

ARCHAEOLOGICAL DESK BASED ASSESSMENT

Thamesfield Retirement Village, Remenham, Berkshire, RG9 2LQ

JAC 29203
Thamesfield, Remenham
Berkshire
RG9 2LQ
September 2023

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EXECUTIVE SUMMARY

This archaeological desk-based assessment has been prepared by RPS on behalf of Retirement Villages Group (RVG).

The subject of this assessment is the Site of Thamesfield Retirement Village, Remenham, RG9 2LQ in Berkshire. The Local Planning Authority is Wokingham Borough Council who are advised on archaeological matters by Berkshire Archaeology.

In accordance with central and local government policy and guidance on archaeology and planning, and in accordance with the 'Standard and Guidance for Historic Environment Desk-Based Assessments' (Chartered Institute for Archaeologists, August 2020), the Applicant has commissioned RPS to undertake this archaeological desk-based assessment.

In terms of relevant designated archaeological assets, no World Heritage Sites, Scheduled Monuments, Registered Parks and Gardens, Historic Battlefield, or Historic Wreck Sites occur within or in close proximity to the Site.

HER data obtained for this assessment indicates that the line of the Roman road from Dorchester to Wargrave to Henley is shown as just clipping the north-west corner of the Site. This entry is shown in an area that has been affected by later activity and as such this information suggests that the Proposed Development area does not have Roman archaeological potential.

It is considered unlikely that archaeological remains are present within the area to be developed as archaeological fieldwork on adjacent sites has been negative in its results and that this assessment could be the limit of the LPA's archaeological requirements in relation to this site.

The final decision regarding this rests with the LPA and their Archaeological Planning Advisers.

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1 INTRODUCTION AND SCOPE OF STUDY

- 1.1 This document provides an archaeological desk-based for the Site known as Thamesfield Retirement Village, Remenham, RG9 2LQ in Berkshire. (Figure 1).
- 1.2 The application site is located within the village of Remenham, directly opposite Henley-on-Thames. The site is bordered by the River Thames to the south west, and Wargrave Road to the north east. To the north west there are retirement properties known as Remenham Row and to the south east is the Eyot Centre. The site is broadly square in shape and comprises approximately 0.88ha of land. Vehicular and pedestrian access to the site is currently directly off Wargrave Road. It is approximately centred on NGR 476581,182447.
- 1.3 The Local Planning Authority is Wokingham Borough Council who are advised on archaeological matters by Berkshire Archaeology.
- 1.4 The report has been prepared by Simon Blatherwick, Technical Director (Heritage) of RPS on behalf of Retirement Villages Group Ltd.to provide the archaeological background to the Site. The report addresses below ground archaeology only.
- 1.5 In accordance with central and local government policy and guidance on archaeology and planning, and in accordance with the 'Standard and Guidance for Historic Environment Desk-Based Assessments' (Chartered Institute for Archaeologists, August 2020), the Applicant has commissioned RPS to undertake this below ground archaeological desk-based assessment.
- 1.6 In terms of designated archaeological assets, no World Heritage Sites, Scheduled Monuments, Registered Parks and Gardens, Historic Battlefield, or Historic Wreck Sites occur within or in close proximity to the Site.

Scope of Study

- 1.7 To compile the baseline assessment, the following actions have been undertaken;
 - A search of the Berkshire Historic Environment Records database for archaeological sites, and other heritage assets, recorded within a 1,000m radius of a central National Grid Reference and search of the Oxfordshire Historic Environment Records database for archaeological sites, and other heritage assets within a 500m radius of a central National Grid Reference;
 - An examination of national and local planning policies in relation to heritage assets;
 - A map regression exercise looking at the cartographic evidence for the Site;
 - An examination of available topographical evidence;
 - An inspection of geological sources (maps/borehole logs/trial-pit data) available for the Site;
 - A review of the results of archaeological field work undertaken within the vicinity of the Site;
 - An assessment of existing impact on the Site;
 - An assessment of relevant published and unpublished sources.
- 1.8 The Chartered Institute for Archaeologist's Standard and Guidance for historic environment desk-based assessment (2020) sets a "standard" for desk-based assessment as follows:

Desk-based assessment will determine, as far as is reasonably possible from existing records, the nature, extent and significance of the historic environment within a specified area. Desk-based assessment will be undertaken using appropriate methods and practices which satisfy the stated aims of the project, and which comply with the Code of conduct and other relevant regulations of CIfA. In a development context desk-based

assessment will establish the impact of the proposed development on the significance of the historic environment (or will identify the need for further evaluation to do so), and will enable reasoned proposals and decisions to be made whether to mitigate, offset or accept without further intervention that impact.

1.9 The “Definition” of an assessment is given as:

Desk-based assessment is a programme of study of the historic environment within a specified area or site on land, the inter-tidal zone or underwater that addresses agreed research and/or conservation objectives. It consists of an analysis of existing written, graphic, photographic and electronic information in order to identify the likely heritage assets, their interests and significance and the character of the study area, including appropriate consideration of the settings of heritage assets and, in England, the nature, extent and quality of the known or potential archaeological, historic, architectural and artistic interest. Significance is to be judged in a local, regional, national or international context as appropriate.

1.10 This desk-based assessment comprises an examination of evidence on the Berkshire and Oxfordshire Historic Environment Record (HER) and other sources, together with the results of a comprehensive historic map regression exercise.

1.11 This document draws together the available archaeological, topographic and land-use information in order to clarify the archaeological potential of the Site and to consider the need for design, civil engineering, and archaeological solutions to the archaeological potential identified.

1.12 The document has been completed with reference to current national guidelines, as set out in the;

- Chartered Institute for Archaeologists ‘Standard and guidance for historic environment desk-based assessment’ (CIfA 2020)
- Historic England documents ‘Management of Research Projects in the Historic Environment’ (Historic England 2015a)
- Historic Environment Good Practice Advice in Planning’ (Historic England 2015b&c).

Limitations

1.13 In any desk-based assessment a degree of uncertainty is attached to the baseline data sources. This includes:

1.14 The Historic Environment Records (HER) can be limited because it often depends on “random” opportunities for research, fieldwork and discovery;

- Lack of dating evidence for sites;
- Documentary sources are rare before the medieval period and many historic documents are inherently biased; and
- The extent of truncation caused by previous development impacts and landscaping works cannot be fully ascertained.

2 PLANNING BACKGROUND AND DEVELOPMENT PLAN FRAMEWORK

- 2.1 National legislation regarding archaeology, including scheduled monuments, is contained in the Ancient Monuments and Archaeological Areas Act 1979, amended by the National Heritage Act 1983 and 2002, and updated in April 2014.
- 2.2 In March 2012, the government published the National Planning Policy Framework (NPPF), and it was last updated in 2021. The NPPF is supported by the National Planning Practice Guidance (NPPG), which was published online 6th March 2014, with the guidance on Conserving and Enhancing the Historic Environment last updated 23 July 2019. (<https://www.gov.uk/guidance/conserving-and-enhancing-the-historic-environment>).
- 2.3 The NPPF and NPPG are additionally supported by three Good Practice Advice (GPA) documents published by Historic England: GPA 1: The Historic Environment in Local Plans; GPA 2: Managing Significance in Decision-Taking in the Historic Environment (both published March 2015). The second edition of GPA3: The Setting of Heritage Assets was published in December 2017.

National Planning Policy

- 2.4 Section 16 of the NPPF, entitled Conserving and enhancing the historic environment provides guidance for planning authorities, property owners, developers and others on the conservation and investigation of heritage assets. Overall, the objectives of Section 16 of the NPPF can be summarised as seeking the:
- Delivery of sustainable development;
 - Understanding the wider social, cultural, economic and environmental benefits brought by the conservation of the historic environment;
 - Conservation of England's heritage assets in a manner appropriate to their significance; and
 - Recognition that heritage makes to our knowledge and understanding of the past.
- 2.5 Section 16 of the NPPF recognises that intelligently managed change may sometimes be necessary if heritage assets are to be maintained for the long term. Paragraph 194 states that planning decisions should be based on the significance of the heritage asset and that level of detail supplied by an applicant should be proportionate to the importance of the asset and should be no more than sufficient to review the potential impact of the proposal upon the significance of that asset.
- 2.6 *Heritage Assets* are defined in Annex 2 of the NPPF as: a building, monument, site, place, area or landscape positively identified as having a degree of significance meriting consideration in planning decisions. They include designated heritage assets (as defined in the NPPF) and assets identified by the local planning authority during the process of decision-making or through the plan-making process.
- 2.7 Annex 2 also defines *Archaeological Interest* as a heritage asset which holds or potentially could hold evidence of past human activity worthy of expert investigation at some point.
- 2.8 A *Designated Heritage Asset* comprises a: World Heritage Site, Scheduled Monument, Listed Building, Protected Wreck Site, Registered Park and Garden, Registered Battlefield or Conservation Area.
- 2.9 *Significance* (for heritage policy) is defined as: The value of a heritage asset to this and future generations because of its heritage interest. This interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting.

- 2.10 *Setting* is defined as: The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral.
- 2.11 In short, government policy provides a framework which:
- Protects nationally important designated Heritage Assets;
 - Protects the settings of such designations;
 - In appropriate circumstances seeks adequate information (from desk-based assessment and field evaluation where necessary) to enable informed decisions;
 - Provides for the excavation and investigation of sites not significant enough to merit in-situ preservation.
- 2.12 The NPPG reiterates that the conservation of heritage assets in a manner appropriate to their significance is a core planning principle, requiring a flexible and thoughtful approach. Furthermore, it highlights that neglect and decay of heritage assets is best addressed through ensuring they remain in active use that is consistent with their conservation. Importantly, the guidance states that if complete, or partial loss of a heritage asset is justified, the aim should then be to capture and record the evidence of the asset's significance and make the interpretation publicly available.
- 2.13 Key elements of the guidance relate to assessing harm. An important consideration should be whether the proposed works adversely affect a key element of the heritage asset's special architectural or historic interest. Additionally, it is the degree of harm, rather than the scale of development, that is to be assessed. The level of 'substantial harm' is considered to be a high bar that may not arise in many cases. Essentially, whether a proposal causes substantial harm will be a judgment for the decision taker, having regard to the circumstances of the case and the NPPF. Importantly, harm may arise from works to the asset or from development within its setting. Setting is defined as the surroundings in which an asset is experienced and may be more extensive than the curtilage. A thorough assessment of the impact of proposals upon setting needs to take into account, and be proportionate to, the significance of the heritage asset and the degree to which proposed changes enhance or detract from that significance and the ability to appreciate it.
- 2.14 In considering any planning application for development, the planning authority will be mindful of the framework set by government policy, in this instance the NPPF, by current Development Plan Policy and by other material considerations.

Planning Policy

Wokingham Borough Local Development Framework (Adopted Core Strategy) Development Plan Document, January 2010

- 2.15 This document does not contain specific policies relating to archaeological remains or heritage. The Core Strategy does refer to the protection of heritage in the 'broad visions' and Spatial Vision.

Wokingham Borough Managing Development Delivery Local Plan (MDD)

- 2.16 This document adds extra detail to the policies within the Core Strategy.
- 2.17 Policy TB25: Archaeology states;
1. Areas of high archaeological potential are shown on the Policies Map.

2. In areas of high archaeological potential, applicants will need to provide a detailed assessment of the impact on archaeological remains.

3. Where development is likely to affect an area of high archaeological potential or an area which is likely to contain archaeological remains, the presumption is that appropriate measures shall be taken to protect remains by preservation in situ. Where this is not practical, applicants shall provide for excavation, recording and archiving of the remains.

- 2.18 The Wokingham Borough Proposals Map - <https://www.planvu.co.uk/wbc/> - does not place the Site in an Area of High Archaeological Potential.
- 2.19 The Site is located in the Remenham Henley Bridge Conservation Area and forms a part of the wider eastern setting to the Riverside Character Area of the Henley Conservation Area. Conservation Area and Built Heritage issues are addressed in separate reports with this application.

3 GEOLOGY AND TOPOGRAPHY

Geology

- 3.1 No Site Investigation reports have been seen for this Site, as part of this assessment.
- 3.2 Geological information from the BGS 'on-line' viewer places the Site on Bedrock of Holywell Nodular Chalk Formation and New Pit Chalk Formation with Superficial Deposits of Kempton Park Gravel Member - Sand and gravel.

Topography

- 3.3 The Site is located on the banks of the River Thames.
- 3.4 Site topographic survey indicates that the site varies between 31m AOD and 32m AOD outside of the existing built footprint.

4 ARCHAEOLOGICAL / HISTORICAL BACKGROUND WITH ASSESSMENT OF SIGNIFICANCE

Timescales used in this report

Prehistoric

Palaeolithic	900,000 -	12,000 BC
Mesolithic	12,000 -	4,000 BC
Neolithic	4,000 -	1,800 BC
Bronze Age	1,800 -	600 BC
Iron Age	600 -	AD 43

Historic

Roman	AD 43 -	410
Saxon/Early Medieval	AD 410 -	1066
Medieval	AD 1066 -	1485
Post Medieval	AD 1486 -	1799
Modern	AD 1800 -	Present

Introduction

- 4.1 This chapter reviews the available archaeological evidence for the Site (see HER Figures and Appendix 1) and the archaeological/historical background of the general area and in accordance with NPPF, considers the potential for any as yet to be discovered archaeological evidence on the Site.
- 4.2 Chapter 5 subsequently considers the site conditions and whether the proposed development will impact the theoretical archaeological potential identified below.
- 4.3 Archaeological works have previously taken place to the immediate north of the Site (EWK90 Name: Cook's Nursery, Wargrave Road, Remenham) with the HER providing the following information;

An archaeological watching brief was undertaken following proposals to redevelop the site of the former Cook's Nursery. The development proposal comprised the demolition of the existing garden centre, making up the existing ground level with 1m of Type 1 hardcore, and the construction of twelve sheltered housing units.

The site is located on the east bank of the River Thames. The site was previously occupied by Cook's Nurseries, a garden centre. A geotechnical inspection immediately prior to development identified possible evidence of previous construction, comprising a channel or possible waterway. The underlying geology of the site is alluvium over valley gravel (BGS sheet 254) and the site lies at c. 32.5m OD at its east end and c. 31.5m OD by the river's edge.

The similarity of deposits seen and the absence of any significant archaeology allows for a general description of the stratigraphy observed at the site. The north-eastern half of the site was not made up with Type 1 hardcore and the excavations were started here. Piling operations were not monitored. The foundation trenches were dug to a

depth of 0.45m on average into chalky fill comprising dumped waste from the construction of the Wargrave Road and very mixed demolition deposits of red brick, tile, stone etc. Excavations in this area of the site were insufficiently deep to clear these deposits.

The remaining half of the site adjoining the river was made up to a depth of c. 1m and the majority of excavation took place within this material. The only exceptions to this were excavations for soakaways which reached an average depth of 3m. The sequence identified in all of these was identical. This comprised a 1m thick layer of Type 1 hardcore, overlying a thin deposit of mixed demolition debris, on average between 0.10m and 0.15m thick. Under this was a light- mid brown silty alluvial clay loam with 20% fine silt and 10% fine-medium sub rounded gravel, on average c. 0.50m thick. Beneath this was a fine-coarse sub rounded light yellow/white natural gravel, reached at an average depth of between 1.6m and 2m; ground water was reached at an average depth of 2m, and settled at an average depth of 0.95m. No archaeological features or finds were retrieved from any of the soakaway excavations.

No significant archaeology was identified during the watching brief. This is at least in part due to the failure of the majority of the excavations undertaken to penetrate below the spread of demolition debris or hardcore makeup at the site. The features seen during the 1998 geotechnical investigations were not revealed and it is presumed that they are below the level of excavation, and remain intact with the exception of possible damage from piling. One benefit of the site make-up and the piled foundations is that the majority of it remains in-situ and undisturbed, particularly that portion which adjoins the river.

The watching brief condition was attached to the application in error by the LPA.

4.4 ERM668 (Eyot Boat Centre, Wargrave Road, Remenham) records the following;

An archaeological watching brief was carried out at the Eyot Boat Centre during groundworks associated with the demolition of the existing structures and the construction of a new club house and stores, with associated carparking and landing stage. The site lies on the floodplain on the east bank of the River Thames and the underlying geology is alluvium (BGS 1974).

The watching brief was primarily concerned with the digging of the foundation trenches. These were all approximately 1.3m deep by 0.7m wide. The stratigraphy encountered consisted of: 0.3m of Tarmac with clay and scalpings (levelling layer) above 0.4m made ground consisting of varied dumping deposits containing chalk, flint and sand above 0.1m of dark brown silty clay (buried topsoil?) which in turn overlay 0.5m of grey brown alluvial clay deposit to the base of the trench. Only one cut feature was noted, which was modern (possibly a soakaway) as it cut through the made ground down to the top of the clay and contained loose sandy gravel with brick fragments.

No deposits or finds of archaeological interest were observed during the watching brief. The site appears to have been built up in recent times, perhaps as a response to consolidate soft ground or to minimize the effects of flooding.

4.5 ERM305 (Kelpie, Wargrave Road, Remenham, Berkshire) records the following;

A watching brief was conducted during the excavation for a septic tank at the site.

A roughly 2m X 2m trench was excavated to accommodate the tank. Some concrete slabs had been removed from the area prior to the excavation, to reveal a dark grey brown silt clay which contained modern debris. This overlay approximately 0.10m of fine clean sand which in turn sealed a dark grey blue clay, approximately 0.70m thick. The clay overlay what appeared to be natural gravel, which was excavated to a depth of 0.20m.

No archaeological deposits were observed and no finds were recovered

Palaeo-environmental

- 4.6 There is no evidence of Palaeo-environmental remains recorded in the received HER data aside from the watching brief to the north where an earlier geotechnical inspection identified possible evidence of previous construction, comprising a channel or possible waterway. This feature was not seen in the archaeological watching brief.
- 4.7 This information, combined with the information set out in the Geological background to the Site suggests that the Site will not contain Palaeo-environmental potential.

Palaeolithic and Mesolithic

- 4.8 The presence of early prehistoric material can be notoriously difficult to predict. Given the topographical and geological location of the Site, at the interface of an area of gravels and nearby watercourses, there is considered to be a Low to Moderate potential for surviving evidence relating to the Early Prehistoric exploitation of this interface in areas that have not been truncated by later development.
- 4.9 There is no evidence of Palaeolithic and Mesolithic remains recorded in the received HER data.
- 4.10 The development proposals for the site are within the existing developed footprint and as such this information suggests that the Proposed Development area does not contain Palaeolithic and Mesolithic archaeological potential.

Neolithic, Bronze Age and Iron Age

- 4.11 From around 4000 BC the mobile hunter-gathering economy of the Mesolithic gradually gave way to a more settled agriculture-based subsistence. The pace of woodland clearance to create arable and pasture-based agricultural land varied regionally and locally, depending on a wide variety of climatic, topographic, social and other factors. The trend was one of a slow, but gradually increasing pace of forest clearance.
- 4.12 By the 1st millennium, i.e. 1000 BC, the landscape is likely to have been a mix of extensive tracts of open farmland, punctuated by earthwork burial and ceremonial monuments from distant generations, with settlements, ritual areas and defended locations reflecting an increasingly hierarchical society.
- 4.13 As the Holocene progressed the braided river channels of the Thames floodplain began to silt up, leading to peat deposition. A series of marine transgressions (rises in sea level) and marine regressions (drops in sea level) occurred throughout the Neolithic, Bronze Age and Iron Age. Transgressions will have resulted in an intertidal area along the river frontage prone to periodic inundation, creating a marshland environment which was exploited for grazing, fishing, wildfowling, reed and sedge gathering. Regressions will have formed a drier landscape perhaps suitable for seasonal occupation and more concentrated activity sites.
- 4.14 The following Neolithic remains are recorded in the Berkshire HER data;

- MWK8478. Neolithic axe - River Thames opposite Henley, Remenham, Berkshire. To the west of the Site, a Neolithic polished stone axe was recovered from the River Thames
 - MWK8480. Stone hammer - River Thames at Remenham, Berkshire. To the west of the Site, a polished and perforated stone hammer from the Thames at Remenham. The hammer is in Reading Museum and is classified as Late Neolithic/Early Bronze Age
- 4.15 The following Neolithic remains are recorded in the Oxfordshire HER data;
- MOX12587. Neolithic or Bronze Age retouched flake from Brakspeare's Brewery
- 4.16 The following Bronze Age remains are recorded in the Berkshire HER data;
- MWK8479. Bronze Age knife - River Thames opposite Henley, Remenham. An oval bronze knife with a tang was recovered from the River Thames opposite the Site
 - MWK8488. A Bronze Age palstave of stop ridge type was found in the River Thames opposite Henley
 - MWK8523. A Bronze Age sword was found in the River Thames 1 mile west of Henley Lock.
- 4.17 No Bronze Age remains are recorded in the Oxfordshire HER data.
- 4.18 The following Iron Age remains are recorded in the Berkshire HER data;
- MWK8521. An Iron Age sword and scabbard was found in the River Thames opposite Henley
- 4.19 The following Iron Age remains are recorded in the Oxfordshire HER data;
- MOX7716. Iron Age Sword. Found by the Reading branch of the sub aqua club in the Thames, about 50 yards [45.7m] south of Henley Bridge in 1971
- 4.20 As with the early prehistoric periods, the situation of the Site in an area of gravels with nearby watercourses – along with the HER data there is a considered to be a Low to Moderate potential for surviving evidence of the Later Prehistoric exploitation of this interface within the Site in areas that have not been truncated by later development.
- 4.21 The development proposals for the site are within the existing developed footprint and as such this information suggests that the Proposed Development area does not contain Neolithic, Bronze Age and Iron Age archaeological potential.

Roman

- 4.22 British History on-line refers to the Roman development of Henley and states that from an early date there was probably a ford at or near the site of the town. The earliest unequivocal evidence of settlement is a substantial, possibly two-storeyed Romano-British building excavated west of Bell Street, with associated 2nd-century pottery. The site lay close to the Roman road from Dorchester, but whether it formed part of an isolated farmstead or of a more significant settlement near the river crossing is unclear.
- 4.23 The following Roman remains are recorded in the Berkshire HER data;
- MWK4806. Possible course of Roman road and river crossing at Phyllis Court, Henley. Road 160cc is believed to have been found in the garden of Phyllis Court, Henley. Opposite in the river, piles were found. This may represent a bridge or crossing point associated with the Roman road. Not trace-able for another mile or so.
- 4.24 The following Roman remains are recorded in the Oxfordshire HER data;
- MOX27238. Line of the Roman road from Dorchester to Wargrave to Henley as recorded by the NMR. This is based on Margary's road 160c.. The HER entry has a note that says it has been proposed that the line may run slightly to the south of this proposed line. This entry is

shown as just clipping the north-west corner of the Site in the HER figures accompanying this report.

- 4.25 As with the prehistoric periods, the situation of the Site in an area of gravels with nearby watercourses – along with the HER data describing Roman settlement and associated activity, there is a considered to be a Low to Moderate potential for surviving evidence of Roman activity on the Site in areas that have not been truncated by later development.
- 4.26 The development proposals for the site are within the existing developed footprint and as such this information suggests that the Proposed Development area does not Roman archaeological potential.

Anglo Saxon / Medieval

- 4.27 The following Saxon remains are recorded in the Berkshire HER data;
- MWK8477. A late Saxon spearhead was dredged from the River Thames below Marsh Lock, Sonning, circa 1km south of the Site
 - MWK8520. An iron axe head of Viking type was found in the River Thames opposite Henley.
 - MWK8524. A very large spearhead (18 inches long) with cross bars below the blade was dredged from the Thames.
- 4.28 The following Saxon remains are recorded in the Oxfordshire HER data;
- MOX26943. Thameside embankment was studied via the installation of a pump station. Its construction and the artefacts within suggested it was raised in a single instalment during or after C18. The HER data includes that a large wooden stake, plank and some of the other wooden fragments recovered from layers beneath the embankment, may originate from revetment fences or wharfs. The upright timber stake was dated to the Saxon period (c14 dated to 990+ 30 BP) and highlights the potential that the area was occupied, whether for a commercial function such as docks or wharfs, or whether it formed part of reinforcement of the river banks to protect buildings that were within the immediate vicinity. Together, the artefacts and contexts recovered and recorded from this investigation highlight the occupation at this part of Thames from at least the Saxon period. They attest to the reinforcement of the banks either for commercial aspects or to protect the land from flooding.
- 4.29 Evidence for Saxon activity appears to be related directly to the river , predominantly in the opposite bank of the Thames.
- 4.30 Medieval activity on the Berkshire side of the Thames relates to the establishment of Remenham Park Wood (MWK5116) with associated land management features also recorded. Evidence of riverside activity (brides etc) is recorded on both banks of the river but none relate directly to the Site.
- 4.31 The potential of the Site itself for the Anglo Saxon and Medieval periods can therefore be identified as generally Negligible.

Post Medieval & Modern (including map regression exercise)

- 4.32 Post medieval activity is recorded in both the Oxfordshire and the Berkshire HER data.
- 4.33 Early maps do not provide any specific details of the Site although Figure 5 (1761 John Rocque) shows the landscape of Remenham Park with Park Place to the east of the Site.
- 4.34 The Tithe Apportionments, 1840 Tithe Map of Remenham (Figure 7) are as follows;

Land Parcel	Landowner	Occupant	Description	Land Use/Cultivation
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224	William Peer Williams Freeman	Thomas Bowling	Meadow (part of)	Meadow
224a	Philip Barrett Cooper	Philip Barrett Cooper	Meadow (marsh)	Meadow

- 4.35 Thamesfield is first seen on historic mapping from 1875 (1875 Ordnance Survey, Figure 8). Development shown on the Site with the 'Two Brewers' public house in the north-west corner and house, gardens, Lodge and associated buildings across the main site. A Boat House is shown on the river frontage.
- 4.36 The house has been extended by 1899 (Figure 11, 1898-99 Ordnance Survey). Substantial rear extensions, that near double the plan of the house, are seen to Thamesfield by the end of the nineteenth century with further extensions added through the early decades of the twentieth century. By the mid twentieth century glass houses proliferate to the north. By 1962 the grounds extend to the south to include the current grounds of the rowing club and by 1968 the house is labelled as a 'Youth Centre'
- 4.37 Nurseries extend on to the Site (Figure 12, 1962 Ordnance Survey). By 1989 Thamesfield is noted as a 'Nursing Home' with associated extensions to the rear and of the frontage range to the north-west, as the Site now extends to its current northern corner. By the same time the current rowing club to the south-east has been separated from Thamesfield's grounds. Further extensions to and remodelling of Thamesfield were carried out in 1994, 1996 and 2003.
- 4.38 The 2021 Aerial Photograph (Figure 19) shows the Site in its current form.
- 4.39 The potential of the Site itself for archaeological remains from the Post-Medieval/ Modern periods can therefore be identified as generally Low

Assessment of Significance (Designated Assets)

- 4.40 Existing national policy guidance for archaeology (the NPPF as referenced in section 2) enshrines the concept of the 'significance' of heritage assets. Significance as defined in the NPPF centres on the value of an archaeological or historic asset for its 'heritage interest' to this or future generations.
- 4.41 There are no nationally designated archaeological assets recorded within the GLHER Search undertaken for this assessment.

Assessment of Significance (Non-Designated Assets)

- 4.42 Archaeological Priority Areas are generally considered to be of Medium significance. However this assessment, taking into account the archaeological background and the construction impacts caused by the current buildings provides the following assessment of Potential;

Period:	Identified Potential	Archaeological Identified Significance
Palaeo-environmental	Negligible to Low	Low (Local)
Palaeolithic and Mesolithic	Negligible to Low	Low (Local / Regional)
Neolithic, Bronze Age and Iron Age	Negligible to Low	Low (Local / Regional)
Roman	Negligible to Low	Low (Local / Regional)
Anglo-Saxon / Medieval	Negligible to Low	Low (Local / Regional)
Post Medieval	Negligible to Low	Low (Local)

5 SITE CONDITIONS, PROPOSED DEVELOPMENT & REVIEW OF POTENTIAL DEVELOPMENT IMPACTS ON ARCHAEOLOGICAL ASSETS

Site Conditions

- 5.1 Thamesfield is a retirement village comprising 35 extra care units (use class C2) and 12 care rooms/suites. It contains two distinct buildings - the main building which covers the northern part of the site and Thamesfield Lodge which is located in the eastern corner. The main building comprises three elements: the original Stucco Fronted building which fronts on to the Thames and late 20th century extension to the north; the 1993 extension which is adjacent to the northern boundary of the site and the 1995 extension which is broadly centrally located within the site. A mix of hard and soft landscaping cover the remainder of the site including car parking, a croquet lawn and a landscaped lawn down to the banks of the River Thames. See Appendix 2 for Existing Site drawings.
- 5.2 The surrounding area comprises a diverse mix of uses, including residential, sports and hospitality. The site is a short distance (c. 300m) from Henley Bridge and, as such, is well located in respect of the facilities and services within Henley.

Proposed Development

- 5.3 The proposed development is described as;
- Part demolition of existing building and replacement with a three-storey extension to provide extra-care units (Use Class C2), with associated soft and hard landscaping works; provision of additional vehicle parking, bin stores and ancillary structures; and alterations to existing basement.
- 5.4 See Appendix 3 for Proposed Development drawings.

Review of Potential Development Impacts on Designated Archaeological Assets

- 5.5 It is considered that there will be no development impacts on nationally designated archaeological assets.

Review of Potential Development Impacts on Non-Designated Assets

- 5.6 It is currently considered that there is Negligible to Low potential for development impacts on non-designated archaeological assets.

6 SUMMARY AND CONCLUSIONS

6.1 The Site has been assessed for its below ground archaeological potential.

6.2 As identified by desk-based work, archaeological potential by period and the likely significance of any archaeological remains which may be present is summarised in table form below:

Period:	Identified Archaeological Potential and Significance:
Palaeo-environmental	Negligible to Low / Local
Prehistoric	Negligible to Low / Local
Roman	Negligible to Low / Local
Anglo-Saxon / Medieval	Negligible to Low / Local
Post Medieval	Negligible to Low / Local

6.3 HER data obtained for this assessment indicates that the line of the Roman road from Dorchester to Wargrave to Henley is shown as just clipping the north-west corner of the Site. This entry is shown in an area that has been affected by later activity and as such this information suggests that the Proposed Development area does not Roman archaeological potential.

6.4 It is considered unlikely that archaeological remains are present within the area to be developed as archaeological fieldwork on adjacent sites has been negative in its results.

6.5 It is consider that this assessment could be the limit of the LPA's archaeological requirements in relation to this site although the final decision regarding this rests with the LPA and their Archaeological Planning Advisers.

Sources Consulted

General

British Library

The National Archive

British Geological Survey – <http://www.bgs.ac.uk/discoveringGeology/geologyOfBritain/viewer.html>

British History Online – <http://www.british-history.ac.uk/>

Domesday Online – <http://www.domesdaybook.co.uk/>

Historic England: The National Heritage List for England – <http://www.historicengland.org.uk/listing/the-list/>

Portable Antiquities Scheme – www.finds.org.uk

Bibliographic

British History Online <http://www.british-history.ac.uk/vch/oxon/vol16/pp31-49> [accessed 5 September 2023] 'Henley: Origin and Development of the Town', in A History of the County of Oxford: Volume 16, ed. Simon Townley (Woodbridge, Suffolk, 2011), pp. 31-49.

Chartered Institute for Archaeologists, 2020, Standard & Guidance for historic environment desk-based assessment

Historic England 2008 (new draft 2017), Conservation Principles, Policies and Guidance for the Sustainable Management of the Historic Environment

Historic England, 2017, Historic Environment Good Practice Advice in Planning: 3 The Setting of Heritage Assets December

Historic England, 2016, Archaeological Priority Area Guidelines

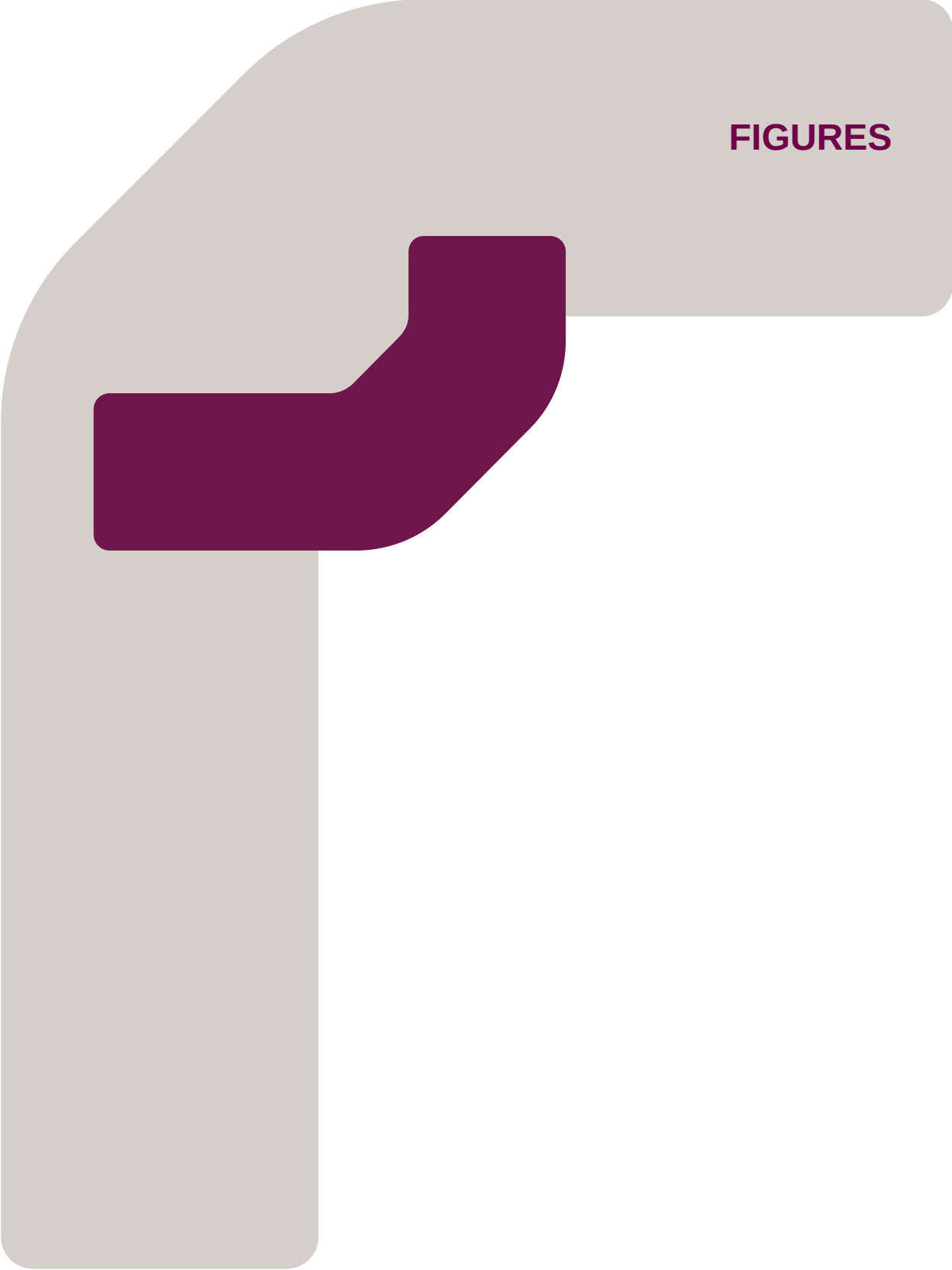
Historic England, 2015a Management of Research Projects in the Historic Environment

Historic England, 2015b, Historic Environment Good Practice Advice in Planning: 1 The Historic Environment in Local Plans

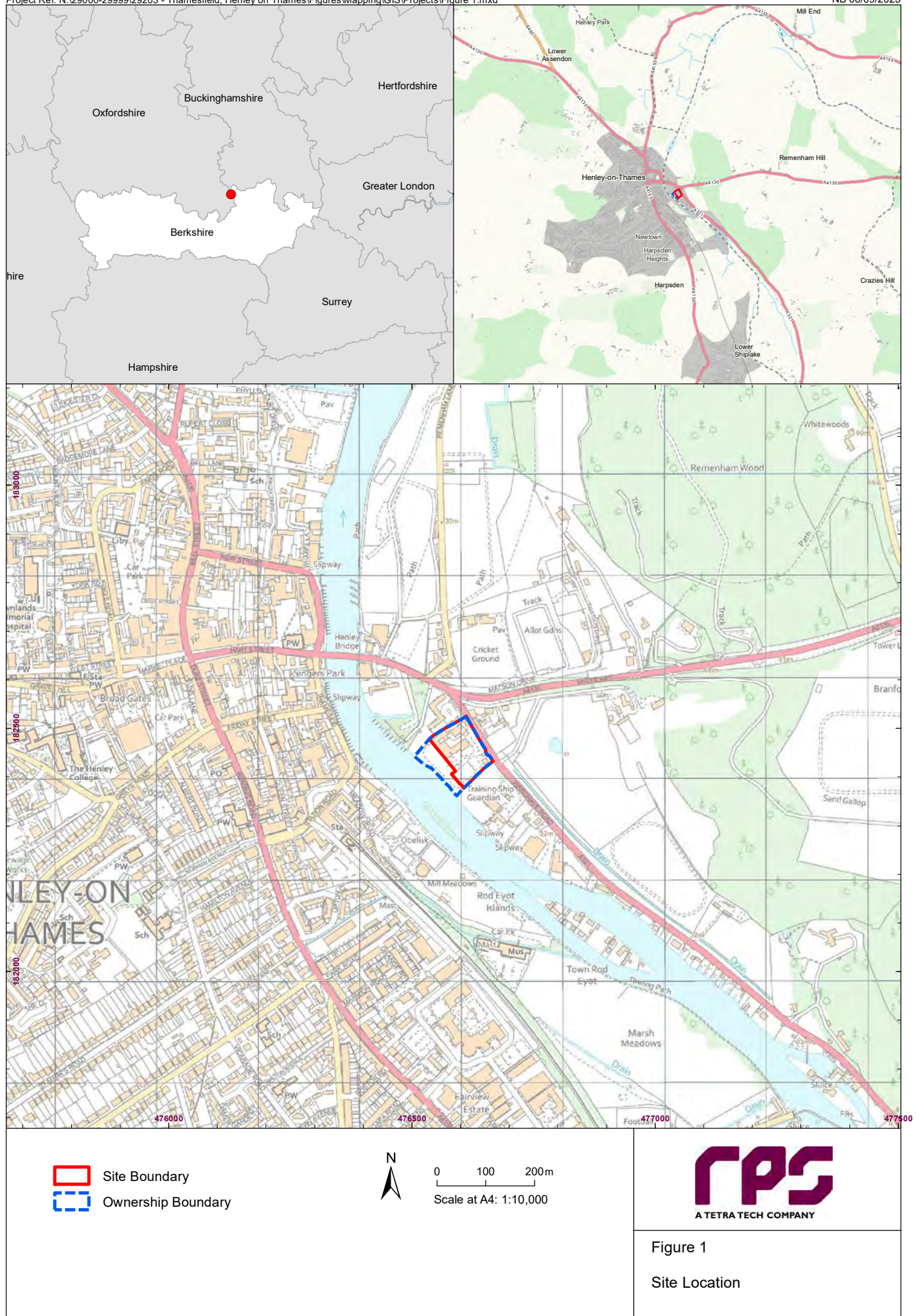
Historic England, 2015c, Historic Environment Good Practice Advice in Planning: 2 Managing Significance in Decision-Taking in the Historic Environment

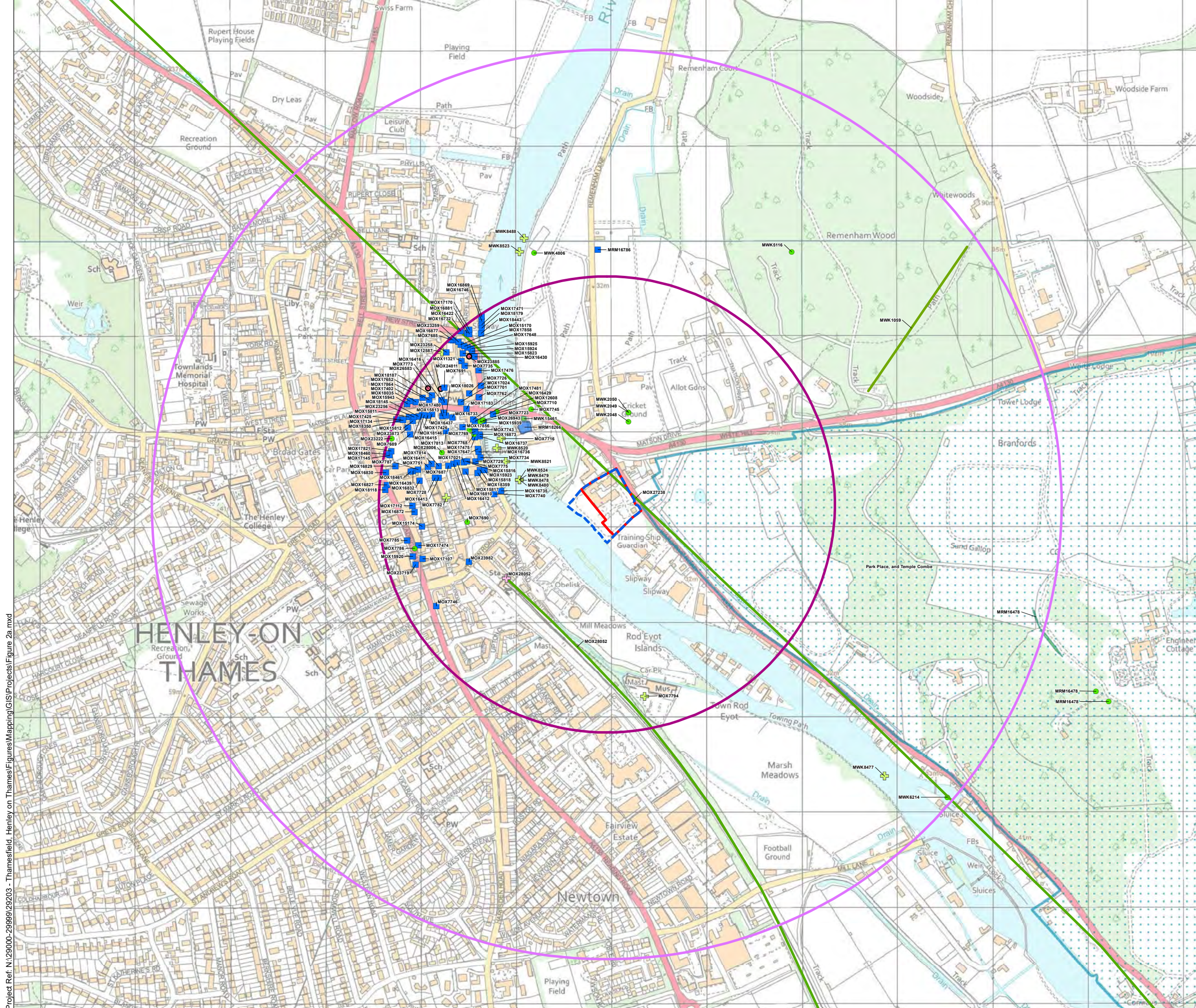
Ministry of Housing Communities & Local Government, 2021, National Planning Policy Framework

Wymer, J, 1999, The Lower Palaeolithic Occupation of Britain 2 volumes



FIGURES





Legend

- Site Boundary
- Ownership Boundary
- Oxon 500m Search Radius
- Berks 1km Search Radius

Designated Heritage Assets:

Registered Park and Gardens

- DBF72, Park Place, and Temple Combe

Non-designated Heritage Assets:

HER Data Points

- Monument
- Building
- Element
- Find Spot
- Linear

HER Data Lines

HER Data Polygons

- Monument
- Building

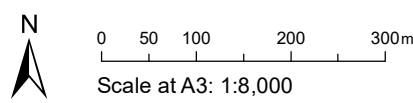
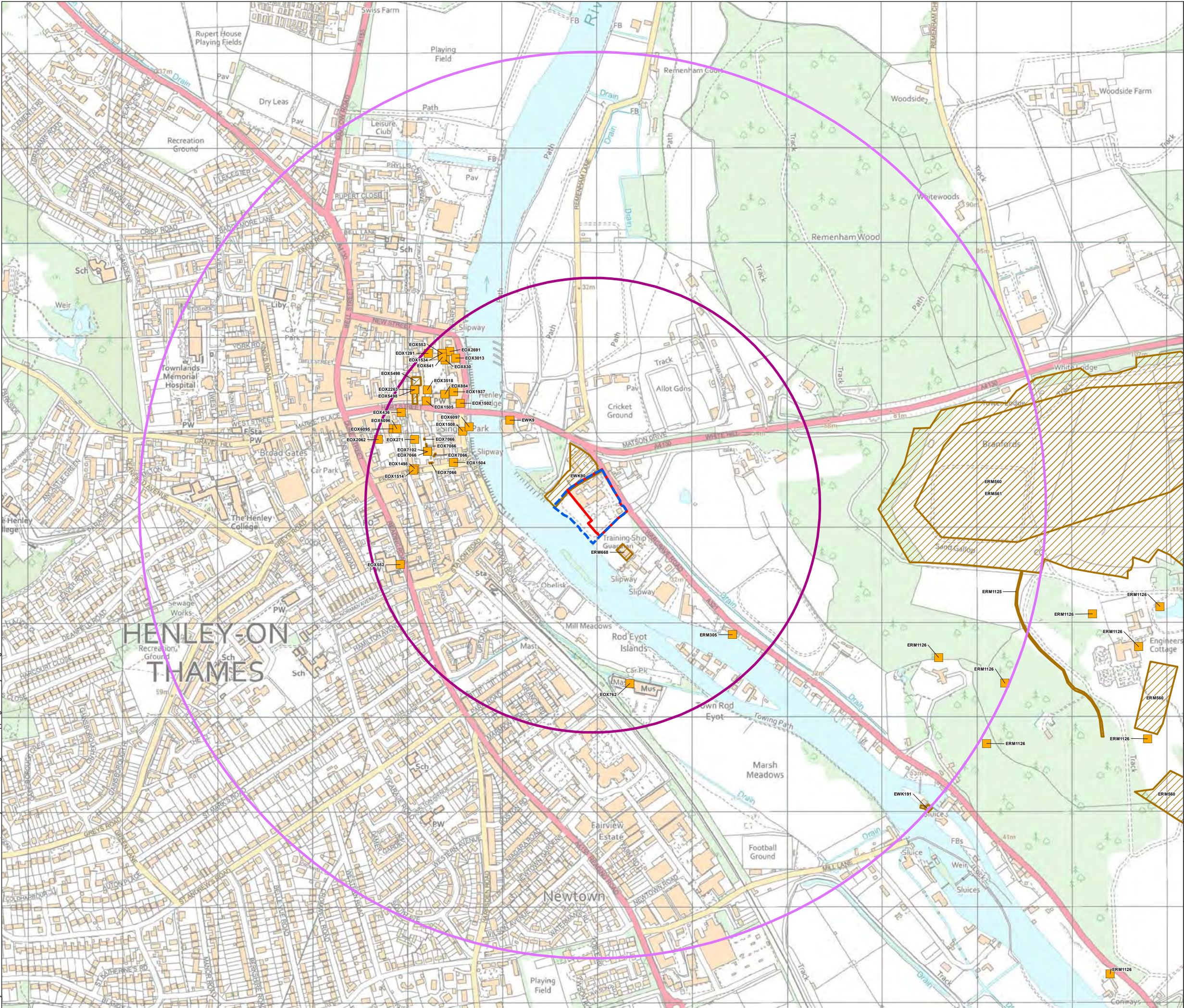


Figure 2a
HER Monuments Plot



Legend

- Site Boundary
- Ownership Boundary
- Berks 1km Search Radius
- Oxon 500m Search Radius

Previous Archaeological Work:

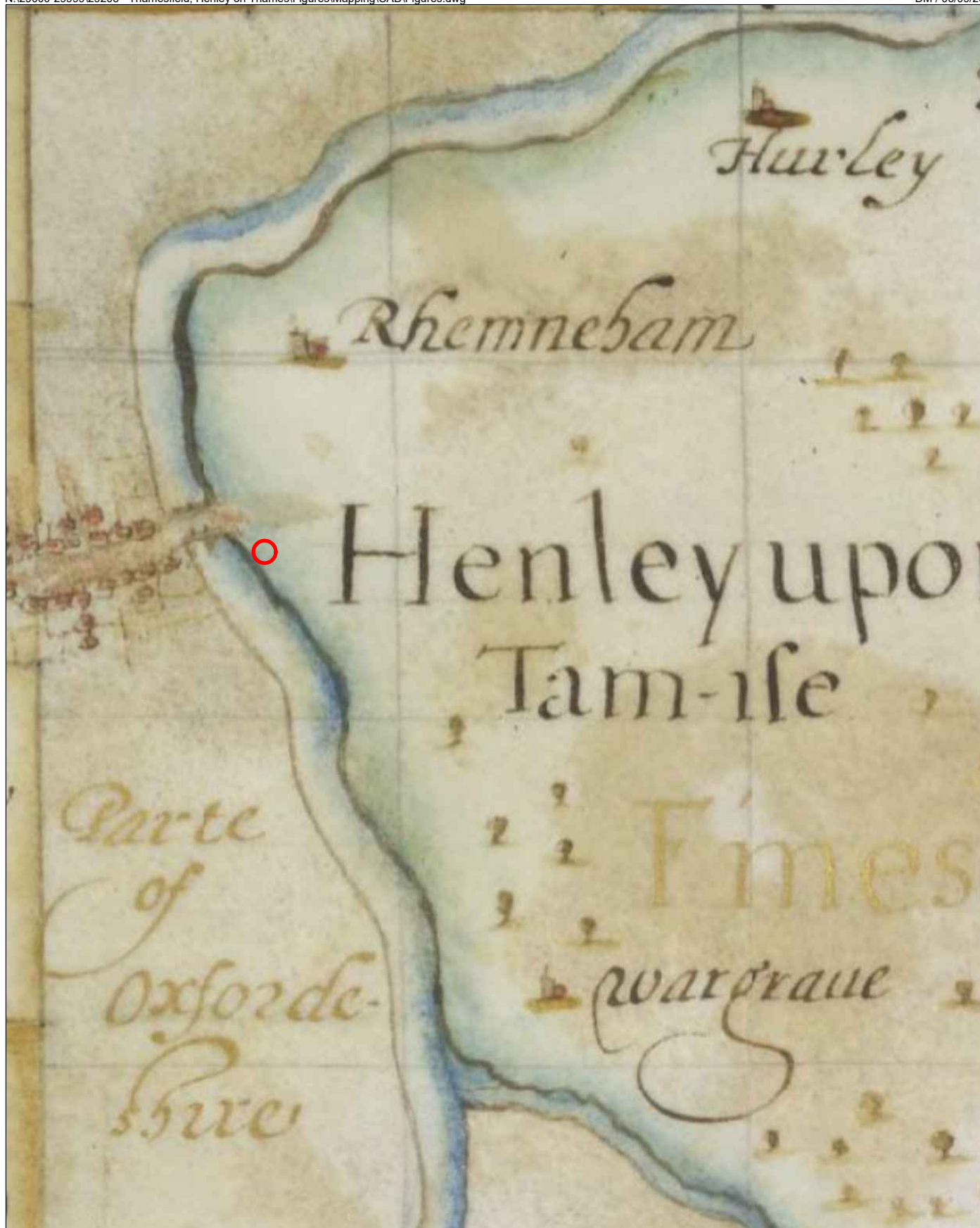
- HER Event Points
- HER Event Polygons



0 50 100 200 300m
Scale at A3: 1:8,000



Figure 2b
HER Events Plot



Approximate Site Location



Not to Scale
Illustrative Only



Figure 3

1607 John Norden



Approximate Site Location



Not to Scale
Illustrative Only



Figure 4

1720 Gabriel Delahaye



Approximate Site Location



Not to Scale
Illustrative Only



Figure 5

1761 John Rocque



Approximate Site Boundary

Ownership Boundary

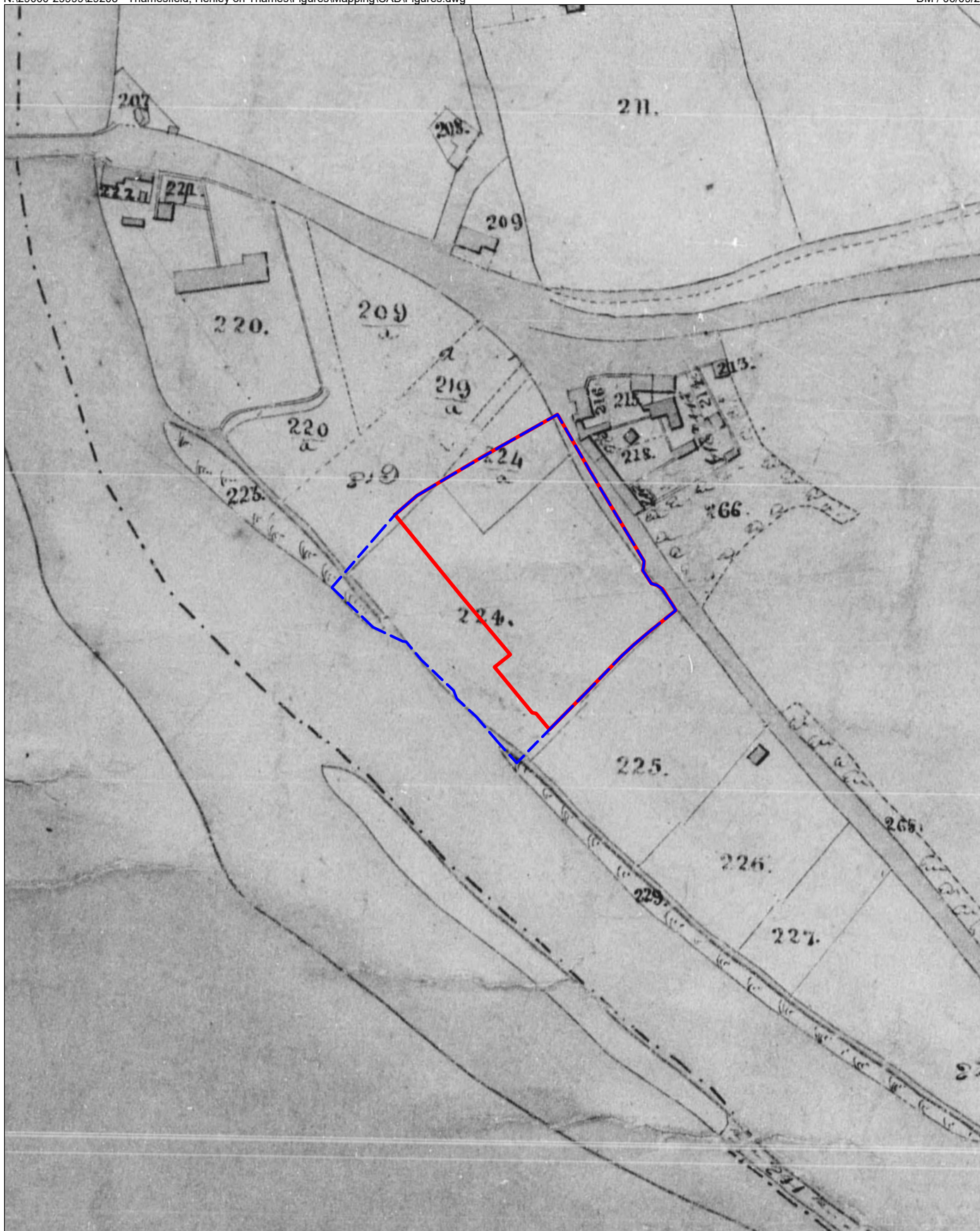


Not to Scale
Illustrative Only



Figure 6

1809 Ordnance Survey drawing



-  Approximate Site Boundary
-  Ownership Boundary

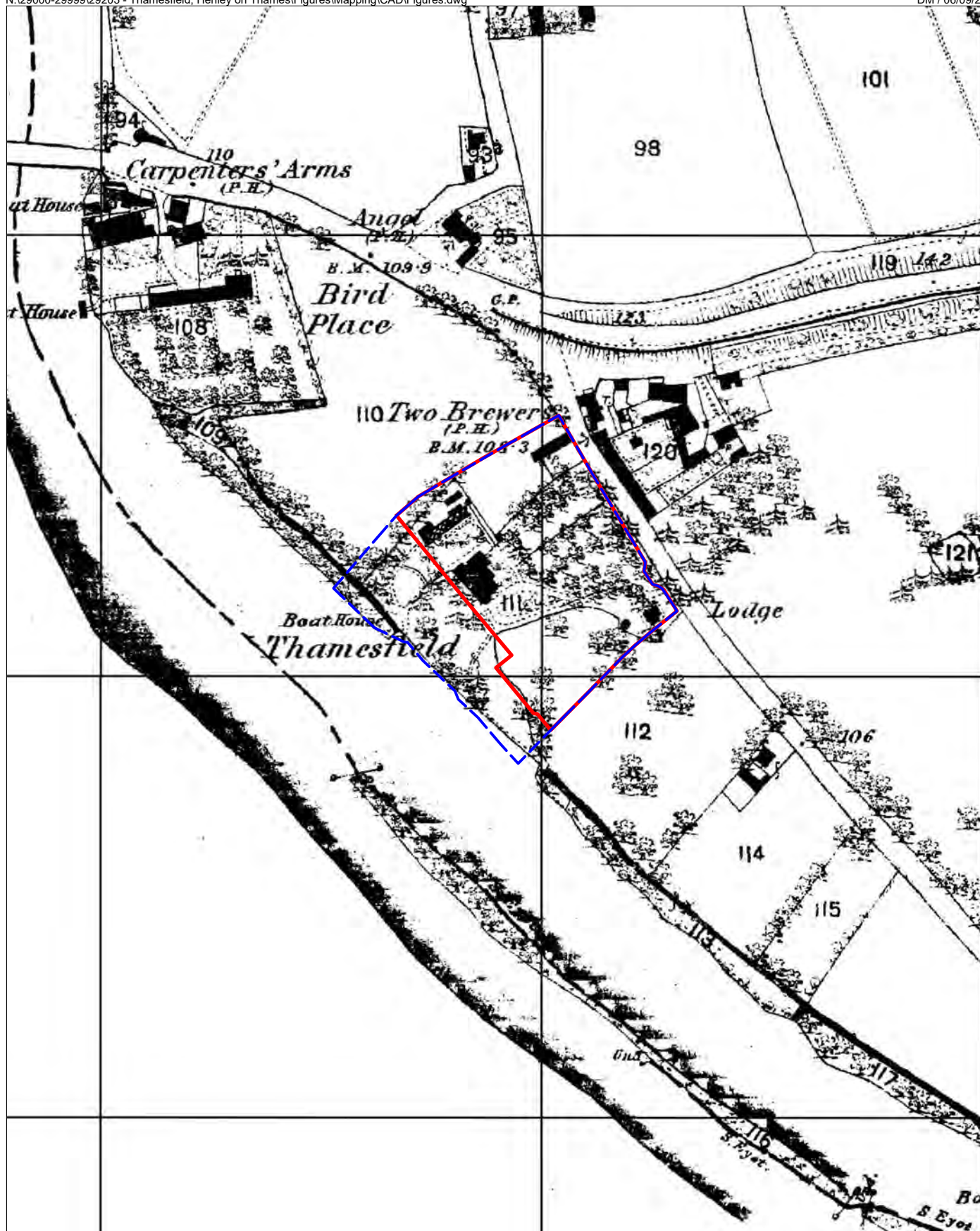


Not to Scale
Illustrative Only



Figure 7

1840 Tithe Map of Remenham



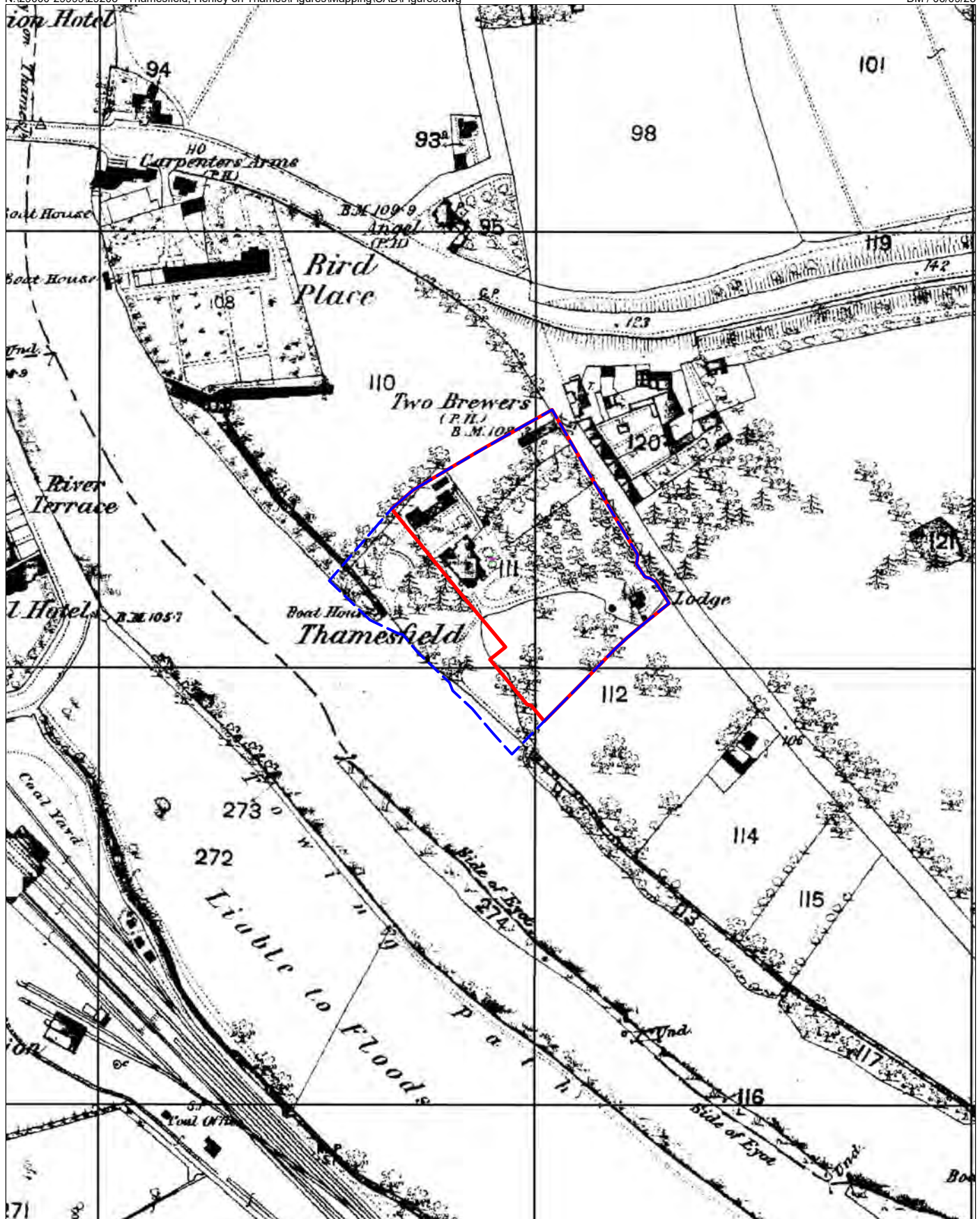
 Site Boundary
 Ownership Boundary



0 25 50m
 Scale at A4: 1:2,500



Figure 8
 1875 Ordnance Survey



- Site Boundary
- Ownership Boundary

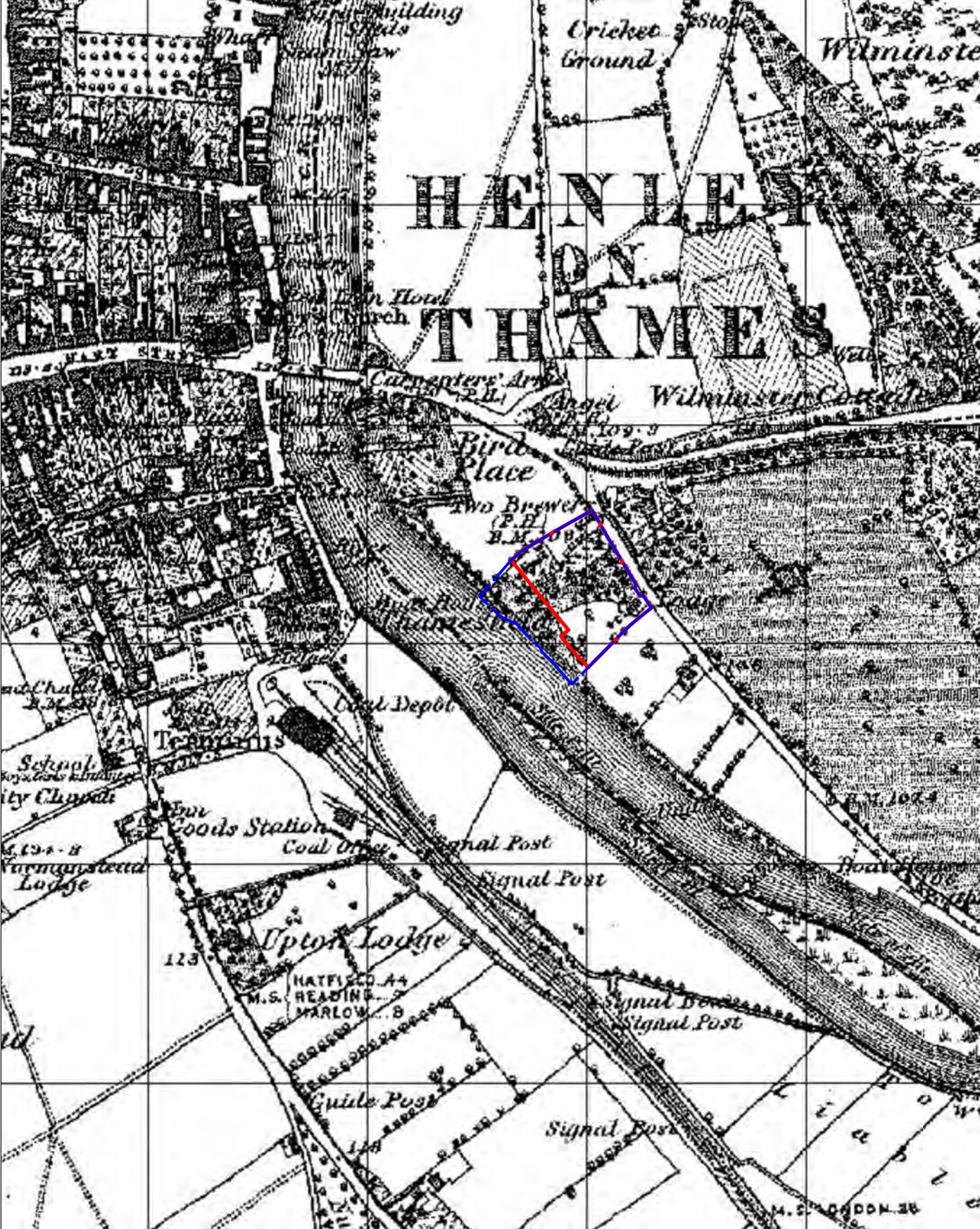


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Scale at A4: 1:2,500



Figure 9

1879 Ordnance Survey



 Site Boundary

 Ownership Boundary



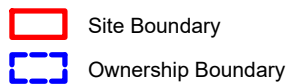
0 50 100m

Scale at A4: 1:5,000



Figure 10

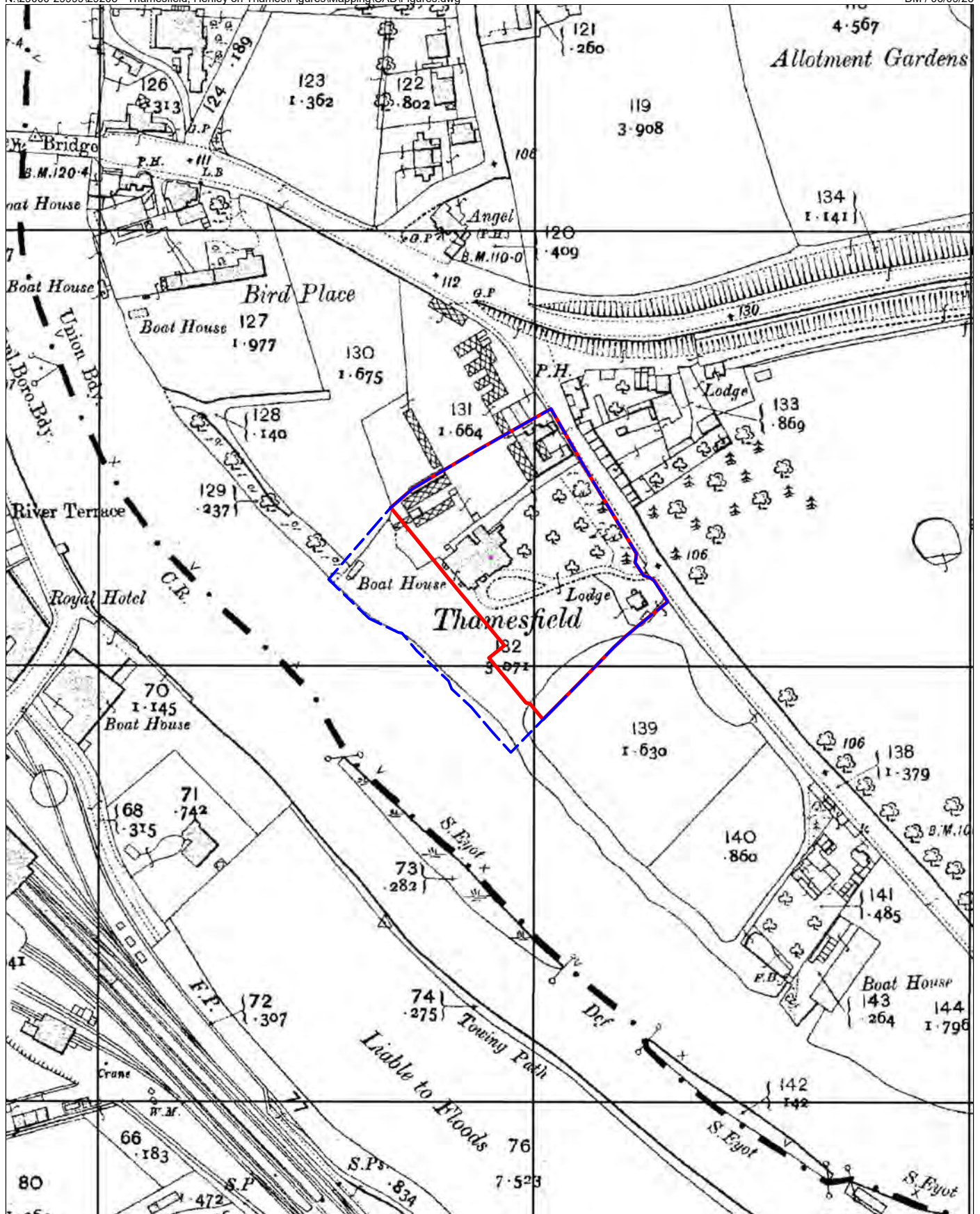
1883 Ordnance Survey



0 25 50m
Scale at A4: 1:2,500



1898-99 Ordnance Survey



- Site Boundary
- Ownership Boundary

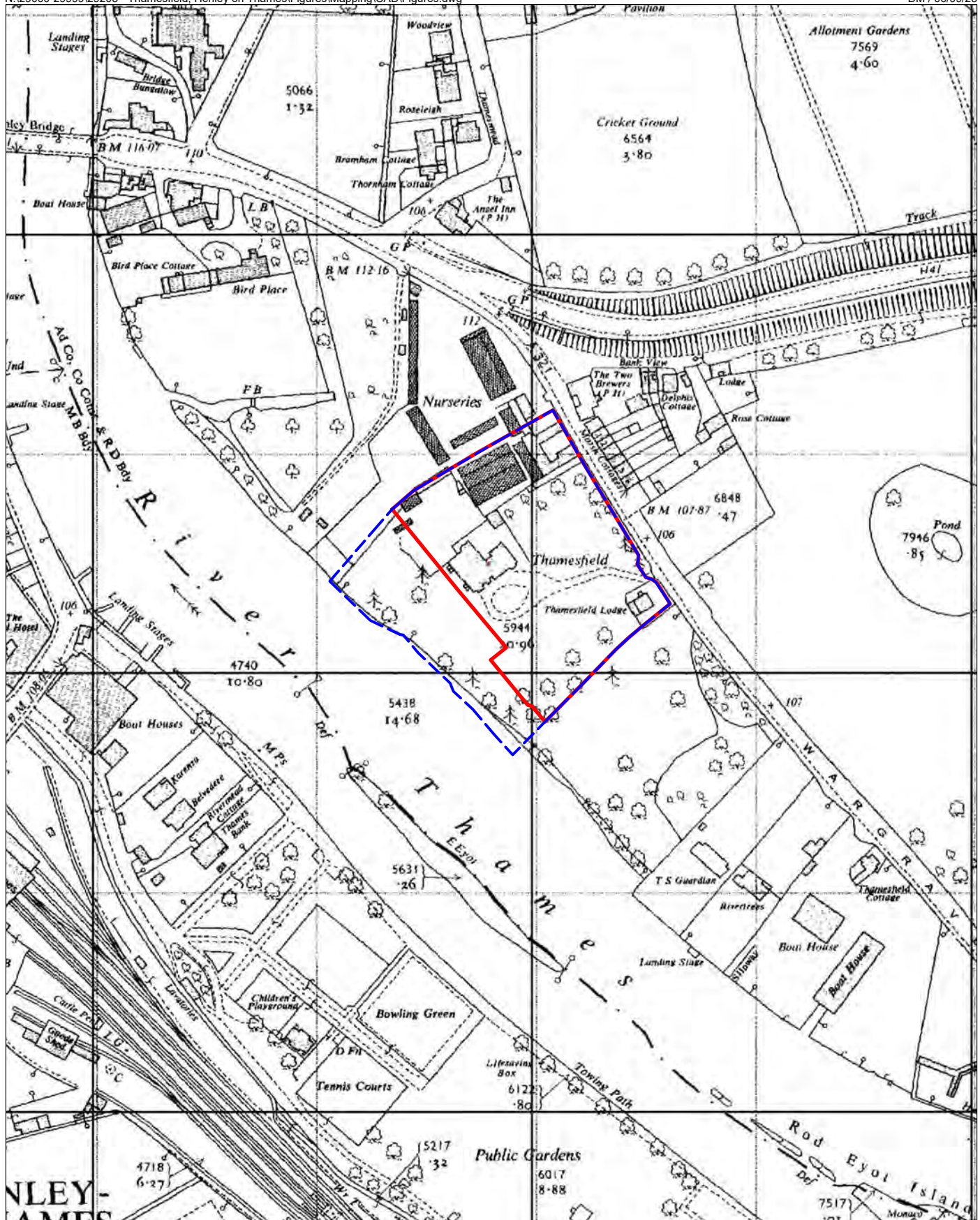


0 25 50m
Scale at A4: 1:2,500



Figure 12

1913 Ordnance Survey



- Site Boundary
- Ownership Boundary

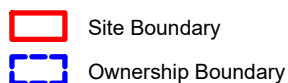


0 25 50m
Scale at A4: 1:2,500



Figure 13

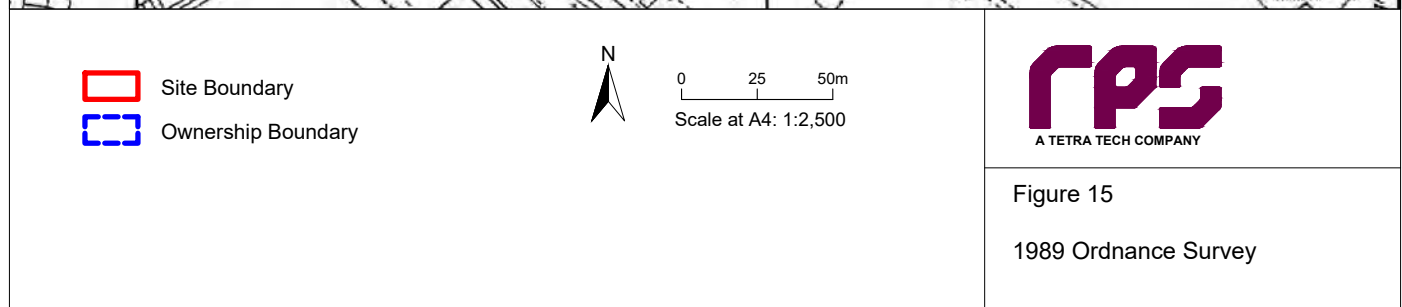
1962 Ordnance Survey

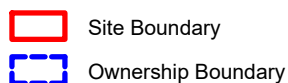


0 25 50m
Scale at A4: 1:2,500



1968 Ordnance Survey



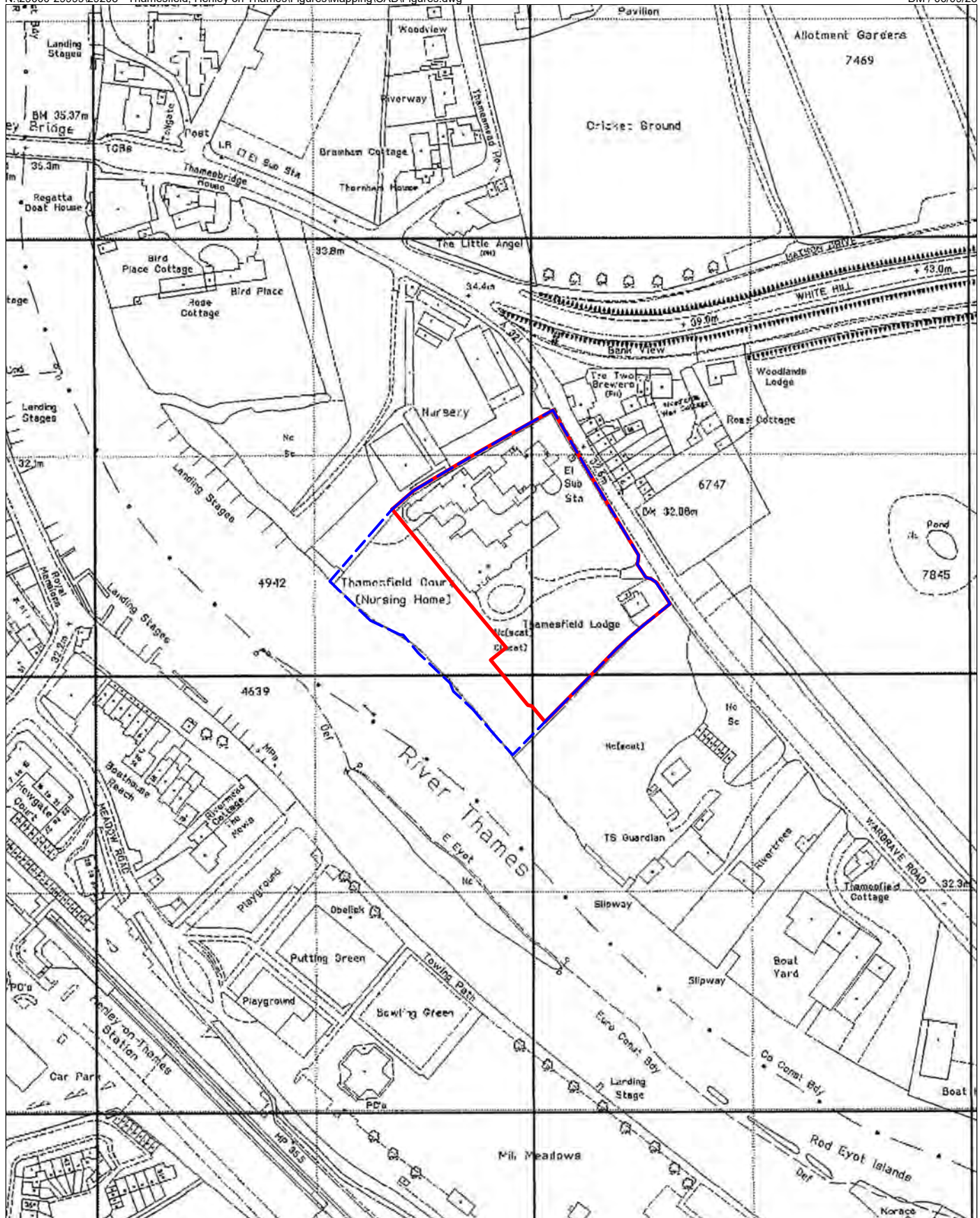


0 25 50m
Scale at A4: 1:2,500



Figure 16

1992 Ordnance Survey



- ▭ Site Boundary
▭ Ownership Boundary

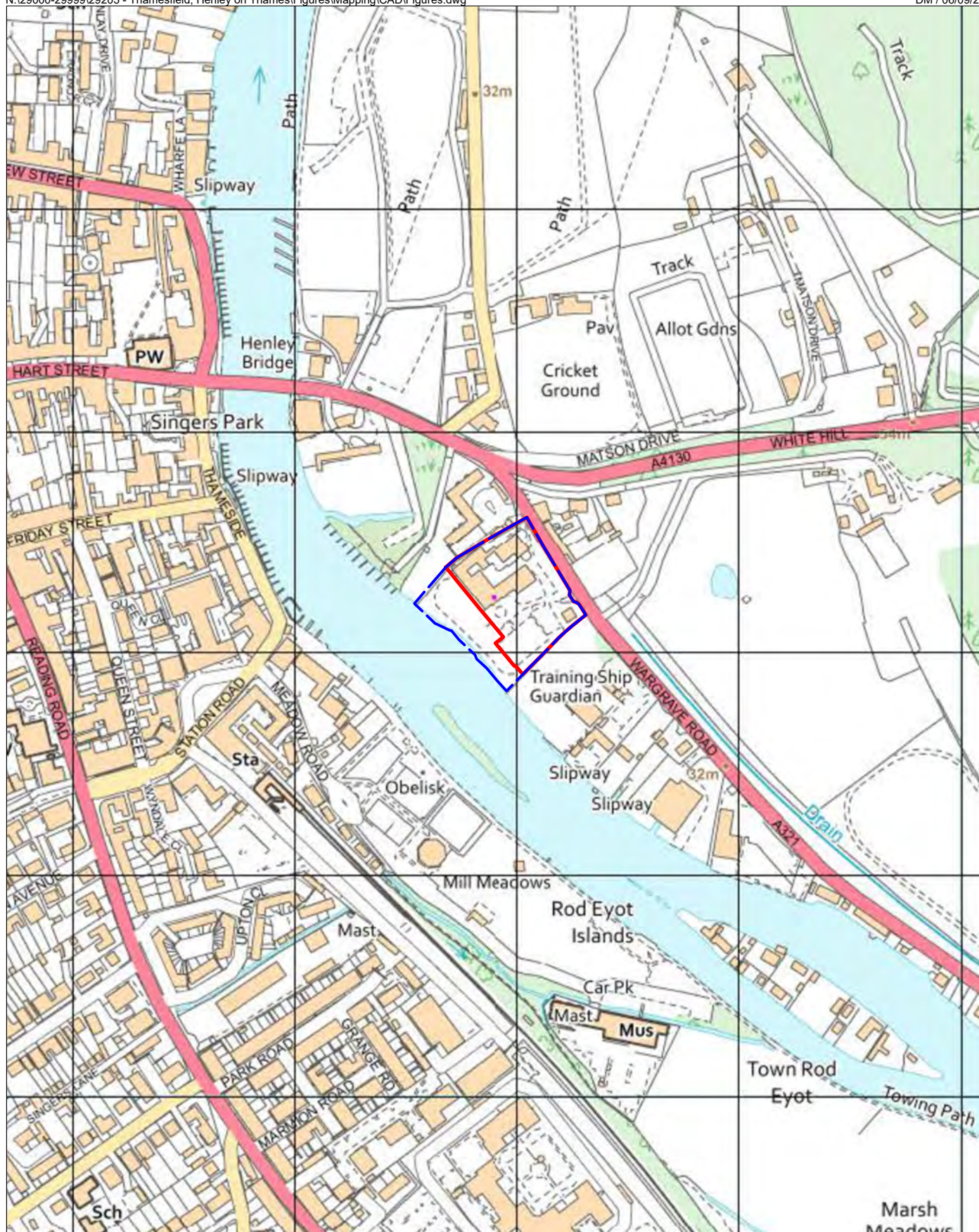


0 25 50m
Scale at A4: 1:2,500



Figure 17

1996 Ordnance Survey



- Site Boundary
- Ownership Boundary

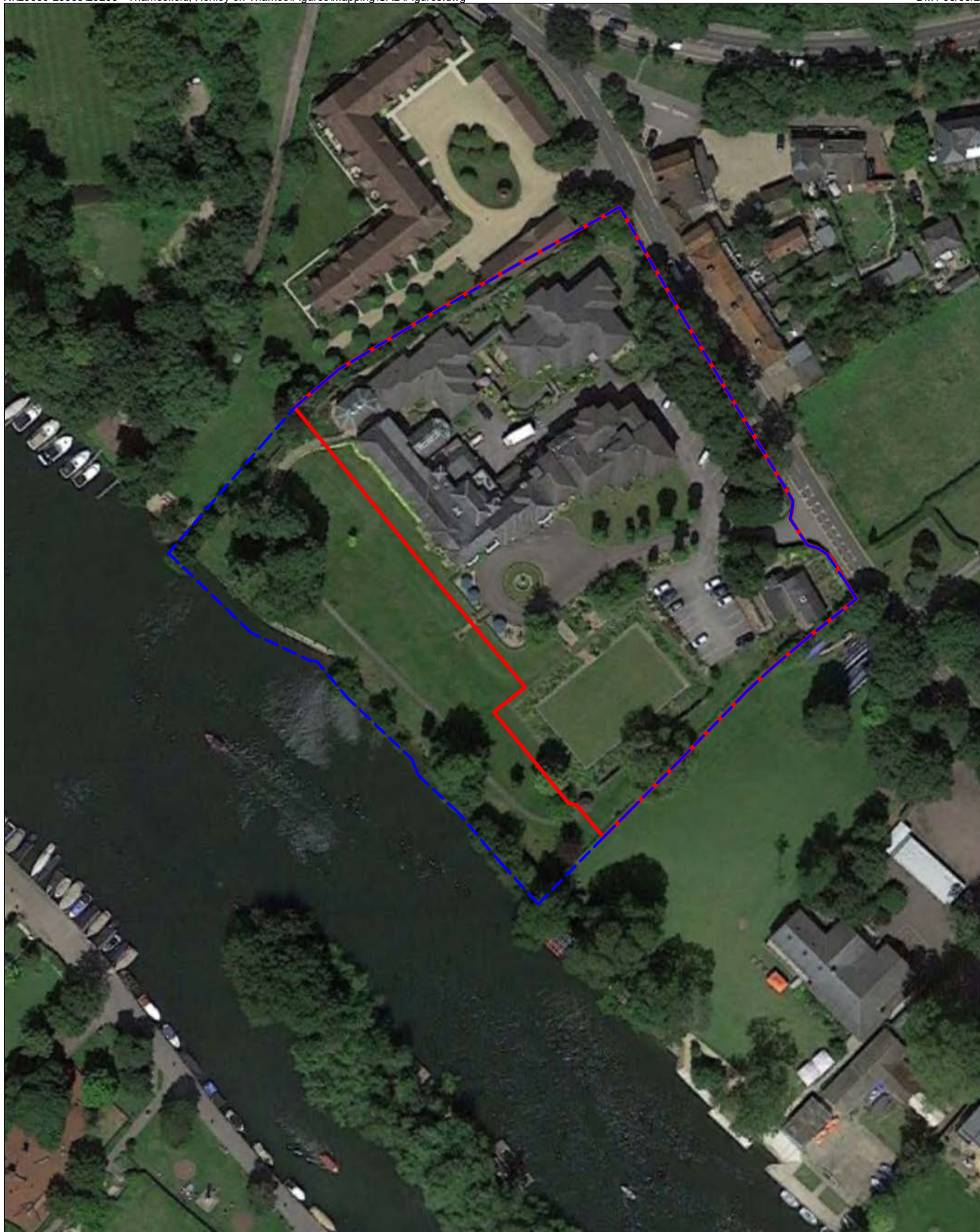


0 50 100m
Scale at A4: 1:5,000



Figure 18

2021 Ordnance Survey



- ▬ Site Boundary
- ▬ Ownership Boundary

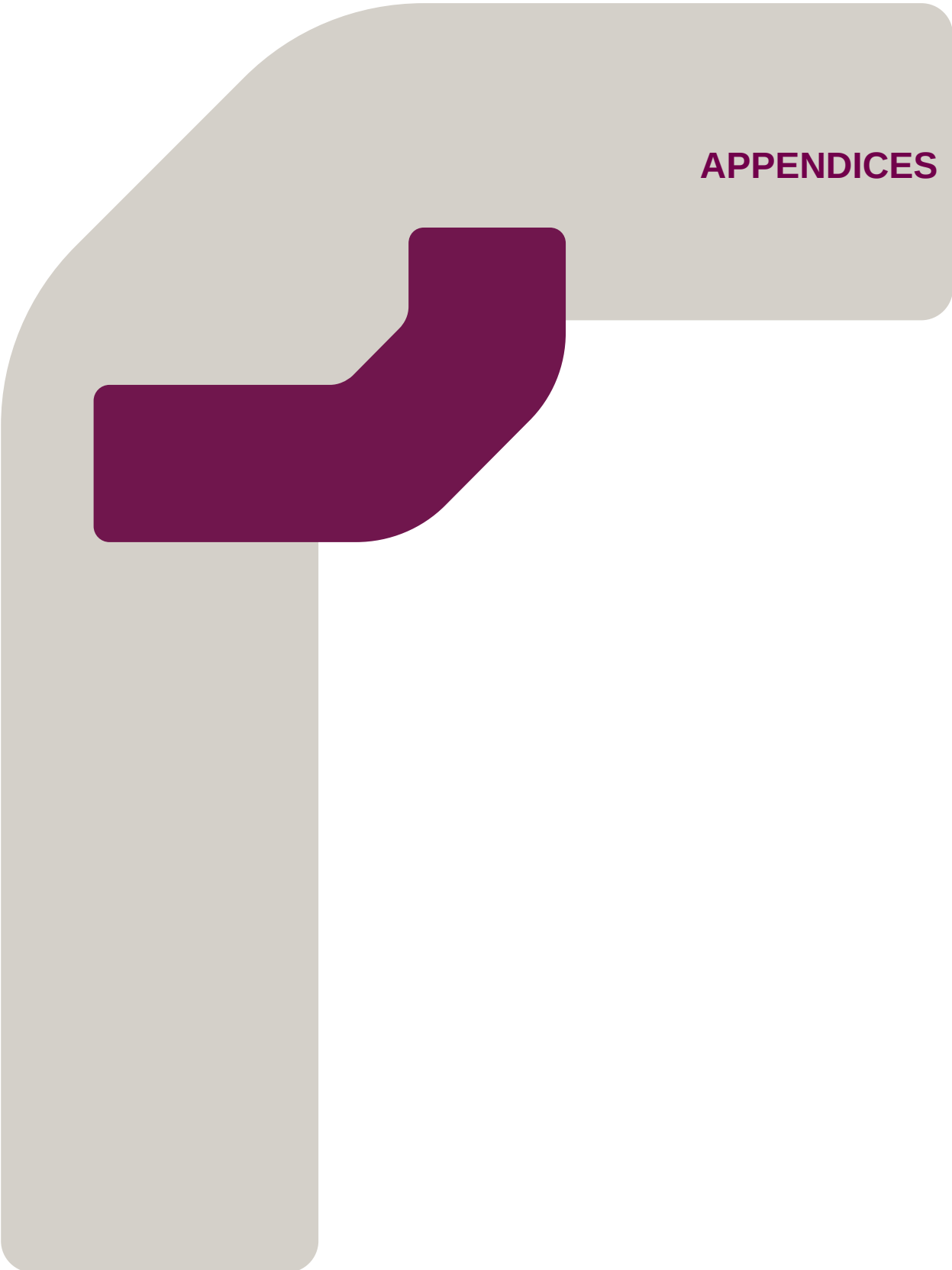


0 10 20m
Scale at A4: 1:1,250



Figure 19

2021 Aerial Photograph(Google Earth)



APPENDICES

Appendix 1 HER Data

Gazetteer - Thamesfield, Henley on Thames

Monument Points - Oxfordshire HER Data

MonUID	RecordType	Name	MonType
MOX11321	BLD	Brewery Buildings on Church Avenue	MALT HOUSE; BREWERY
MOX15170	BLD	No 86A New Street	HOUSE
MOX15174	BLD	No 29 to 47 (Odd), Gladstone Terrace, Reading Road	TERRACED HOUSE
MOX15811	BLD	No 20, Hart Street	HOUSE; SHOP
MOX15812	BLD	No 22, Hart Street	HOUSE; SHOP
MOX15813	BLD	No 40 & 40A (The Elizabethan House) & No 42, Hart Street	HOUSE; SHOP
MOX15816	BLD	No 63, Friday Street	HOUSE
MOX15817	BLD	No 54 & 56, Friday Street	HOUSE
MOX15818	BLD	No 60, Baltic Cottage, Friday Street	HALL HOUSE; SITE; CROSS WING HOUSE
MOX15823	BLD	Surface of Lane (From New Street entrance to N Side of No 1, Church Avenue)URCH AVENUE	COBBLED ROAD
MOX15920	BLD	Congregational Church Hall, Reading Road	CHURCH HALL; CONGREGATIONAL CHAPEL
MOX15923	BLD	No 9 (Baltic House), Thameside	HALL HOUSE; HOUSE
MOX15924	BLD	No 26 (Boathouse) (Henley Rowing Club), Thameside	ROWING CLUB; COURTYARD; BOAT HOUSE; SITE
MOX15925	BLD	No 27 to 29 (Consec), Thameside	HOUSE
MOX15939	BLD	Angel Hotel including attached Medieval Arch, Hart Street	HOTEL; SITE; ARCH BRIDGE
MOX15943	BLD	No 25 (Trustees Savings Bank), Hart Street	HOUSE; SITE; BANK (FINANCIAL)
MOX16411	BLD	No 35, Friday Street	PAPER MILL; BREWERY; SITE
MOX16412	BLD	No 49 (The Cottage), Friday Street	HOUSE
MOX16413	BLD	No 16 (Old Farmhouse), Friday Street	PUBLIC HOUSE; FARMHOUSE; SHOP
MOX16415	BLD	No 30A, Hart Street	HOUSE; OFFICE
MOX16416	BLD	Drinking Fountain, Hart Street	DRINKING FOUNTAIN; DOG TROUGH; PLAQUE
MOX16422	BLD	No 55 (Bishop's House), New Street	HOUSE
MOX16429	BLD	No 18, Thameside	HOUSE; SHOP
MOX16430	BLD	No 25 (Cottage Bar to Little White Hart Hotel & The Cottage), Thameside	BUILDING; SITE; HOTEL
MOX16437	BLD	No 34 & 36 Hart Street	HOUSE; SHOP
MOX16439	BLD	No 13 & 15, Friday Street	HOUSE; SHOP
MOX16732	BLD	No 53 (Camden House), New Street	HOUSE
MOX16733	BLD	No 48 & 50, Hart Street	TIMBER FRAMED HOUSE; JETTIED HOUSE; SITE
MOX16735	BLD	Garden Wall and Gate Piers at No 1 to 7 (Consec), River Terrace, Thameside	GARDEN WALL; GATE PIER
MOX16736	BLD	No 11, Thameside	HOUSE; PLAQUE; PLAQUE
MOX16737	BLD	Railings at No 16 (The Coach House), Thameside	RAILINGS
MOX16746	BLD	No 5 Wharfe Lane	HOUSE; BOAT HOUSE
MOX16810	BLD	No 51 & 53, Friday Street	HOUSE

MOX16827	BLD	No 1 to 7 (Odd), Greys Road	HOUSE; PLAQUE; SHOP
MOX16829	BLD	No 43, 45, 47 & 47A, Duke Street	HOUSE; SHOP
MOX16830	BLD	No 30 (The Queen's Head Public House), Duke Street	PUBLIC HOUSE
MOX16832	BLD	No 10, Friday Street	HOUSE; SHOP
MOX16869	BLD	No 6 (Mariners), Wharfe Lane	HOUSE; BOAT HOUSE
MOX16872	BLD	No 17 to 23 (Odd), Reading Road	TERRACED HOUSE; SHOP
MOX16873	BLD	Railings at No 17 (Rectory), Thameside	RAILINGS
MOX16877	BLD	No 84 (Brakspear's Brewery Offices), New Street	BREWERY; OFFICE
MOX16881	BLD	Wattle Cottage, New Street	HOUSE
MOX17021	BLD	No 57 to 61, Friday Street	TERRACED HOUSE
MOX17024	BLD	No 19 (Red Lion Stables), Thameside	STABLE
MOX17107	BLD	Congregational Churchyard Boundary Wall to Street with Railings and Gates, Reading Road	WALL; RAILINGS; CHURCHYARD
MOX17112	BLD	No 11A (Stoneleigh House), Reading Road	HOUSE; SHOP
MOX17134	BLD	No 16, Hart Street	HOUSE; SHOP
MOX17145	BLD	No 33 & 35, Duke Street	HOUSE; SHOP
MOX17170	BLD	Ely Cottage, Wharfe Lane	HOUSE
MOX17183	BLD	Raised Pavement and Iron Railings, Hart Street	RAISED PAVEMENT; RAILINGS; STEPS
MOX17402	BLD	No 29 (Blandy House), Hart Street	HOUSE; RAILINGS
MOX17425	BLD	No 14, Hart Street	HOUSE; SHOP
MOX17426	BLD	No 32, Hart Street	HOUSE
MOX17471	BLD	No 4 & Temple Reach, Wharfe Lane	HOUSE
MOX17474	BLD	Garden Wall to Road at Congregational Church Manse, Reading Road	GARDEN WALL; GATE PIER
MOX17475	BLD	No 16 (The Coach House), Thameside	COACH HOUSE; VICARAGE
MOX17476	BLD	No 23 (Little White Hart Hotel Annexe), Thameside	HOUSE; HOTEL
MOX17480	BLD	Gates and Piers at West End of Façade of No 44 (Speakers' House), Hart Street	GATE PIER; GATE
MOX17481	BLD	No 52, Hart Street	HOUSE
MOX17647	BLD	No 12, Thameside	HOUSE; SHOP
MOX17648	BLD	Stone Flagged Surface to Courtyard (Behind No 88, New Street and Buildings at The North End of Thameside)	COURTYARD
MOX17652	BLD	No 35, Hart Street	HOUSE; SHOP
MOX17813	BLD	Old School House, Hart Street	SCHOOL; HOUSE
MOX17814	BLD	No 45 (Queen Anne Cottage), Friday Street	HOUSE
MOX17821	BLD	No 29, Duke Street	HOUSE
MOX17856	BLD	Garden Wall to Hart Street at No 17 (Rectory), Thameside	GARDEN WALL
MOX17858	BLD	No 88, New Street	HOUSE; ARCH; COURTYARD
MOX17864	BLD	No 31 & 33 (Old Armistice), Hart Street	HOUSE; SHOP
MOX18026	BLD	No 44 (Speakers House), Hart Street	HOUSE
MOX18035	BLD	No 27, Hart Street	HOUSE; SHOP
MOX18118	BLD	No 2 & 4, Reading Road	HOUSE; GARAGE; SHOP
MOX18145	BLD	No 26 & 28, Hart Street	HOUSE; SHOP
MOX18146	BLD	No 30, Hart Street	HOUSE; SHOP
MOX18179	BLD	No 2, 3 & 3A, Wharfe Lane	HOUSE

MOX18187	BLD	No 37 (Forge House), Hart Street	HOUSE; SHOP
MOX18350	BLD	No 18, Hart Street	HOUSE; STABLE
MOX18359	BLD	The Anchor Hotel, Friday Street	HOUSE; HOTEL
MOX18443	BLD	No 1, Wharfe Lane	HOUSE; GARAGE; BOAT HOUSE
MOX18460	BLD	No 31, Duke Street	HOUSE; SHOP
MOX18461	BLD	No 5 to 11 (Odd), Friday Street	TERRACED HOUSE; SHOP
MOX23256	BLD	24, Hart Street	HOUSE; SHOP
MOX23258	BLD	Former Brakspears Brewery Buildings, including Brewhouse, Fermentation Room, Maltstore and Forge, New Street	FERMENTING BLOCK; BREWHOUSE; MALT HOUSE; FORGE
MOX23259	BLD	No 86 (Old Brewery House), New Street	HOUSE
MOX23719	BLD	Christ Church United Reformed Church, Reading Road	CHURCH
MOX23873	BLD	Malthouse to rear of No 18, Hart Street	MALT HOUSE
MOX23982	BLD	Imperial Hotel including Nos 15-41 (odd), Station Road	HOTEL
MOX7685	BLD	House adjoining Breakspear's Brewery Offices, New Street	HOUSE
MOX7687	BLD	No 47 (The Old Forge), Friday Street	TANNERY; IRON WORKS; HOUSE
MOX7689	BLD	Malthouse, 18, Hart Street	MALT HOUSE
MOX7691	BLD	Almshouses, 8-20, Church Avenue	ALMSHOUSE
MOX7701	BLD	Church of St Mary the Virgin, Hart Street	CHURCH
MOX7710	BLD	Henley Bridge, Hart Street	ARCH BRIDGE
MOX7726	BLD	Chantry House, Church Avenue	CHANTRY COLLEGE
MOX7728	BLD	Nos 14 & 14A (Old Farm Cottage), Friday Street	HOUSE
MOX7729	BLD	No 71 Friday Cottage	JETTIED HOUSE
MOX7734	BLD	No 10 (The Old Granary), Thameside	GRANARY
MOX7735	BLD	Nos 1-7, Church Avenue	ALMSHOUSE
MOX7740	BLD	Nos 1-7 River Terrace, Thameside	HOUSE; WALL; GATE PIER
MOX7746	BLD	Site of Toll House	TOLL HOUSE
MOX7751	BLD	Nos 31 & 33 Friday Street	HOUSE
MOX7762	BLD	No 19, Red Lion Hotel, Thameside	HOTEL
MOX7769	BLD	No 17 (Rectory), Thameside	VICARAGE
MOX7773	BLD	No 39 (Longlands), Hart Street	TIMBER FRAMED BUILDING; TOWN HOUSE
MOX7775	BLD	No 65, Friday Street	HOUSE
MOX7785	BLD	Congregational Church Manse, Reading Road	MANSE; WALL; CHAPEL; CHURCH HALL
MOX7787	BLD	Nos 17 to 29 (odd) Friday Street	TERRACE
MOX23885	ELE	Artificial terrace and linear feature	PLATFORM; LINEAR FEATURE; POST HOLE
MOX24811	ELE	Medieval or early post medieval building activity revealed in vicinity of Longlands House	WALL; BUILDING
MOX26583	ELE	C18-20 Features and Possible Medieval Pit	PIT; WALL
MOX12587	FS	Neolithic or Bronze Age retouched flake from Brakspeare's Brewery	FINDSPOT
MOX7716	FS	Iron Age Sword	FINDSPOT
MOX7782	FS	Roman Coin, Queens Street	FINDSPOT
MOX7794	FS	Redeposited Prehistoric Flints on site of Henley Museum	FINDSPOT

MOX28052	LIN	Henley on Thames Branch Railway	RAILWAY
MOX12608	MON	Henley Bridge	ARCH BRIDGE
MOX23222	MON	Possible medieval foundations and post medieval quarry at 6-8 Hart Street	CONSTRUCTION TRENCH; EXTRACTIVE PIT; POST HOLE
MOX26943	MON	Thameside embankment	REVTMENT; EMBANKMENT; CULVERT
MOX7690	MON	Site of Former Independent Chapel	CHAPEL
MOX7723	MON	Site of Chapel of St Anne, Medieval Bridge Chapel	BRIDGE CHAPEL
MOX7743	MON	Possible Icehouse or Well, Henley Rectory Garden	ICEHOUSE?; WELL?
MOX7745	MON	Site of Toll House, Henley Bridge	TOLL HOUSE
MOX7768	MON	Site of Medieval Rectory and Tithe Barn	VICARAGE; TITHE BARN; DITCH; PIT
MOX7786	MON	Site of Post Medieval Chapel	CHAPEL
MOX28006	MON	Medieval to Post-Medieval Activity	OCCUPATION LAYER; DITCH?; RUBBISH PIT; GLASSHOUSE

Monument Points - Berks HER Data

MonUID	RecordType	Name	MonType
MWK8477	FS	Saxon spearhead - River Thames below Marsh Lock, Sonning, Berkshire.	FINDSPOT
MWK8478	FS	Neolithic axe - River Thames opposite Henley, Remenham, Berkshire	FINDSPOT
MWK8479	FS	Bronze Age knife - River Thames opposite Henley, Remenham, Berkshire	FINDSPOT
MWK8480	FS	Stone hammer - River Thames at Remenham, Berkshire	FINDSPOT
MWK8488	FS	Bronze Age palstave - River Thames opposite Henley, Remenham, Berkshire	FINDSPOT
MWK8520	FS	Axehead - River Thames opposite Henley on Thames	FINDSPOT
MWK8521	FS	Iron Age sword and scabbard - River Thames opposite Henley, Remenham, Berkshire	FINDSPOT
MWK8523	FS	Bronze Age sword - River Thames 1 mile west of Henley Lock, Remenham, Berkshire	FINDSPOT
MWK8524	FS	Large spearhead - from the River Thames opposite Henley	FINDSPOT
MWK2049	MON	Cropmark linear features - east of Angel Public House, Remenham, Berkshire	WALL?
MWK2048	MON	Cropmark features-east of Angel Public House, Remenham, Berkshire	FEATURE
MWK4806	MON	Roman road at Phyllis Court, Henley, Oxfordshire	BRIDGE; ROAD
MWK5116	MON	Remenham Park Wood, Remenham, Berkshire	PARK
MWK6214	MON	Water mill - Marsh Mills, Remenham, Berkshire	WATERMILL
MWK2050	MON	Cropmark features - east of Angel Public House, Remenham, Berkshire	DRAINAGE DITCH

MRM16786	BLD	Barn Cottage, Remenham Lane, Remenham, Berkshire	ESTATE COTTAGE; CRICKET PAVILION
MRM16478	MON	Post-medieval features found in a watching brief on the Western Access Road, Park Place, Remenham	PIT; LAYER; DITCH
MRM16478	MON	Post-medieval features found in a watching brief on the Western Access Road, Park Place, Remenham	PIT; LAYER; DITCH

Monument Lines - Oxfordshire HER Data

MonUID	RecordType	Name	MonType
MOX27238	LIN	Proposed line of Roman road running from Dorchester to Wargrave to Henley	ROAD
MOX28052	LIN	Henley on Thames Branch Railway	RAILWAY

Monument Polygons - Berks HER Data

MonUID	RecordType	Name	MonType
MWK15461	MON	Earlier medieval bridge - Remenham, Berkshire	BRIDGE
MRM16478	MON	Post-medieval features found in a watching brief on the Western Access Road, Park Place, Remenham	PIT; LAYER; DITCH
MRM18266	BLD	Henley Royal Regatta Headquarters near Henley Bridge	HEADQUARTERS

Registered Park & Gardens - Berks HER Data

DesigUID	RecordType	Name	Grade
DBF72	RG	Park Place, and Temple Combe	II*

Event Points - Oxfordshire HER Data

EvUID	RecordType	Name
EOX1291	WB	Watching brief at the Former Brewery, New Street, Henley-on-Thames
EOX1498	BS	Nos 31 and 33 Friday Street: Building Survey
EOX1502	BS	The West Range of the Red Lion Hotel, Henley on Thames: Building Survey
EOX1504	BS	63 Friday Street, Henley-on-Thames: Building Survey
EOX1505	BS	Longlands, Hart Street: Building Survey
EOX1508	BS	The Old Rectory, 17 Thames Side, Henley on Thames: Building Survey
EOX1514	BS	Nos 17, 19 and 29 Friday Street, Henley: Building Survey
EOX1534	BS	Old Henley Brewery, A Statement of Significance: Building Survey
EOX1937	WB	Report on an Archaeological Watching Brief at St Mary the Virgin and
EOX2062	EV	Archaeological Evaluation at 6-8 Hart Street: Evaluation
EOX2263	DBA	An Archaeological Desk Based Assessment of 35 Hart Street
EOX2691	EV	The Former Brewery, Thame Side: Evaluation
EOX271	WB	30c Hart Street: Watching Brief
EOX3013	EV	An Archaeological Field Evaluation At Premises Fronting onto Thames Side
EOX3518	WB	Longlands Road: Watching Brief
EOX436	BS	24a Hart Street: Building Survey
EOX5498	EV	Squires Yard, R/O 35 Hart Street: Evaluation
EOX552	BS	Boundary Wall of Christ Church United Reformed Church: Building Survey
EOX553	BS	The Brewery: Building Survey
EOX6095	WB	The Maltings: Watching Brief

EOX6096	BS	The Maltings: Building Survey
EOX6097	WB	Angel on the Bridge Public House: Watching Brief
EOX762	EV	Site For Henley Rowing Museum: Evaluation
EOX830	BS	Church Avenue: Building Survey
EOX841	BS	The Old Brewery Yard, New Street and Cottage Inn, Riverside
EOX884	EV	St Mary Parish Church and Chantry House: Archaeological Evaluation
EOX7066	EV	Evaluation at the Old Foundry, Henley-on-Thames
EOX7102	DBA	Desk Based Assessment at The Old Foundry

Event Points - Berks HER Data

EvUID	RecordType	Name
EWK9	EVS	Henley Bridge
ERM305	NVP	Kelpie, Wargrave Road, Remenham, Berkshire
ERM1126	EVS	Photographic survey of elements of Remenham Park Place Estate,

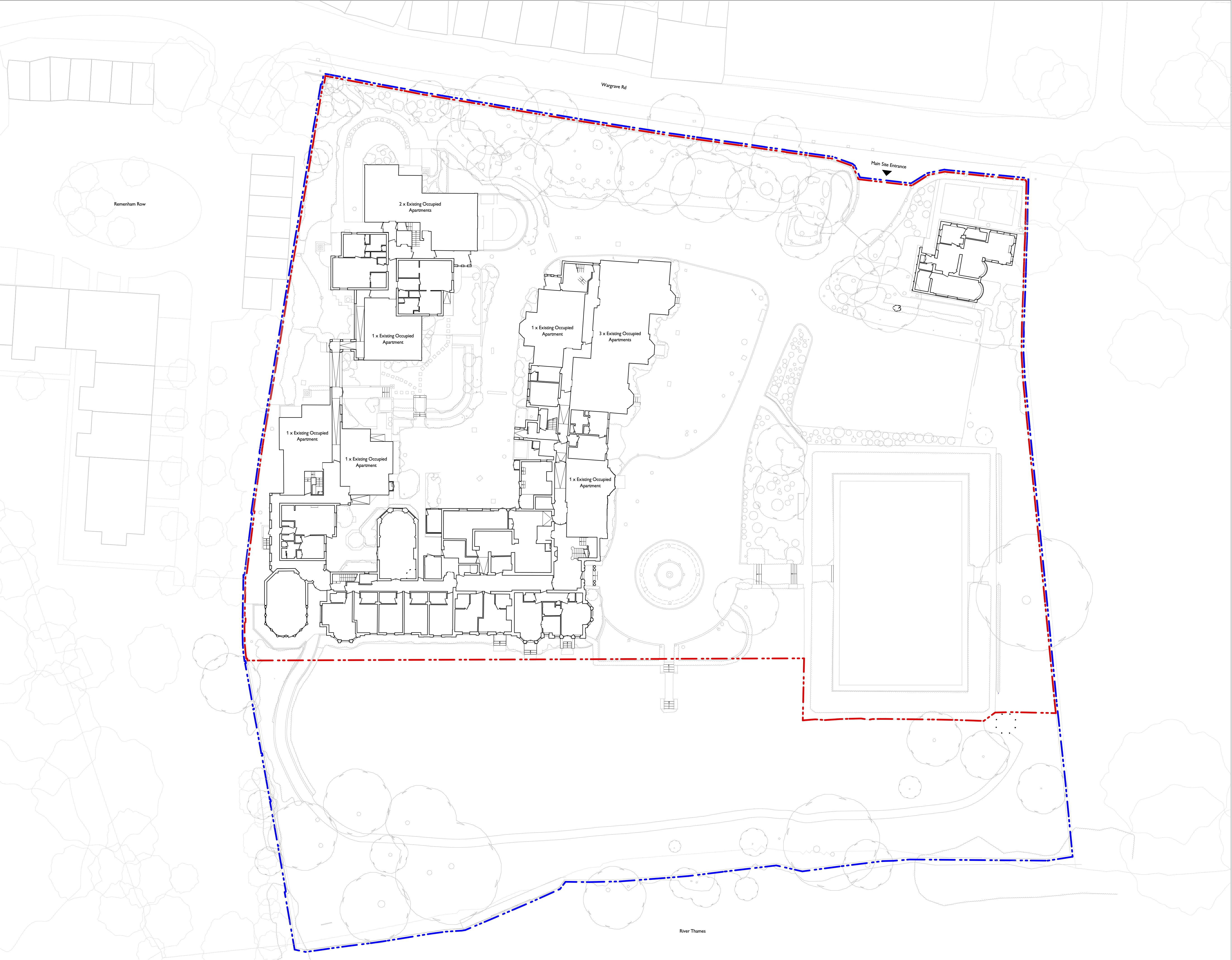
Event Polygons - Oxfordshire HER Data

EvUID	RecordType	Name
EOX7066	EV	Evaluation at the Old Foundry, Henley-on-Thames
EOX5498	EV	Squires Yard, R/O 35 Hart Street: Evaluation

Event Polygons - Berks HER Data

EvUID	RecordType	Name
EWK90	NVP	Cook's Nursery, Wargrave Road, Remenham
EWK191	NVP	Marsh Mills Boat House, Wargrave Road, Remenham, Berkshire
ERM560	EVS	Park Place and Aspect Park Golf Course, Remenham, Berkshire
ERM561	EVT	Park Place and Aspect Park Golf Course, Remenham, Berkshire
ERM668	NVP	Eyot Boat Centre, Wargrave Road, Remenham, Berkshire
ERM1125	EVT	Remenham Park Place, Western Access Road, Remenham, Berkshire

Appendix 2 Existing Site



NOTE: The contractor is responsible for the checking of all site dimensions and levels. These should be checked prior to ordering of any components and before commencement of the works on site. All dimensions should be brought to the immediate attention of the Contract Administrator.

SAFETY, HEALTH AND ENVIRONMENTAL INFORMATION

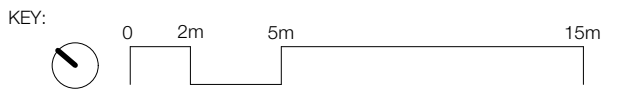
In addition to the hazards / risks associated with the types of work detailed on this drawing, note the following:

CONSTRUCTION

MAINTENANCE / CLEANING

DECOMMISSIONING / DEMOLITION

It is assumed that all works will be carried out by a competent contractor working, where appropriate, to an approved method statement.

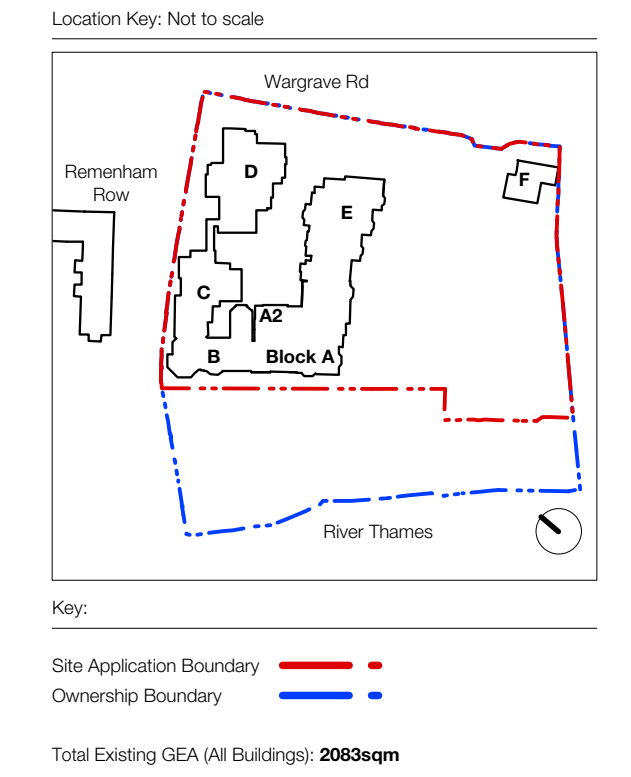


Notes

Do not scale for this drawing. Use written levels and dimensions only.

This drawing is to be read in conjunction with all other relevant documentation produced by Design Engine Architects Consultants and Sub-Contractors drawings, schedules and Specifications.

Design Engine drawing based on Point 2 Surveyors Ltd drawings, dated July 2021. The site boundaries are those described by the client.

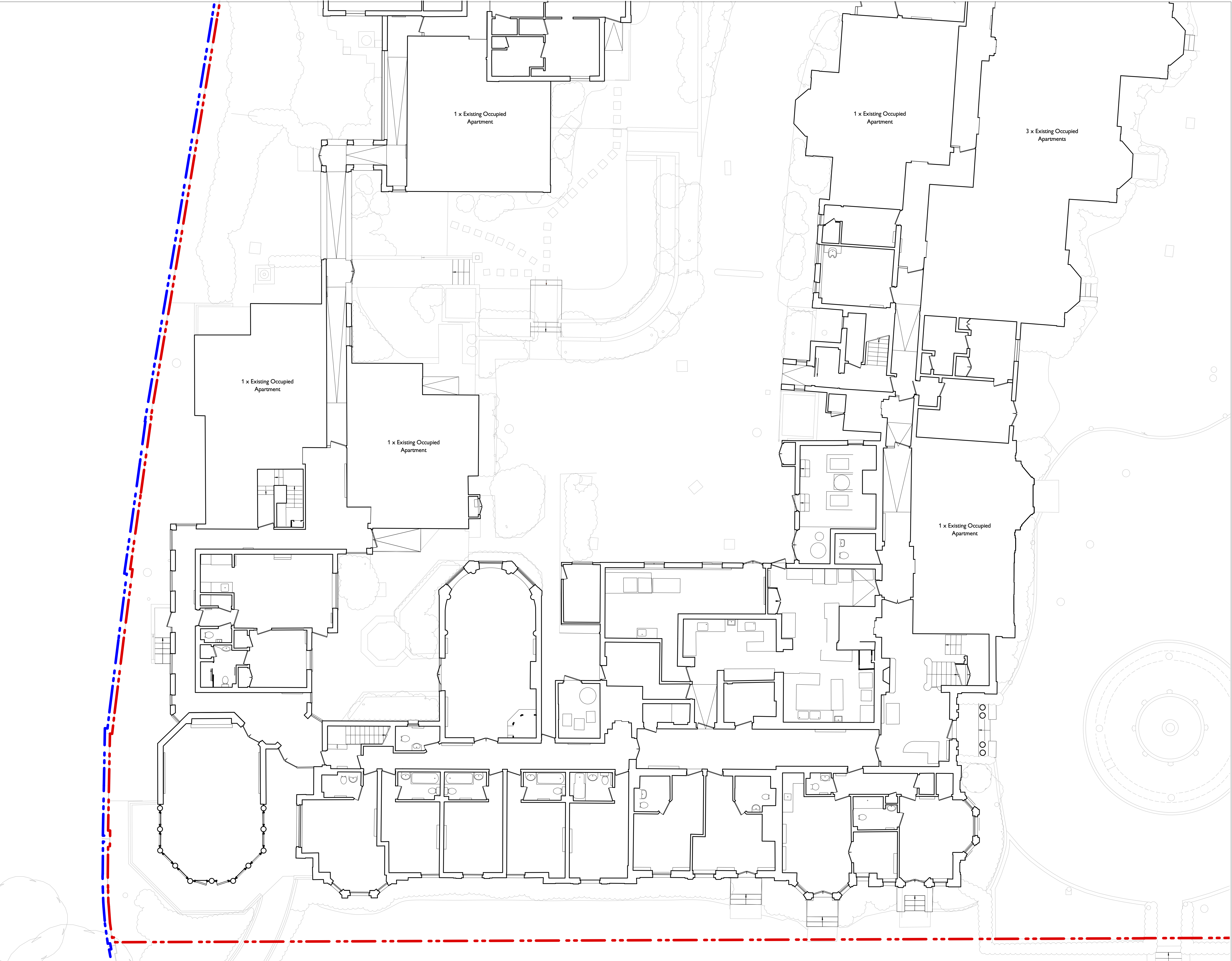


00	15/08/23	DESIGN FREEZE ISSUE	KS	HRIC
rev	date	notes	drawn	chkd

DESIGNENGINE
ARCHITECTS

Project Name	Thamesfield	Date of issue	August 2023	Scale	1:250 @A1
Client	Retirement Villages Group	Project Title	Existing Site Plan		

Sheet	Stage 3	Sheet Number	2212-P-002	Sheet Count	00
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NOTE: The contractor is responsible for the checking of all site dimensions and levels. These should be checked prior to ordering of any components and before commencement of the works on site. All dimensions should be kept for the immediate attention of the Contract Administrator.

SAFETY, HEALTH AND ENVIRONMENTAL INFORMATION

In addition to the hazards / risks associated with the types of work detailed on this drawing, note the following:

CONSTRUCTION

MAINTENANCE / CLEANING

DECOMMISSIONING / DEMOLITION

It is assumed that all works will be carried out by a competent contractor working, where appropriate, to an approved method statement.

KEY: 0 1m 5m

Notes

Do not scale for this drawing. Use written levels and dimensions only.

This drawing is to be read in conjunction with all other relevant documentation produced by Design Engine Architects Consultants and Sub-Contractors drawings, schedules and Specifications.

Design Engine drawing based on Point 2 Surveyors Ltd drawings, dated July 2021. The site boundaries are those described by the client.

Location Key: Not to scale

Key:

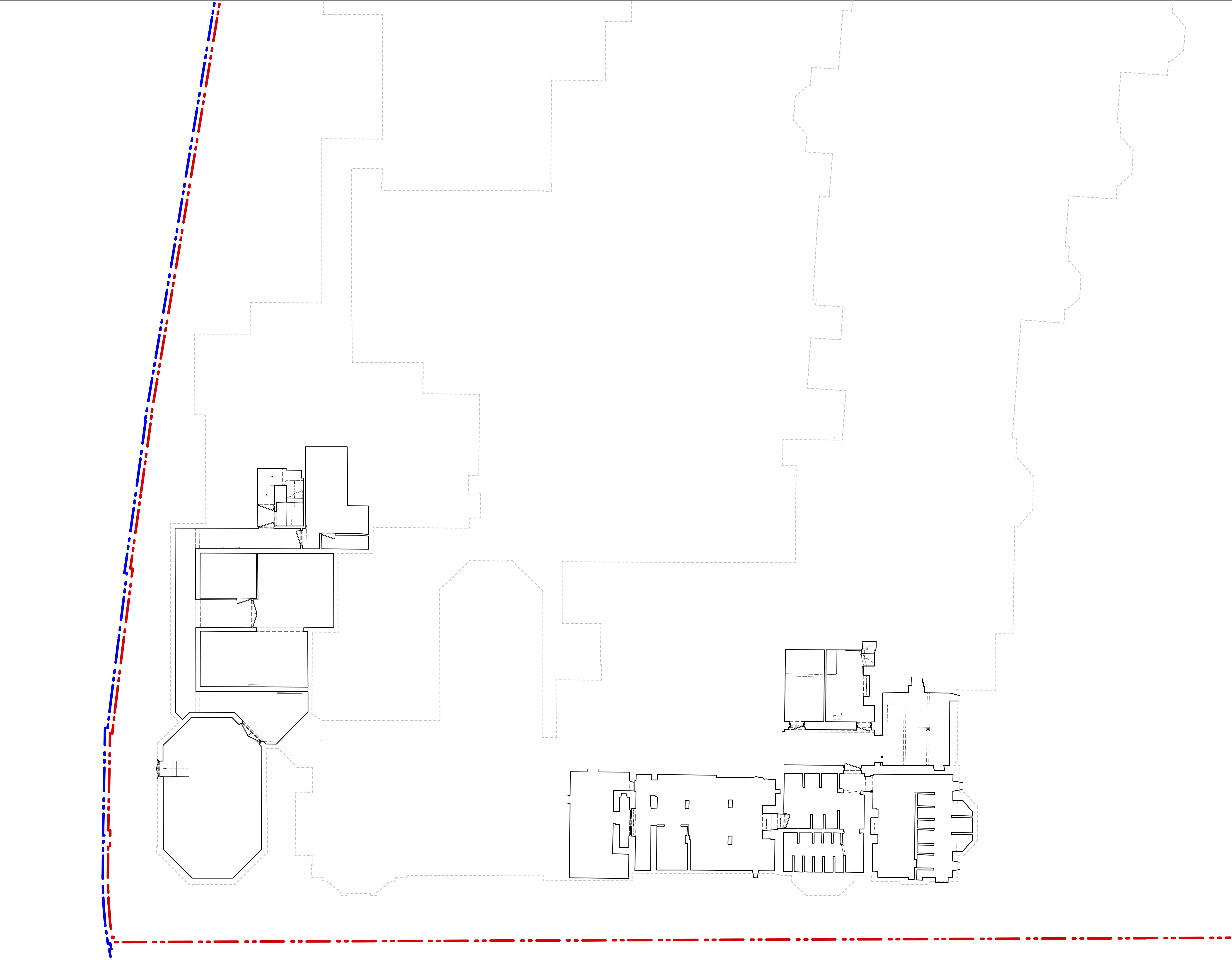
Site Application Boundary ————

Ownership Boundary ————

00	15/08/23	DESIGN FREEZE ISSUE	KS	RRC
rev	date	notes	drawn	chkd

DESIGNENGINE
ARCHITECTS

Project Name Thamesfield	Date of Issue August 2023	Scale 1:100 @A1
Client Retirement Villages Group	Project Title Existing Plans - Ground Floor	Revision Stage 3
2212-P-011	00	



1 Existing Basement Floor Plan
1:100

NOTE: The contractor is responsible for the checking of all site dimensions and levels. These should be checked prior to ordering of any components and before commencement of the works on site. All dimensions should be kept to the immediate attention of the Contract Administrator.

SAFETY, HEALTH AND ENVIRONMENTAL INFORMATION

In addition to the hazards / risks associated with the types of work detailed on this drawing, note the following:

CONSTRUCTION

MAINTENANCE / CLEANING

DECOMMISSIONING / DEMOLITION

It is assumed that all works will be carried out by a competent contractor working, where appropriate, to an approved method statement.

KEY: 0 1m 5m

Notes

Do not scale for this drawing. Use written levels and dimensions only.

This drawing is to be read in conjunction with all other relevant documentation produced by Design Engine Architects, Consultants and Sub-Contractors drawings, schedules and Specifications.

Design Engine drawing based on Point 2 Surveyors Ltd drawings, dated July 2021. The site boundaries are those described by the client.

Location Key: Not to scale

Key:

Site Application Boundary (Red dashed line)

Ownership Boundary (Blue dashed line)

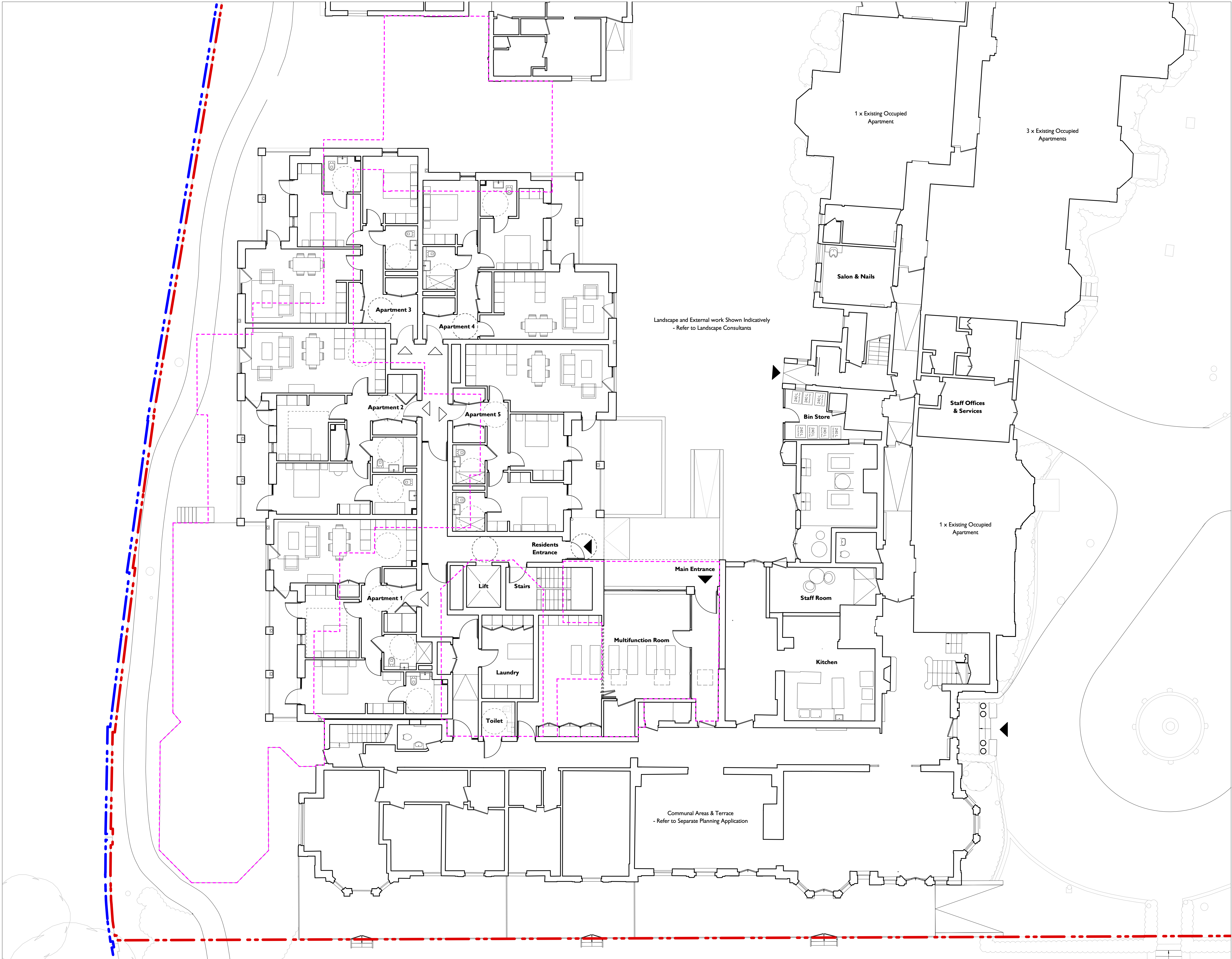
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rev	date	notes	drawn	chki

DESIGNENGINE
ARCHITECTS

Project Title	Date of issue	Scale
Thamesfield	August 2023	1:100 @A1
Client	Project Name	
Resremet Villages Group	Existing Plans - Basement Floor	
Stage	Project Number	Version
Stage 3	2212-P-010	00

Appendix 3

Proposed Development drawings



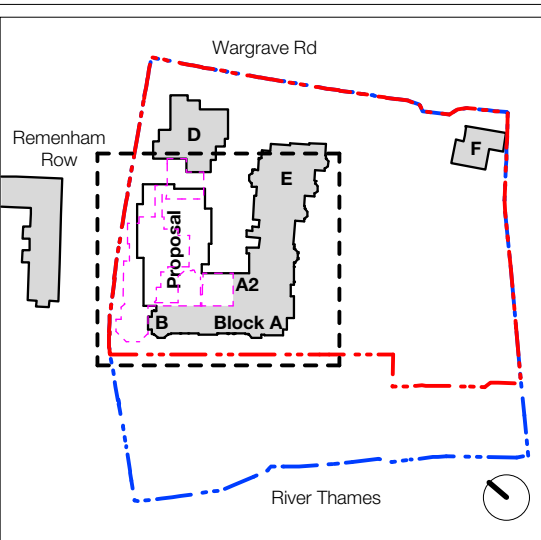
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Do not scale for this drawing. Use written levels and dimensions only.

This drawing is to be read in conjunction with all other relevant documentation produced by Design Engine Architects Consultants and Sub-Contractors drawings, schedules and Specifications.

Design Engine drawing based on Point 2 Surveyors Ltd drawings, dated July 2021. The site boundaries are those described by the client.

Location Key: Not to scale



Key:

Site Application Boundary - Red dashed line

Ownership Boundary - Blue dashed line

Demolished - Pink dashed line

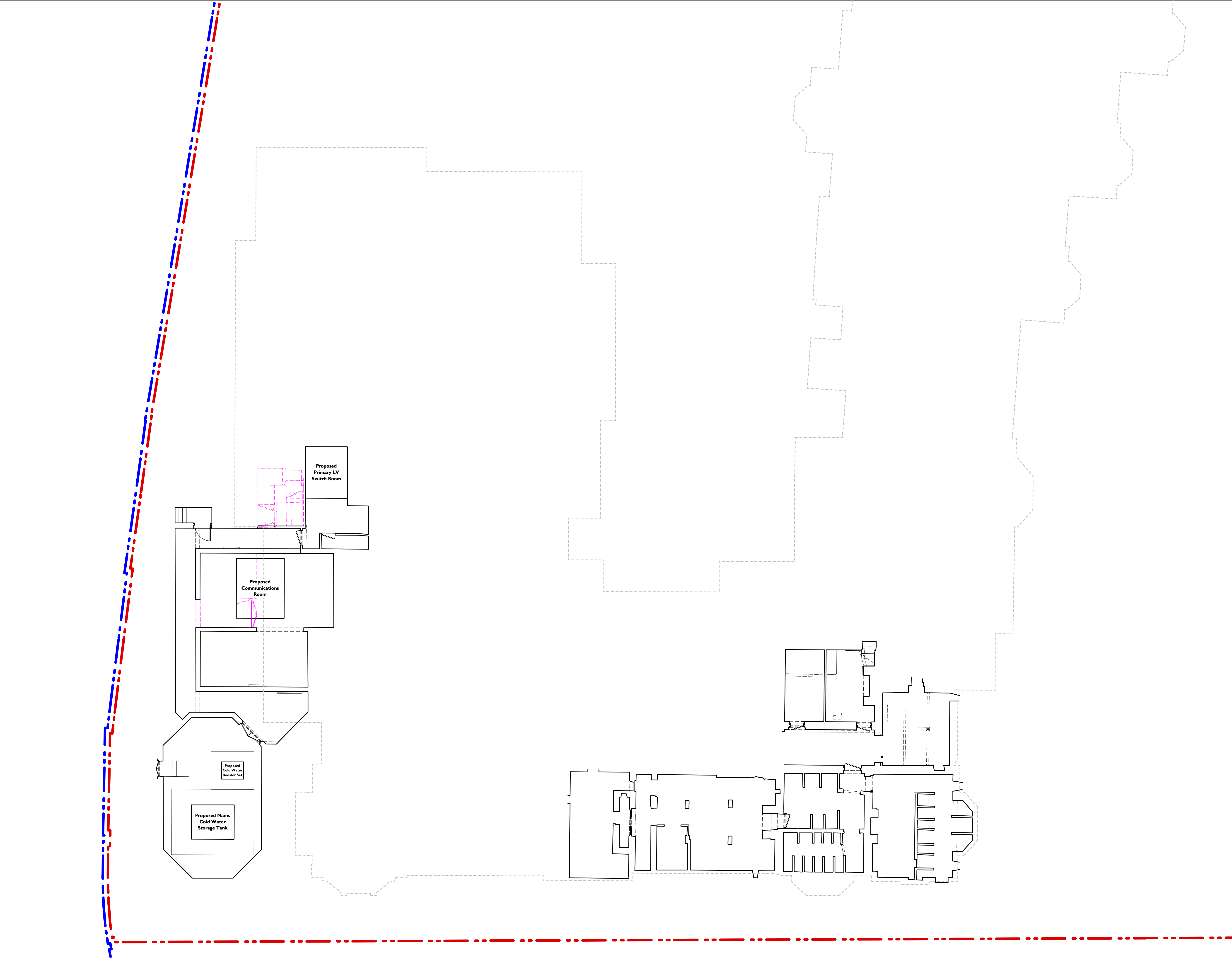
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rev	date	notes	drawn	chkd

DESIGNENGINE
ARCHITECTS

Project Name: Thamesfield
Date of issue: August 2023
Scale: 1:100 @A1

Client: Retirement Villages Group
Drawing No: Proposed Plans - Ground Floor

Stage: Stage 3
Drawing No: 2212-P-201
Page: 00



1 Proposed Basement Floor Plan
1:100



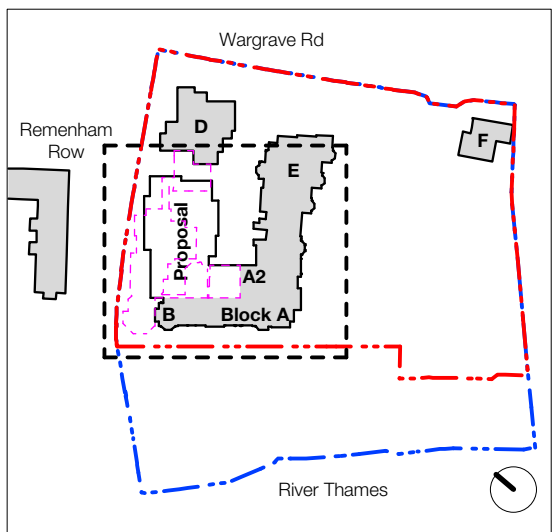
Notes

Do not scale for this drawing. Use written levels and dimensions only.

This drawing is to be read in conjunction with all other relevant documentation produced by Design Engine Architects Consultants and Sub-Contractors drawings, schedules and Specifications.

Design Engine drawing based on Point 2 Surveyors Ltd drawings, dated July 2021. The site boundaries are those described by the client.

Location Key: Not to scale



Key:

Site Application Boundary ————

Ownership Boundary ————

Demolished ————

00	15/08/23	DESIGN FREEZE ISSUE	KS	RPC
rev	date	notes	drawn	chkd

DESIGNENGINE
ARCHITECTS

Project Name	Date of Issue	Scale
Thamesfield	August 2023	1:100 @A1
Client	Designing the	Project
Retirement Villages Group	Proposed Plans - Basement Floor	
Stage	Project Number	Version
Stage 3	2212-P-200	00



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