Pipelines	Other (specify):

Site & weather conditions:
Overcast with sunny spells

Observations:
Firstly looked at well uncovered during reduction/levelling earlier in week. Bricks appear fairly modern but not as deep. Vaulted roof (removed by machine) with metal pipe coming vertically up in centre. Ledge on SW side c. 1m down. Depth of well unknown but approx 20ft to water level. Bricks curved, c. 6.5cm deep, 10.5cm wide, c. 20-25cm long (20cm inside, 25cm outside). Well's internal diameter c. ~~0.85~~^{0.85}m. External c. 1m-1.05m.
Small trench excavated for drainage c. 5m long, 0.65m wide, 1.00-1.10m deep, from concrete base to S. corner of barn. Concrete base in pit c. 2.5m NW-SE, 2.3m NE-SW. Section: upper 30cm hardcore rubble, 24cm dark green-brown clay sand, 19cm pale-mid brown sand, bottom sat. pale green-grey greensand with occ. iron panning/veins. Towards S of trench less stony pale green grey clay c. 55cm below ground level, replacing

c. 80cm below ground level

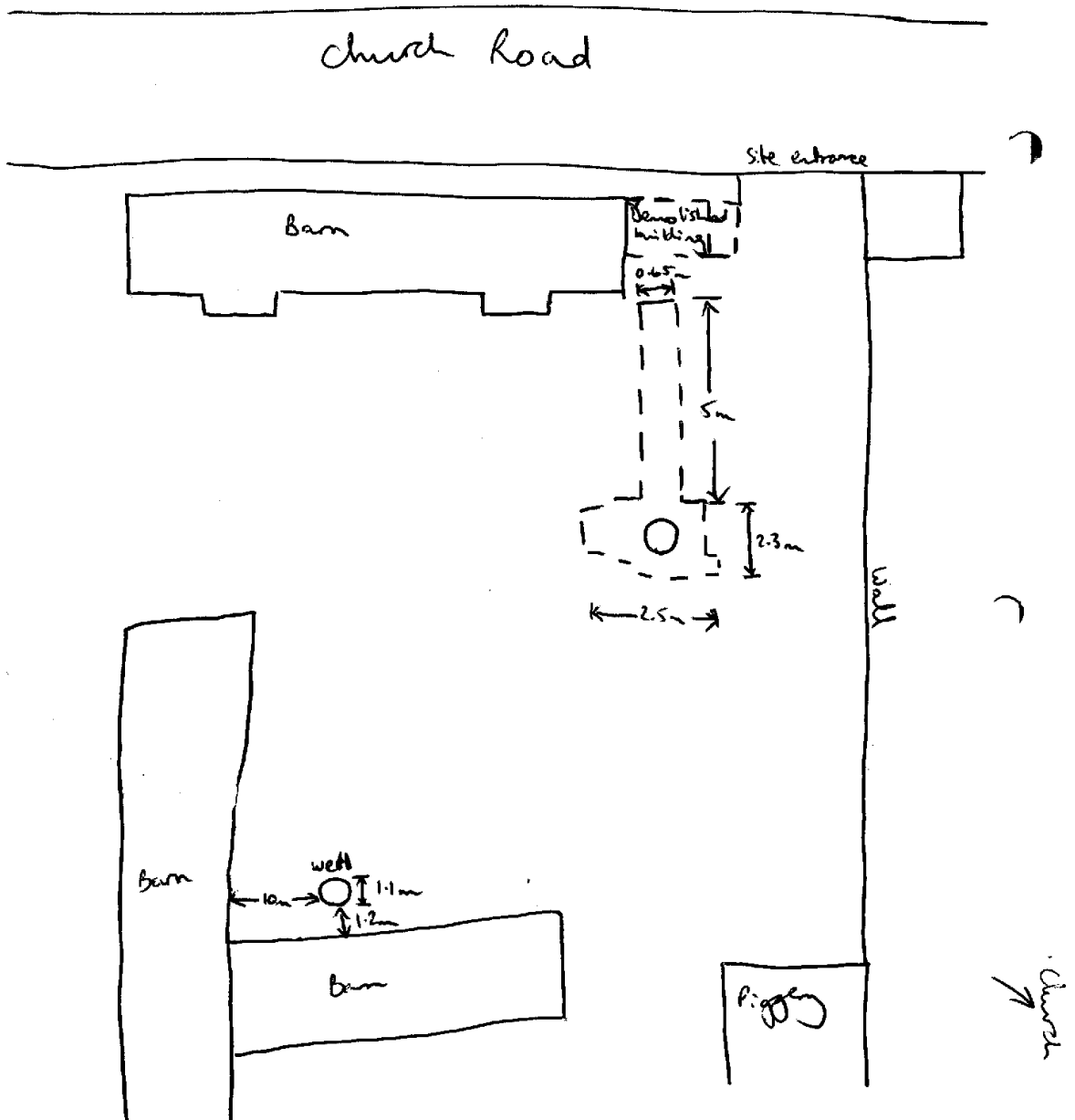
Comments:
the sandy layer which appears gradually above it. Natural appears undisturbed, no archaeological features, deposits or artefacts observed.

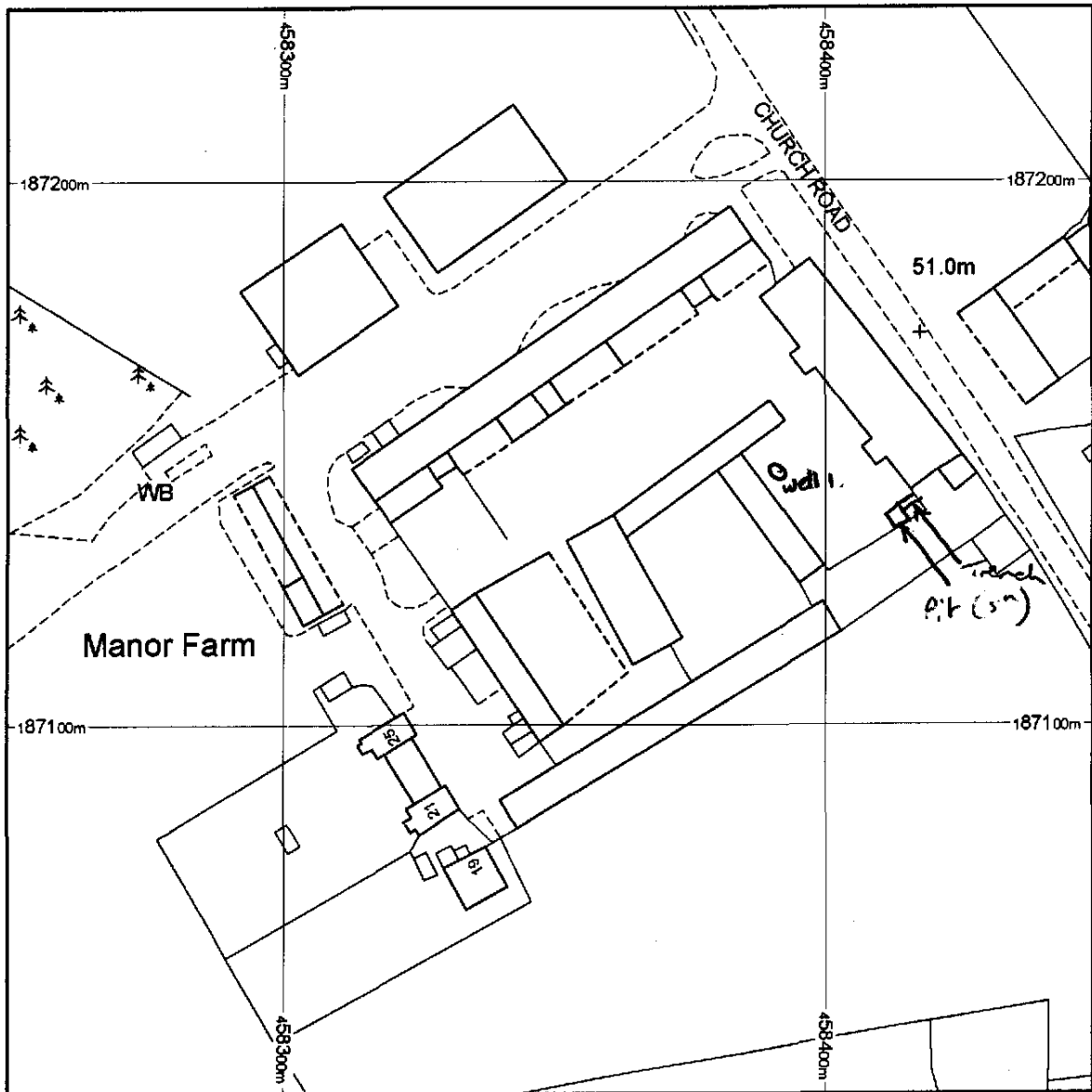
Steve will let me know when more drainage trenches are to be excavated & will note any further wells. Also will call when ready to do drainage trench in field next.

P20

door. We shouldn't need to watch reduced dig as it should not be deep enough to go into natural, but Steve will call me if anything is revealed.
Drainage works mid next week. Trench in field in several weeks.

Ground level c. 1.35m below benchmark.







A.S.C. LTD

ARCHAEOLOGICAL FIELD MONITORING RECORD

Project: 903/CMF		Project No/Code: 903/CMF		Sheet: 4 of 10		
Manor Farm, Cholsey, Oxon.		Date of visit: 17/5/07				
Client/Developer: Pineapple Developments / TRAK Special Projects						
Contact: Steve Muncer			Phone: 07917 388324			
Duration of Visit (inc. travel):		Start: 12pm (1-30)		Finish: (4-10) 6-20		
Completed by: Teresa						
Development Type:						
Footings	Services <input checked="" type="checkbox"/>	Roads	Levelling	Quarrying	Pipelines	Other (specify):
Site & weather conditions: Overcast, muggy						
Observations:						
Drainage trench observed running between barns, 23.5m long, 0.5m wide, up to 1.25m deep.						
Modern levelling deposits (rubble) between 0.17m deep (NW end) to 0.25m deep (SE end), generally 0.18m-0.20m deep in middle of trench.						
At SE end below modern rubble is a pale-mid brown orange gravelly sand, about 0.25m thick, below that 40mm thick dark brown-orange sand with occ. large rounded cobbles. Below that 70mm thick mixed orangey sand + pale grey clay. From 0.6m below current ground level pale green-grey clay with occ. sandy lenses. From 0.93m below current ground level natural greensand.						
c. 2-2m NW along the trench sandy layers rise up and gradually get thinner, disappearing at c. 3.5m						
(P.T.D.)						
Return on Tuesday for foul sewer trench.						

For sketch plan, use reverse

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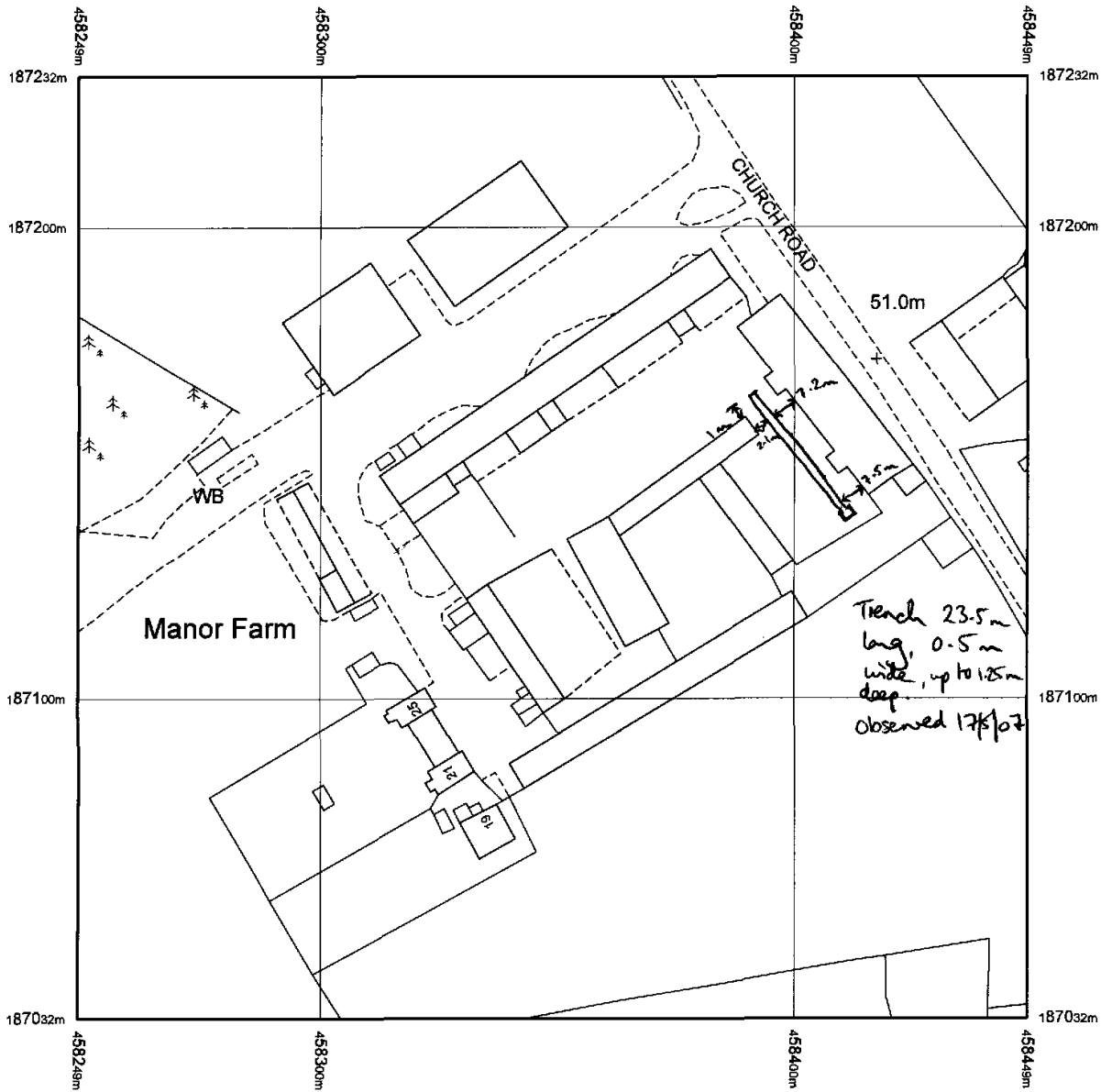
At NW end of trench: 0.17m modern rubble, below which 0.15m thick mixed pale-mid cherty clay and orange-brown sandy gravel (<3mm diam), very rounded. From 0.32m below current ground level: pale green-grey clay with occ. large-med chert, occ. sandy lenses, occ. greensand blocks.

A series of 6 probable drainage gullies seen running across the trench (perpendicular to the barn), probably aligned NE-SW (difficult to say within the narrow trench).

- 1: 5.8m from SE end of trench. Width 0.55m
Depth: 0.28m below modern layer, 0.46m below ground level.
Profile: shallow, concave, steeper on SE side
- 2: 7.3m from SE end of trench. Width 0.87m
Depth: 0.29m below modern layer, 0.49m below ground level.
Profile: shallow, concave
- 3: 8.8m from SE end of trench. Width 0.69m
Depth: 0.23m below modern layer, 0.41m below ground level.
Profile: moderate/shallow, concave
- 4: 9.5m from SE end of trench. Width 1.83m
Depth: 0.49m below modern layer, 0.69m below ground level
Profile: moderate, base rounded
- 5: 12.8m from SE end of trench. Width 0.83m
Depth: 0.30m below modern layer, 0.59m below ground level
Profile: moderate, concave
- 6: 16.8m from SE end of trench. Width 1.59m
Depth: ~~0.33m~~ 0.33m below modern layer, 0.56m below ground level.
Profile: shallow, concave

All filled with a mid-dark orange-brown gravelly sand which was waterlogged. No finds or dating evidence were retrieved or observed. Probably relate to the farm.

No other archaeological features, deposits or ~~with~~ artefacts observed.



S.C. LTD		ARCHAEOLOGICAL FIELD MONITORING RECORD	
Manor Farm, Church Rd, Cholsey, Oxon		Project No/Code: 903 1CMF	Sheet 5 of 10
Client/Developer Pineapple Developments / TRAK Special Projects		Date of visit: 23/5/07	
Contact: Steve Muncey, site manager		Phone: 07917 388324	
Duration of Visit (inc. travel):	Start: 7.35 (9.20)	Finish: (12.50) 2.15	
Completed by: Teresa			
Development Type:			
Footings	Services <input checked="" type="checkbox"/>	Roads	Levelling
			Quarrying
			Pipelines
			Other (specify):
Site & weather conditions: Bright + hot			
Observations:			
Foul sewer trench excavated, c. m long, 0.3m wide, up to 0.68m deep.			
Modern deposits between 0.13m - 0.34m deep, into natural greensand/pale green-grey clay with occ. cherty lenses + sandy lenses.			
Far SW end: 0.33m modern deposits then 0.29m + natural clay.			
3m from SW end: ^{0.13} modern deposits then 0.14m disturbed natural (mid grey brown with brick fragments) then 0.41m + natural clay			
11.8m from SW end sandy layers start appearing above clay (going up slope).			
15m from SW end: Modern deposits 0.38m, mid green-brown sand with orange-brown lenses, clay seen in bottom of trench at 0.69m depth. (PTO)			
Comments:			
Return tomorrow for next trench.			

For sketch plan, use reverse

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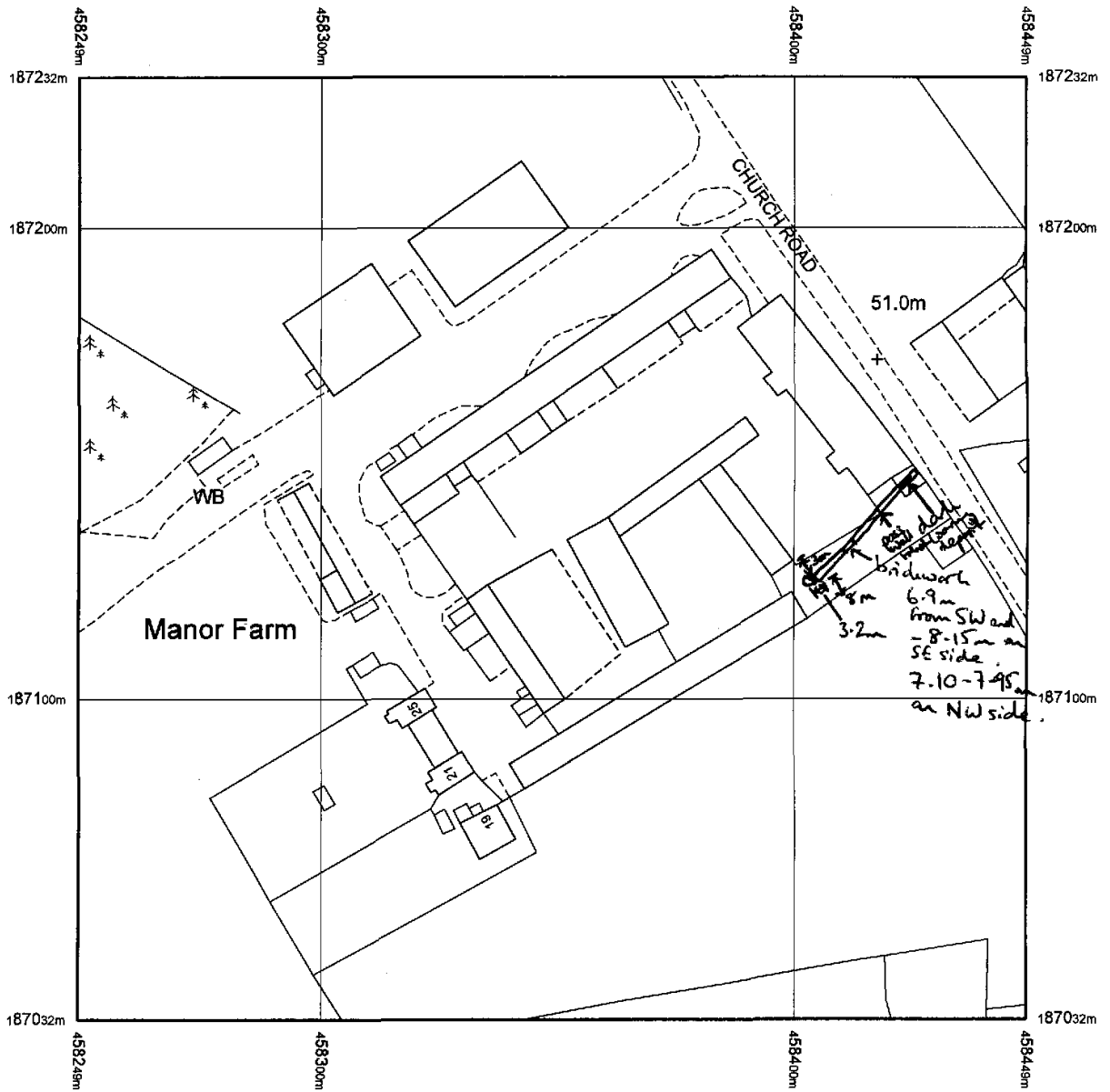
At 20.5m from SW end: Modern deposits 0.23m deep, then mid orangey-brown sand 0.16m thick, natural clay 0.39m below ground level \geq 0.29m thick. Within footprint of demolished building adj. to barn + road.

Poss. Robbed-out wall trench at 17.1m from SW, 0.8m wide, \geq 0.7m deep.

Dark clay loam deposit between 0.95m - 5.5m from NE end of trench with c. 45° sloping sides. Base not reached. \geq 0.75m deep. Containing fragments of animal bone, brick and modern ceramic (willow pattern).

Brickwork seen across trench between 6.9m - 8.15m from SW end on SE side and 7.10m - 7.95m on NW side. Possibly a wall? ~~Bricks~~ bricks aligned c. ENE-WSW. Mixture of modern bricks + some possibly older (c. 22.5cm x 11cm x 5cm) - poss. handmade (uneven). Modern bricks 10cm wide x 6cm thick x \geq 15cm long, some with flange on end.
 ~~Bricks~~ (most broken)

No other archaeological finds, features or deposits observed.





A.S.C. LTD

ARCHAEOLOGICAL FIELD MONITORING RECORD


Project: Manor Farm, Cholsey		Project No/Code: 903/CMF	Sheet: 6 of 10
Client/Developer: Pineapple Developments/TRAK Special Projects		Date of visit: 24/5/07	
Contact: Steve Muncey		Phone: 07917 388324	
Duration of Visit (Inc. travel):	Start: 6.45 (8.00)	Finish: (2.35) 4.10.	
Completed by: Teresa			
Development Type:			
Footings	Services <input checked="" type="checkbox"/>	Roads	Levelling
			Quarrying
			Pipelines
			Other (specify):
Site & weather conditions: Bright + hot.			
Observations:			
Trench excavated between marshide + boundary wall c. 12m long, 0.65m wide, up to 1.53m deep from former ground level (adj. to boundary wall) or 1.35m from current (reduced) ground level.			
Adjacent to boundary wall: Topsoil - dark brown loam with mod-freq. brick fragments + mod small-medium stones. 0.61m deep.			
Below this no distinguishable subsoil.			
Natural mid orange-brown sandy gravel with greenish-brown lenses 0.19m thick.			
Then mixed creamy grey sandy clay 60mm.			
Then natural green-grey pale clay 0.21m thick			
Then natural green sand (blocky) 1.41m below former ground level (1.23m below reduced level) $\geq 0.47m$ thick			
Comments: Return tomorrow c. 9am			

thick
PTO

For sketch plan, use reverse

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Water table found at c. 1.50m below former ground level (c. 1.30m below reduced ground level)

Wall foundations revealed. Total height from bottom of foundation stones 2.14m. With c. 33cm (3 bricks) 1.2m above ground level: regular squared (modern) bricks c. 210 x 105 x 65 mm. 12 courses + top course 

Below ground level bricks less even, varying dimensions, poss. hand made, ranging in color.

4 courses of thinner bricks, more closely packed, ~~dimensions~~, dimensions c. 245 x 114 x 48 mm.

Next 5 courses, ~~same~~ dimensions c. 215 x 62 mm. Total depth of these 9 courses: 0.66m.

Lowest course very thin, poss. tiles. Some c. 215 mm x 35 mm, some (double layer) 10 mm thick.


Below that 0.05m layer of small-medium rounded or roughly hewn stones in mortar.

Below that 0.21m thick layer of large roughly hewn squared stone. Very hard, ~~stone~~ ^{sand} Stone, pale creamy-white in color. No 'bonding and' laid directly onto natural.

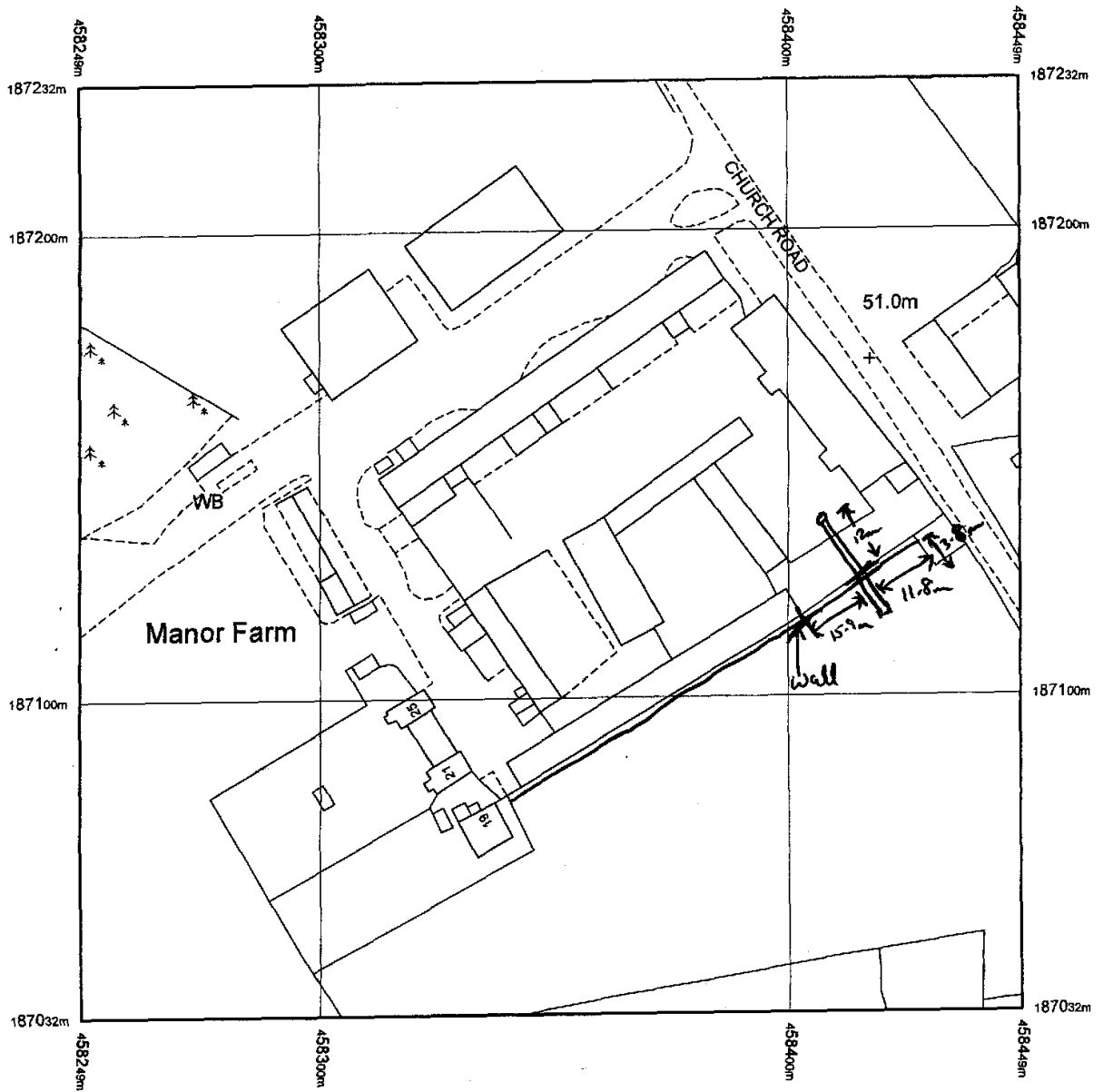
Mortar: soft creamy orange-brown-white, sandy with small flint inclusions.

Trench on other side of wall: 3.8m long, 1.6m wide to 1m depth then 0.65m wide.

Other side of wall (in field): Stone extends c. 180mm beyond the brick wall. 2 stones thick. Stones not quite square, sloping out from brick wall.

Dimensions c. 260 x 230 x 230 mm. Poss. re-used stone. Comes out off on one side 

Trench section: Top 7cm: topsoil (grazed), then 5cm gravelly silt/silty gravel, then 51cm dark loam containing modern debris (pipes, bricks, plastic sheeting), then 24cm sandy gravel (natural), then 87cm below current ground level nat. greensand.





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ARCHAEOLOGICAL FIELD MONITORING RECORD

Project: Manor farm, Church Rd, Cholsey, Oxon		Project No/Code: 903/CMF	Sheet: 7 of 10
Client/Developer: Pineapple Developments/TRAk Special Projects		Date of visit: 25/5/07	
Contact: Steve Muncer		Phone: 07917 388324	
Duration of Visit (inc. travel):	Start: 7-30 (9.00)	Finish: (12-15) 2-30	
Completed by: Teresa			
Development Type:			
Footings	Services <input checked="" type="checkbox"/>	Roads	Levelling
			Quarrying
			Pipelines
			Other (specify):
Site & weather conditions: Overcast			
Observations: Duct trench excavated (telecomms) + monitored. Trench excavated from piggery towards road. Trench c.0.60m wide, 1.2m deep, total length 31m. from SW end: First 13m straight, parallel to boundary wall, then turns slightly to nr WSW-ENE towards corner of building & adjacent field for 18m. Trench monitored yesterday encountered at 13-10 - 13-70m. Water pipe encountered yesterday nr adjacent + parallel to today's trench, the edge of the pipe trench being occasionally caught in the SE side of the duct trench. SW end: modern deposits 0.22m thick, natural mid-dark orange-brown sandy gravel 0.09m thick, then natural green-grey clay from 0.31m below reduced ground level. Greensand (blacks) seen at bottom of trench, with orange-brown lenses (iron-panning?). (PTO)			
Comments: Far NE end: 30mm modern rubble, below that possible former cobbled/gravelled surface (compacted rounded cobbles + gravels) c.70mm thick. Then 0.23m mid dark orange-brown sandy silt subsoil, then 0.25m mid orange brown gravelly sand, then 0.28m Pale brown-orange sand, then ≥ 0.36m greensand.			

Continued from reverse →

For sketch plan, use reverse

Return on Tues for storm drain ©ASC, 2003

Brickwork seen in NW side of trench between 10.10-11.20m from SW end. Appears to be aligned NE-SW. Possibly former wall, modern-looking bricks.

At 5m from SW end trench section:

Uppermost 0.3m modern rubble overlying slightly older modern deposit (? former yard surface) in a dark brown clay loam matrix. Then mid orange-brown gravelly sand (natural) c. 0.07m thick. Natural green-grey clay seen from 0.37m from current (reduced) ground level, c. 0.47m thick, overlying greensand (blocky) \geq 0.16m thick with orangey-brown lenses.

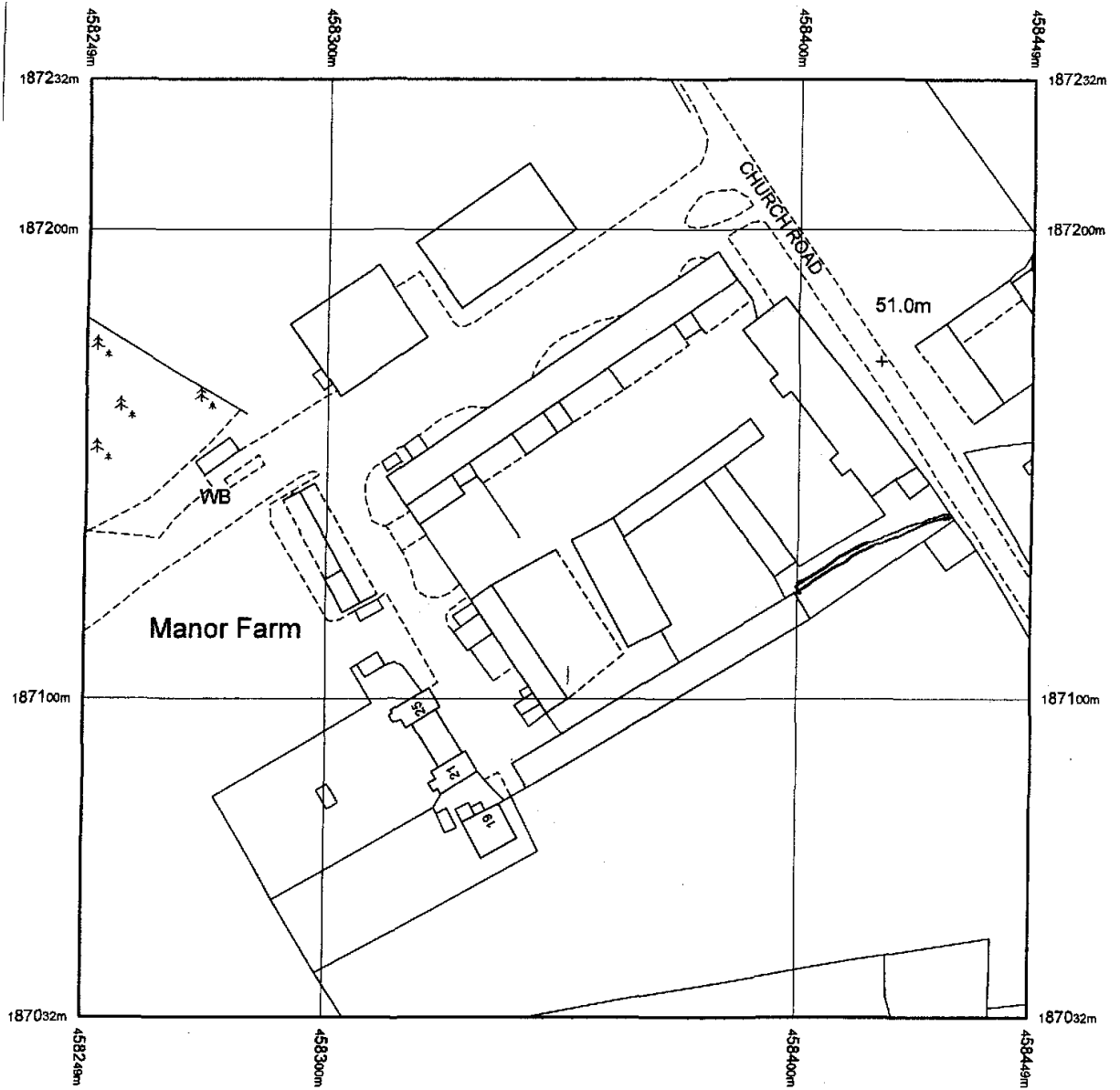
12.5m from SW end of trench, sandy gravel/gravelly sand layers start appearing, overlying the natural clay. Sands + gravels undulate, with the clay layer disappearing in places.

19.5m from SW end of trench: uppermost 0.29m modern (pinkish) rubble, then darker modern deposit 30mm thick, then mid yellow-brown gravelly sand (rounded gravel up to 2cm diameter) 0.44m thick, then greensand (blocky) \geq 0.34m thick, from 0.76m below reduced ground level.

Between 20.20 - 21.40m a layer of clean chalk (appears natural) overlies the sandy layers and underlies the modern deposits, with a maximum thickness of 0.18m.

Section at 20.8m: Top 0.29m modern pinkish rubble, then 10mm darker modern deposit, then 0.12m chalk, then 0.38m mid orange-brown gravelly sand in a clayey matrix, then greensand \geq 0.41m thick (from 0.79m below reduced ground level).

At 24.5m from SW end: 0.19m modern, 0.73m pale brown-orange sand, \geq 0.21m greensand.





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ARCHAEOLOGICAL FIELD MONITORING RECORD

Project: Manor farm, Church Rd, Cholsey, Oxon		Project No/Code: 903/CMF	Sheet: 8 of 10
Client/Developer: Pineapple Developments / TRAK special Projects		Date of visit: 29/5/07	
Contact: Steve Muncer		Phone: 07917 388324	
Duration of Visit (inc. travel):	Start: (6-50) 8-05	Finish: (1-20) 3-45	
Completed by: Teresa			
Development Type:			
Footings	Services <input checked="" type="checkbox"/>	Roads	Levelling
			Quarrying
			Pipelines
			Other (specify):
Site & weather conditions: Bright			
Observations: Extension of duct trench + excavation of storm trench with manhole, extending into adjacent field. Duct trench extended 2.8m SW towards piggery (end with front wall of piggery). 0.7m wide, up to 1.2m deep. Natural sands at 0.37m below ground level (higher than rest of site. Above this various yard surfaces consisting of compacted chalk with brick inclusions (earliest), above which compacted dirty natural, above which broken brick + gravel, then the concrete + tarmac surface currently in use. Natural green-orange-brown sands 0.36m thick, below which pale green-grey greensand at 0.73m below ground level. Natural layers seen higher up in this area, suggesting that rest of yard has been truncated. Trench from manhole into field: wall as before, 2.14m from top bricks to bottom of foundation. No large stones at bottom, smaller, rough sandstone (irregular). C. 100x100x50mm + flint nodules. PTO PTO			

For sketch plan, use reverse

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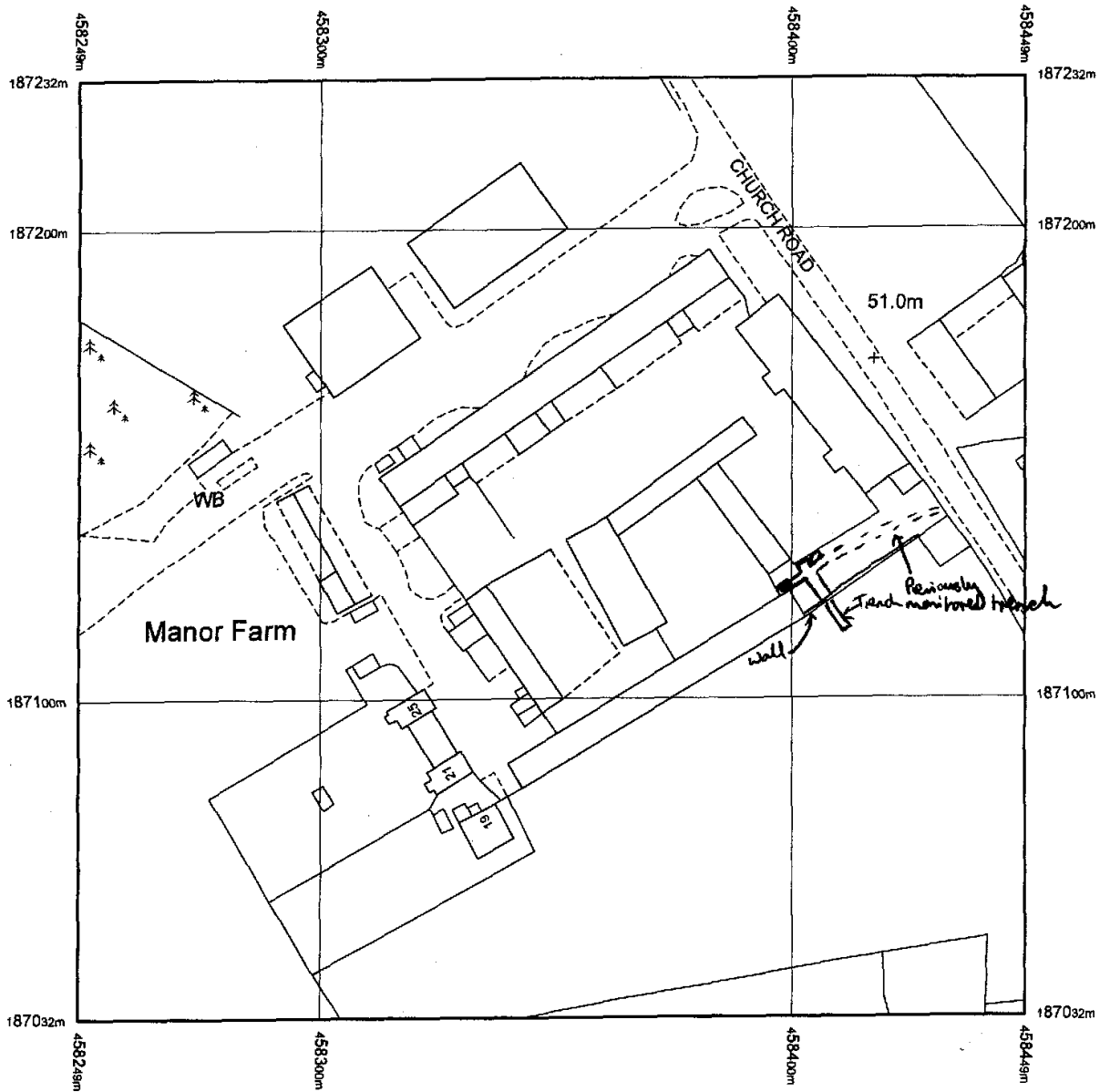
Adjacent to wall: Topsoil 0.17m thick, subsoil containing modern brick & glass 0.26m thick, Natural yellow-brown sand 0.27m thick, greensand \geq 16cm thick, 0.7m below former ground level.

Other side of wall (in field): stones extend only a few centimetres beyond brick wall.

Topsoil c. 6cm deep, below which cherty loam between 0.23m - 0.41m thick, below which ? buried topsoil c. 0.39m thick, containing modern debris. Overlying natural green-orange-brown sand c. 0.75m below current ground level, c. 0.16m thick, overlying greensand (blocks).

Trench in field: 6.15m long, 1.65m wide to 0.95m deep, then 0.60m wide for a further 0.39m depth.
(Total depth max. 1.24m).

No archaeological finds, features or deposits identified.






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ARCHAEOLOGICAL FIELD MONITORING RECORD

Project: CHOLSEY		Project No/Code: 9031 CMF	Sheet: 9 of 10
		Date of visit: 25/6/07	
Client/Developer: TRAK			
Contact: Steve Muncer		Phone: 07917 388 324	
Duration of Visit (inc. travel):	Start: 10.30	Finish: 1.35	
Completed by: N3 Wilson			
Development Type:			
Footings	Services <input checked="" type="checkbox"/>	Roads	Levelling
			Quarrying
			Pipelines
			Other (specify):
Site & weather conditions: WET			
Observations:			
2 PITS OPEN AT EITHER END OF THE			
PIPE TRENCH WITH ^{LAYER} DEPOSITS DOWN TO			
C. 0.8M IN THE NORTHERN PIT. 0.4M			
IN SOUTHERN PIT. NO GREAT AGE TO			
THESE DEPOSITS.			
PHOTO TAKEN OF EACH PIT			
Comments:			
PIPE TRENCH WILL BE OPENED TUESDAY			

For sketch plan, use reverse

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Project: CHOLSEY MANOR FM.		Project No/Code: 903 ICMF	Sheet: 10 of 10
		Date of visit: 26/6/7	
Client/Developer: TRAK			
Contact: STEVE MUNCER		Phone:	
Duration of Visit (inc. travel):	Start: 8.00 (11.20)	Finish: (2.00) 4.00	
Completed by: CHRIS			
Development Type:			
<input type="checkbox"/> Footings	<input type="checkbox"/> Services	<input type="checkbox"/> Roads	<input type="checkbox"/> Levelling
			<input checked="" type="checkbox"/> Quarrying
			<input type="checkbox"/> Pipelines
			<input type="checkbox"/> Other (specify):
Site & weather conditions: CLOUDY DRY			
Observations:			
WORK STARTED AT 11:20.			
A TRENCH, 1.00m DEEP X 0.50m WIDE X 75m LONG WAS DUG BETWEEN THE TWO PITS MENTIONED PREVIOUSLY.			
TOP SOIL - 0.10 - 0.20m DEEP, FRIABLE DARK GREY CLAY LOAM, OCC. C.B.M			
NAT - GRAVELLY, LOOSE SILTY SAND, MID-LIGHT YELLOWISH BROWN, BECOMING DARKER TO THE S/W			
A POSSIBLE FEATURE (PIT/DITCH) NOTED AT THE N/E END OF TRENCH. FILLED BY A SIMILAR FILL TO TOP SOIL + CONTAINS OCCASIONAL C.B.M. SIMILAR WAS NOTED AT 42.1m SW (1.50m x 0.90m DEEP.). AT			
Comments:			
36.50m FROM THE N/E A PROBABLE TELEGRAPH POLE STUMP WAS NOTED + SHALLOW FOOTINGS FOR DOWN AN OUT BUILDING WHICH CORRISPONDS TO LINES ON THE EXISTING WALL OF THE BARN WALL WERE WERE NOTED AT 47.50m, 53.50m + 56.50m FROM THE N/E END OF TRENCH			

For sketch plan, use reverse

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ARCHAEOLOGICAL FIELD MONITORING RECORD

Project: MANOR FARM, CHOLSEY		Project No/Code: 903 1 CMF		Sheet: 11 of 14		
		Date of visit: 22/10/07				
Client/Developer: PINEAPPLE DEVELOPMENTS						
Contact: STEVE MUNCOR			Phone: 07917 388 324			
Duration of Visit (inc. travel):		Start: 840		Finish: 850 4.20		
Completed by: N3W						
Development Type:						
Footings	Services <input checked="" type="checkbox"/>	Roads	Levelling	Quarrying	Pipelines	Other (specify):
Site & weather conditions: DRY BRIGHT						
Observations:						
5X 85m TRENCHES BEING EXCAVATED IN THE FIELD TO THE SOUTH OF THE SITE						
TRENCH 1 1500mm DEEP						
0-200 mm DARK LOAM						
200-1200mm PALE YELLOW SAND						
> 1200 mm LIMESTONE						
AT EASTERN END PIT OR DITCH 0.9m DEEP						
FILL PALE YELLOWISH BROWN V. SAND SILT FEW FRAGMENTS OF CBM. SEEMS TO BE A MODERN FEATURE						
ONLY OTHER FEATURES 2 MODERN PIPES						
Comments: VISIT TOMORROW						

For sketch plan, use reverse

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ARCHAEOLOGICAL FIELD MONITORING RECORD

Project: MANOR FARM, CHOLSEY		Project No/Code: 903 1 CMF	Sheet: 12 of 14
		Date of visit: 23/10/07	
Client/Developer: PINEAPPLE DEVELOPMENTS			
Contact: STEVE MUNCER		Phone: 07917 388 324	
Duration of Visit (inc. travel):	Start: 7-20	Finish: 5.30	
Completed by: NSW			
Development Type:			
Footings	Services <input checked="" type="checkbox"/>	Roads	Levelling
			Quarrying
			Pipelines
			Other (specify):
Site & weather conditions: DRY BRIGHT			
Observations:			
SECOND TRENCH BEING EXCAVATED NATURAL SEQUENCE AS TRI.			
PIPES AS TRI.			
C. 48m(W) PIT FILLED WITH ANIMAL BONE DISARTICULATED MAINLY PIG BUT OTHER ANIMAL FARM ANIMALS PRESENT. CLEARLY MODERN EXTENDED TO BASE OF TRENCH 4m ACROSS.			
C. 80m (W) PIT EXTENDED TO BASE OF TRENCH LAYER OF BROKEN CBM ^{0.2m} OVER MAIN FILL OF MIXED SANDS (PALE YELLOW-ORANGE 3m ACROSS.			
Comments: VISIT TOMORROW			

For sketch plan, use reverse

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ARCHAEOLOGICAL FIELD MONITORING RECORD

Project: MANOR FARM, CHOLSEY		Project No/Code: 9031 CMF	Sheet: 13 of 14
		Date of visit: 24/10	
Client/Developer: PINEAPPLE DEVELOPMENTS			
Contact: STEVE MUNGER		Phone: 23/10/07	
Duration of Visit (Inc. travel):	Start: 7-20	Finish: 2-00	
Completed by:			
Development Type:			
Footings	Services <input checked="" type="checkbox"/>	Roads	Levelling
			Quarrying
			Pipelines
			Other (specify):
Site & weather conditions: DRY OVERCAST			
Observations: TR3 & TR4 TOPSOIL STRIPPED + 1/2 TR3 EXCAVATED NO FEATURES CLEAR FEATURES, LOOKS LIKE GOOD NATURAL APART FROM MODERN SERVICES			
Comments: VISIT TOMORROW.			

For sketch plan, use reverse

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ARCHAEOLOGICAL FIELD MONITORING RECORD

Project: MANOR FARM, CHOLSEY		Project No/Code: 903/CMF	Sheet: 14 of 14
		Date of visit: 25/10	
Client/Developer: PINEAPPLE DEVELOPMENTS			
Contact: STEVE MUNCGA		Phone: 07917 388324	
Duration of Visit (inc. travel):	Start: 7.20	Finish: 4.15	
Completed by: N3W			
Development Type:			
Footings	Services <input checked="" type="checkbox"/>	Roads	Levelling
		Quarrying	Pipelines
		Other (specify):	
Site & weather conditions: DAMP / OVERCAST			
Observations: LAST 2 TRENCHES DONE, FROM THE FIVE TRENCHES IT IS CLEAR THAT THERE IS A GENERAL THIN SPREAD OF BRICK & TILE ACROSS THE WHOLE FIELD NO EVIDENCE FOR STRUCTURES OR BURIALS. SCATTER OF SMALL - MEDIUM SIZED PITS (1-4m) CUT INTO THE NATURAL SAND STOPS ON THE LITESTONE SAND EXTRACTION.			
Comments: THIS SHOULD BE THE FINAL VISIT FOR THIS PROJECT WILL CONFIRM WITH STEVE BY PHONE TOMORROW.			

For sketch plan, use reverse

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Appendix 2: List of Photographs

SITE NAME: Manor Farm Cholsey		SITE NO/CODE: 903/CMF
Date	B&W	Digital
02/04/2007	Main detail shots only	20 shots
11/04/2007		43 shots
10/05/2007		71 shots
17/05/2007		29 shots
23/05/2007		39 shots
24/05/2007		28 shots
25/05/2007		45 shots
29/05/2007		21 shots
25/06/2007		5 shots
26/06/2007		2 shots
22/10/2007		2 shots
23/10/2007		2 shots
24/10/2007		4 shots
25/10/2007		8 shots

Appendix 3: ASC OASIS Form

PROJECT DETAILS			
Project Name:	Manor Farm, Cholsey, Oxfordshire		
Short Description:	<i>Between April and October 2007, a watching brief was maintained on groundworks at Manor Farm Cholsey, during conversion of the site to commercial office use. It has been suggested that Manor Farm is on the site of a monastic grange belonging to Reading Abbey, and a large tithe barn known as Cowper's Barn existed on the site until 1815 when it was taken down. No evidence to confirm the existence of the grange was found during the watching brief. The only features exposed within the farmyard were a number of compacted post medieval yard surfaces, a brick lined well which later in its life had been converted to pump use by capping the top and inserting a metal pipe, and a short length of southeast to northwest wall footing in one of the service runs. This footing was constructed of modern frogged bricks and older handmade bricks. The presence of older reused bricks may indicate that there had been older buildings predating the current farm buildings on the site. Five 85m trenches for a geo-thermal heating system were excavated in the field between Manor Farm and the church. Other than modern services, the only features exposed were a number of irregular pits which might have been excavated for sand and gravel extraction</i>		
Project Type: (indicate all that apply)	Watching Brief		
Site status: (eg. none, SAM, Listed)	Some Listed Buildings on site HER 20734-HER 20737	Previous work: (eg. SMR refs)	HER 7633 HER 7750
Current land use:	Farm Buildings and associated yards	Future work: (yes / no / unknown)	No
Monument type:	Barns	Monument period:	Post Medieval
Significant finds: (artefact type & period)	None		
PROJECT LOCATION			
County:	Oxfordshire	OS reference: (8 figs min)	SU 58348 87139
District:	South Oxfordshire	Parish:	Cholsey CP
Site address: (with postcode if known)	Manor Farm, Church Lane, Cholsey, Oxfordshire , OX10 9PR		
Study area: (sq. m. or ha)	0.76ha	Height OD: (metres)	50.00
PROJECT CREATORS			
Organisation:	Archaeological Services & Consultancy Ltd		
Project brief originator:	Oxfordshire County Archaeological Service	Project design originator:	ASC Ltd
Project Manager:	David Fell	Director/Supervisor:	David Fell
Sponsor / funding body:	Pineapple Developments Ltd		
PROJECT DATE			
Start date:	02/04/2007	End date:	26/06/2007

PROJECT ARCHIVES			
	Location (Accession no.)	Content (eg. pottery, animal bone, files/sheets)	
Physical:	n/a		
Paper:	Oxfordshire Museum Services store	Report, Field Monitoring Sheets, Photographs	
Digital:	Oxfordshire Museum Services store	CD containing digital images, and digital copies of documents	
BIBLIOGRAPHY (Journal/monograph, published or forthcoming, or unpublished client report)			
Title:	Manor Farm, Cholsey, Oxfordshire, Archaeological Watching Brief		
Serial title & volume:	ASC unpublished (Ref: 903/CMF/2)		
Author(s):	Nigel Wilson HND AIFA		
Page nos	1-47	Date:	11/2007