APPLICATION NO:
LB/2001/3923

LOCATION:
30 Broad Street, Wokingham.

APPLICANT:
Psilogic

PROPOSAL:
Proposed single storey rear extension to listed building.

EARLIEST DATE FOR DECISION: **04/06/2001**

APPLICATION WILL HAVE EXPIRED ON:
25/06/2001

CASE OFFICER: **Andrew Thorley**

APPROVED

RAILEX
Marbleboard

EASIFILE EP7

D3 337

(AT)

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Psilogic
Locks Barn
Waterloo Road
Wokingham
Berkshire
RG40 3BY

Application Number: LB/2001/3923

Parish: **WOKINGHAM**

Location: **30, Broad Street, Wokingham.**

Proposal: **Proposed single storey rear extension to listed building.**

The Wokingham District Council in pursuance of their powers under the above Acts and Regulations hereby **Approve Permission** for carrying out the above development in accordance with the application and the accompanying plans submitted to the Council subject to compliance with the following conditions, the reasons for which are specified hereunder.

Condition
1. The development hereby permitted shall be begun before the expiration of five years from the date of this permission.

Condition
2. Prior to the commencement of building operations, samples of the external materials shall be made available for inspection on site and approved in writing by the Local Planning Authority and no external materials shall be used other than those approved.

Condition
3. No development shall take place until arrangements have been made for an archaeological "Watching Brief" to monitor development groundworks and to record any archaeological evidence revealed. These arrangements are to be submitted to, and approved in writing by the Local Planning Authority. The development shall only take place in accordance with the "Watching Brief" proposals agreed pursuant to this condition and shall be carried out by a suitably qualified investigating body approved in writing by the Local Planning Authority.

Condition
4. All new works and works of making good to the retained fabric, whether internal or external, shall be finished to match the adjacent work with regard to the methods used and to material, colour, texture and profile.

Condition
5. Detailed drawings and/or samples of materials, as appropriate, in respect of the new joinery to doors and windows, plus new roof including glazing and drainage, including full sized moulding profiles, shall be submitted to and approved in writing by the Local Planning Authority before the relevant part of the work is begun and the work shall not be carried out other than in accordance with the approved drawings and samples.

Condition
6. All rainwater goods and external pipework shall be of cast iron and be of a black finish.

Condition
7. No demolitions, stripping out, removal of structural elements, replacement of original joinery or fittings and finishes shall be carried out except where shown and noted on the approved drawings.

Condition
8. Seven days notice of the commencement of the work and development hereby approved shall be given in writing to the Conservation Officer at Wokingham District Council.

Reason
1. In pursuance of Section 91(1) of the Town and Country Planning Act 1990.

Reason
2. To ensure that the external appearance of the building is satisfactory.

Reason
3. To ensure that any archaeological evidence discovered during ground works is adequately recorded.

Reason
4. In order to safeguard the special architectural or historic interest of the building.

Reason
5. In order to safeguard the special architectural or historic interest of the building.

Reason
6. In order to safeguard the special architectural or historic interest of the building.

Reason
7. To preserve the architectural integrity of the listed building.

Reason
8. To help ensure the satisfactory control of the work to the listed building.

Informative
1. Existing detail of (south east facing) brick wall to be recorded by measurement and photographs prior to demolition.

Informative
2. This permission relates to the application as amended with revised drawings submitted to the Local Planning Authority on 22nd May 2001, showing revised design of the proposed single storey extension and does not approve the proposals as originally submitted.

Informative
3. The applicant is reminded that a Demolition Notice may be required to be served on the Council in accordance with current Building Regulations and it is recommended that the Building Control Section of the Planning Department be contacted for further advice.

Informative
4. The applicant is reminded that this permission relates to planning permission only and does not constitute approval under any other legislation including Building Regulations. To obtain advice on current Building Regulations the applicant should contact the Building Control Section of the District Council's Planning Department.

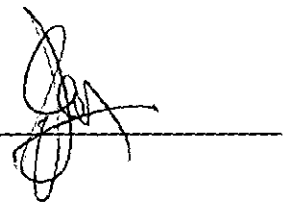
Informative
5. Whilst it would appear from the application that the proposed development is to be entirely within the curtilage of the application site, care should be taken upon the commencement and during the course of building operations to ensure that no part of the development, including the foundations, eaves and gutters, overhang will encroach on, under or over adjoining property. The applicant should also note that this permission does not give any right of access onto adjoining property for construction or maintenance purposes.

Informative
6. The works hereby approved are only those specifically indicated on the approved drawings. Any additional works may require a further listed building consent.

Informative
7. You are advised, in compliance with The Town and Country Planning (General Development Procedure) (England) (Amendment) Order 2000, that the following policies and/or proposals in the development plan are relevant to this decision:

Berkshire Structure Plan Policies EN1, EN5 and EN6.
South East Area Local Plan Policies SBE1, SBE12, SBE15 and STV1/STV6.
Deposit Draft Wokingham District Local Plan Policies WBE1, WOS2, WHE2, WHE5, WHE13, WHE15 and WHE16B.

John Mitchell
Development Control Manager
Date: 16/07/2001

Notice checked by: 

If this notice grants permission to proceed with the proposal the applicant is reminded that it relates to planning permission only and does not constitute approval under any other legislation including Building Regulations.

HS
1702

PRE-APP.
WOKINGHAM.

SECTION 1 + 3
REPAIR.
SECTION 2
REQUIRES
L.B. CONSENT.

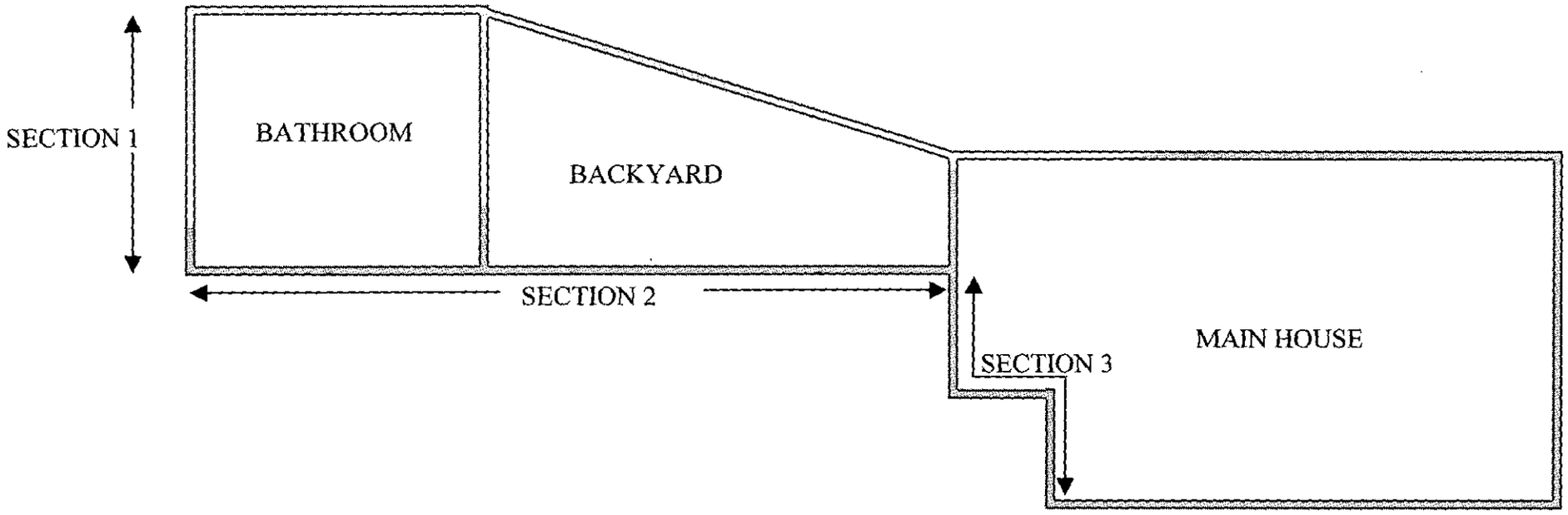
HS CONFIRMED
29. MARCH. 01.

SCHEDULE OF WORKS

30, BROAD STREET, WOKINGHAM ←

Issue 2

March 2001



30, BROAD STREET, WOKINGHAM

All works below will be subject to Building Regulations Approval.

REPAIR OF SECTION 1

Section 1 is a solid 9" wall in a poor state of repair. Many bricks are loose. It is proposed this section of the wall be rebuilt using the existing bricks.

1. Support the roof section by means of acroes
2. Remove Section 1 of the wall carefully. Clean off the bricks ready for re-use.
3. Rebuild the wall on existing footings using lime mortar. There is no evidence to suggest that the existing footings are inadequate. Replace the roof plate if necessary. The structure of the wall, eg cavity or solid, will be agreed with building control taking into account the current planning application.

REPAIR OF SECTION 2

Section 2 is a solid 9" wall approximately 12' high in a poor state of repair. Many bricks have disintegrated. It is proposed that this section of the wall be dismantled and rebuilt on the existing footings. There is no evidence to suggest that the footings are inadequate.

1. Dismantle the wall having first supported the roof on the house. It is possible that the wall, although not tied into the house, may provide some support to the side of the house.
2. Clean off the bricks ready for re-use. Rebuild the wall using existing bricks and lime mortar to a reduced height of 8' – 10' as appropriate. Listed building consent has been applied for to reduce the height of the wall. The structure of the wall, eg cavity or solid, will be agreed with building control taking into account the current planning application.

REPAIR OF SECTION 3

Section 3 is the corner of the property and is a 4.5" wall that shows signs of significant movement. It is proposed that this wall be removed and rebuilt on new footings.

1. Support the first floor along whole end of the house (Section 4) using acroes. Support the roof using acroes between first floor and roof back.
2. Remove the brickwork in Section 3 along with the internal dry lining.
3. Excavate new footings at least 1m deep. Mass fill with concrete to ground level.
4. Rebuild the oak frame infill with existing bricks using lime mortar.
5. Repair the oak frame, replacing softwood sections with oak. It is possible that the major part of oak frame in this Section will require replacing or rebuilding to original specification. This will be done by agreement with the LPA when exposed and drawings will be provided.

ROOF

The roof is in a poor state of repair and requires restoration.

1. Remove all roof tiles

APPROVED

2. Remove existing battens. Felt and batten the roof.
3. Retile using existing hand-made clay tiles. Replace concrete tiles on rear elevation with matching hand-made clay tiles. Repair all valleys and install correct cover flashing.

RENDER ON FRONT ELEVATION

Much of the render on the front elevation is blown and requires replacing.

PLANNING SERVICES	HPT
POL	TLS
DC	ENF
APP	
CS	
02 APR 2001	
COPIES TO:	ACK:
	FILE:

THAMES VALLEY
ARCHAEOLOGICAL
SERVICES Ltd

47-49 DE BEAUVOIR ROAD, READING, RG1 5NR. TELEPHONE (0118) 9260552
EMAIL tvas@tvas.co.uk WEBSITE http://www.tvas.co.uk FAX (0118) 9260553

REGISTERED IFA ORGANISATION

PLANNING SERVICES
POL
DC
02 NOV 2001
COMES TO
AT
ANDREW THORLEY

File on LB/2001/3923

Director of Planning,
Wokingham District Council,
Planning Services,
PO Box 157,
Wokingham,
RG40 1WR.

Your ref.
Our ref.

31st October 2001

Dear Madam,

30 Broad Street, Wokingham and Braybrooke Road, Wargrave
Archaeological watching briefs

I am pleased to enclose copies of our reports for these two sites. Unfortunately neither produced anything of interest on these occasions.

I have forwarded copies direct to Kev Beachus at Babtie.

I hope that this is to your satisfaction but no doubt you will be in touch if there are any queries.

Yours sincerely,

Steve Ford

Dr. S. Ford
enc

Applicationo	Name & Address
LB/2001/3923	Hazel Guile 50 Rose Street Wokingham Berks, RG40 1XU
Application approved	Letter sent: 19/07/01

Tel: 0118 974 6441

Date: 02/07/01

My ref: LB/2001/3923

CONFIDENTIAL

Councillor Marinos
10 Wildcroft Drive
Wokingham
RG40 3NY

Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Tel: (0118) 974 6000
Fax: (0118) 974 6484
Minicom No: (0118) 974 6991
DX: 33506 – Wokingham

Dear Councillor

Application Number: LB/2001/3923
30, Broad Street, , Wokingham.
Proposed single storey rear extension to listed building.

I write to let you know that the above mentioned application has been recommended for APPROVAL: ☑ REFUSAL: ☐ under delegated powers.

If you have any questions please do not hesitate to contact **Andrew Thorley** on **0118 974 6441.** If you then feel the application needs to be transferred to the next available Development Control Committee for decision please fill in the form below.
This form must be received no later than 12/07/01

Yours faithfully

pp John Mitchell
Development Control Manager

LISTING FORM
Case officer: **Andrew Thorley** Application Number: **LB/2001/3923**
30, Broad Street, , Wokingham.
Proposed single storey rear extension to listed building.

Transfer: Yes ☐ No ☐
Reason for Transfer:

Signed: _____ Date: _____

Councillor Marinos

NB. It would be helpful for speedy decision making if you could respond, even if you do not wish this application to be transferred.

Tel: 0118 974 6441

Date: 02/07/01

My ref: LB/2001/3923

CONFIDENTIAL

Councillor D Morgan
Valois Farm
Range Road
Wokingham
RG40 3NR

Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Tel: (0118) 974 6000
Fax: (0118) 974 6484
Minicom No: (0118) 974 6991
DX: 33506 – Wokingham

Dear Councillor

Application Number: LB/2001/3923
30, Broad Street, , Wokingham.
Proposed single storey rear extension to listed building.

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This form must be received no later than 12/07/01

Yours faithfully

M. Emms

pp. John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Andrew Thorley** Application Number: **LB/2001/3923**
30, Broad Street, , Wokingham.
Proposed single storey rear extension to listed building.

Transfer: Yes ☐ No ☐
Reason for Transfer:

_____

_____

Signed: _____ Date: _____

Councillor D Morgan

NB. It would be helpful for speedy decision making if you could respond, even if you do not wish this application to be transferred.

Tel: 0118 974 6441

Date: 02/07/01

My ref: LB/2001/3923

CONFIDENTIAL

Councillor C Hudson
4 Sapphire Close
Wokingham
RG41 3DU

Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Tel: (0118) 974 6000
Fax: (0118) 974 6484
Minicom No: (0118) 974 6991
DX: 33506 – Wokingham

Dear Councillor

Application Number: LB/2001/3923
30, Broad Street, , Wokingham.
Proposed single storey rear extension to listed building.

I write to let you know that the above mentioned application has been recommended for APPROVAL: ☑ REFUSAL: ☐ under delegated powers.

If you have any questions please do not hesitate to contact **Andrew Thorley** on **0118 974 6441**. If you then feel the application needs to be transferred to the next available Development Control Committee for decision please fill in the form below.
This form must be received no later than 12/07/01

Yours faithfully

M Emms

pp John Mitchell
Development Control Manager

LISTING FORM
Case officer: **Andrew Thorley** Application Number: **LB/2001/3923**
30, Broad Street, , Wokingham.
Proposed single storey rear extension to listed building.

Transfer: Yes ☐ No ☐
Reason for Transfer:

_____

_____

Signed: _____ Date: _____

Councillor C Hudson

NB. It would be helpful for speedy decision making if you could respond, even if you do not wish this application to be transferred.

WORK SHEET FOR : Andrew Thorley

Application Number : LB/2001/3923

Applicant : Psilogic .

Location : 30, Broad Street, , Wokingham.
Proposal : Proposed single storey rear extension to listed building.

Site Notice Displayed ? :

YES	NO	DATE
✓		2/5/01

Date of Neighbour Notifications : .....

Date of Site Visit : 2/5/01

Date Registered : 30/04/2001

Earliest Date for Decision : 04/06/2001

Latest Consultation Date/Site Notice Expiry Date : 04/06/2001

This application will have expired on: 25/06/2001. You need to make a decision 1 day prior to this date for this application to count as determined in less than 8 weeks.

Consultation Responses :

WTC : No objection to revised plans

Cons Architect : No objection in principle condition materials.

Neighbours : No comments received

Archaeologist : recommends watching brief.

Planning Issues : (conservation area + listed building)

1) neighbours
2) Listed building
3) Conservation area
4) Archaeologist

Application Number: LB/2001/3923
Appraisal:

The proposal is for a single storey rear extension to form a covered link between the existing kitchen and bathroom, to a Grade II, late C18, 2-storey, listed building, part of a group of 4 cottages along Broad Street and located within the Wokingham Conservation Area. Pre-app advice was given by our Conservation Officer for the existing south east facing boundary brick wall to be dismantled, rebuilt and reduced in height by approximately 0.5 metres.

The single storey covered link will be 4.1 metres wide and will project 1.5 metres in a north westerly direction to the side from the existing south east facing brick wall mentioned above. To be constructed in brick with a tiled and part glazed mono pitched roof. The eaves height will be 2.2 metres approximately with a ridge height of 3 metres.

1) Impact on neighbouring properties.

No.32, to the north west, 2 storey, immediate neighbour, with an enclosed back yard adjacent to proposal. Due to the proposed position of the covered link, it is considered that it will not affect the occupants of this property

3) Impact on the Character of the Listed Building

Our Conservation Officer accepts the proposed covered link in principle subject to appropriate materials being used for the construction especially for the roof glazing, the eaves, the timber frame and door to outside space and for the new wall coping.

As such, the proposal is therefore considered acceptable and will have a minimal impact upon the fabric of the listed building.

3) Visual impact on the Character of the Conservation Area

Due to its position, adjoining boundary treatments and house walls the proposal will not be visible from Broad Street or from the rear in Ellison Way. It is considered therefore that it will not have an adverse impact visually on the character of the conservation area.

4) Archaeologist

Recommend that the site require an archaeological watching brief.

Recommendation : Approval: [✓] Refusal: [ ]
(tick appropriate box)

Application Number LB/2001/3923
Conditions/~~Reasons for Refusal~~

No	Std Con	Std Reas	Non Std Conditions / ~~Reasons for Refusal~~

1. C001 R001 Full Permission – 5 Years
2. C016 R016 External Materials – Agree on Site
3. C183 R183 Archaeological Watching Brief
4. C190 R190 LB internal and external finishes
5. C191 R191 LB Details to be agreed
   Detailed drawings and/or samples of materials, as appropriate, in respect of the new joinery to doors and windows, plus new roof including glazing and drainage, including full sized moulding profiles, shall be submitted to and approved in writing by the Local Planning Authority before the relevant part of the work is begun and the work shall not be carried out other than in accordance with the approved drawings and samples.
6. C194 R194 LB – External Pipework Insert: "Cast Iron" Insert: "Black"
7. C195 R195 LB – No other alterations
8. C196 R196 LB – Notify Conservation Officer

INFORMATIVES
Existing detail of (south east facing) brick wall to be recorded by measurement and photographs prior to demolition.

NO2 Revised Plans
This permission relates to the application as amended with revised drawings submitted to the Local Planning Authority on 22nd May 2001, showing revised design of the proposed single storey extension.
NO3 Demolition Notice
NO4 Planning Permission Only (Not BR Approval)
NO6 Within Curtilage
NO8 LB Approval Works Only

N16 Relevant Policies

WDLP: WBE1, WOS2, WHE2, 5,13, 15 & 16B
SEALP: SBE1, 12, 15, STV1/ STV6.
BSP: EN1, EN5 & EN6

RECOMMENDATION AND CONDITIONS/REASONS AGREED: _____
(Development Control Manager)

Date: 16/7/01

RECORD OF SITE VISIT

SITE ADDRESS: 30 Broad Street Wokingham.

APPLICATION NUMBER: LB/2001/3923

OFFICER: Andrew Thorley

DATE OF SITE VISIT:.....

1 SITE/STATUTORY NOTICE DISPLAYED ?

2. DESCRIPTION OF SURROUNDINGS

3. DESCRIPTION OF SITE/BUILDING

4. RELATIONSHIP TO ADJOINING PROPERTIES

5. SITE CONSTRAINTS

TREES

ACCESS/PARKING

LEVELS

BOUNDARY TREATMENT

OTHERS

ADDITIONAL NEIGHBOUR CONSULTATION SHEET

APPLICATION NUMBER: LB/2001/3923
CASE OFFICER: Andrew Thorley

ADDRESS OF ADDITIONAL NEIGHBOUR CONSULTATION	NUMBER OF DAYS FOR RESPONSE	DATE LETTER ISSUED (for Admin use)

CONDITION MONITORING RECORD SHEET

APPLICATION NO: **LB/2001/3923**
CASE OFFICER: **Andrew Thorley**
SECTION 106 AGREEMENT Yes ☐ No ☐

STAGE OF DEVELOPMENT	CONDITION NUMBER	DATE CONDITION DISCHARGED	DATE COMPLIANCE OBSERVED	DATE BREACH OBSERVED
PRIOR TO COMMENCEMENT				
COMMENCEMENT				
DURING CONSTRUCTION				
COMPLETION				

Received by Wokingham District Council

Application No: LB/2001/3923

Proposal:
Proposed single storey rear extension to listed building.

Location:
30, Broad Street, , Wokingham.

The application is available for inspection at Wokingham District Council's offices during the following times:

PLANNING DEPARTMENT, SHUTE END, WOKINGHAM TEL (0118) 974 6428
8.30 - 5.00 Monday - Thursday & 8.30 - 4.00 Friday

WOODLEY LIBRARY HEADLEY ROAD WOODLEY (9.30am - 7.00pm Mon, Thurs & Fri. 9.30am - 5.00pm Tues, 9.30am - 1.00pm Saturday. closed all day Wednesday). If you intend to view this application at Woodley Library (see details above) please allow 4 days from the date of this notice for delivery of plans.

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Andrew Thorley P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 04/06/2001. Written comments submitted will become available for public inspection.

In view of the very large number of planning applications and letters of comment received, it will not normally be possible for an individual reply to observations made. However any comments will be taken into account when the application is determined and you will be notified of the decision.

Head Planning and Transportation

11 May 2001

Wokingham District Council
Planning Application

Town and Country Planning (General Development Procedure) Order 1995 – Notice under Article 8

AND/OR

Planning (Listed Buildings and Conservation Areas) Regulations 1990 and Planning (Listed Buildings and Conservation Areas) Act 1990

Application No: LB/2001/3923

Proposal:
Proposed single storey rear extension to listed building.

Location:
30 Broad Street Wokingham

This application is being advertised in the Wokingham Times newspaper on the 23/05/2001 for the following reason(s);

SITE IS A LISTED BUILDING OR IS WITHIN THE CURTILAGE OF A LISTED BUILDING AND IS IN A CONSERVATION AREA

The application can be inspected at Wokingham District Council's offices during the following times:

PLANNING DEPARTMENT, SHUTE END, WOKINGHAM TEL (0118) 974 6428
8.30 - 5.00 Monday - Thursday & 8.30 - 4.00 Friday

WOODLEY LIBRARY HEADLEY ROAD WOODLEY (9.30am - 7.00pm Mon, Thurs & Fri. 9.30am - 5.00pm Tues, 9.30am - 1.00pm Saturday. closed all day Wednesday)

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Andrew Thorley P.O. Box 157 Council Offices, Shute End, Wokingham, Berkshire, RG40 1WR to arrive before **13/06/2001**. Written comments submitted will become available for public inspection.

In view of the very large number of planning applications and letters of comment received, it will not be possible for an individual reply to observations made. However any comments will be taken into account when the application is determined and you will be notified of the decision.

Date: 23/05/2001

put up on 23/05/01

(AP) PRE-APP ATTACHED

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date: 30 APR 2001	
Officer: AT	Application No. LB/2001/3923

Map No. 75A **Site** .....

Easting: ..... **Flood Pln** .....

Northing: ..... **Mineral** .....

Level: ☐ **Sub Committee** ☑ **Delegated** ☐ **Sec. State**

☐ **Incorrect Fee** ☐ **Invalid** ☐ **PD**

Description:
(LB) PROPOSED SINGLE STOREY REAR EXTENSION TO LISTED BUILDING

Location: 30 BROAD STREET

Parish: WOKINGHAM Ward: EVENDONS 11.05.01

Applicant: PSILOGIC

Full application F/2001/3697

Fee Received 00-00 Required ..... Additional ..... Refund .....

Enforcement Section to be notified ☐ tick if required

Additional information required for validation

		Reason	Requested	Received
1	1:2500 OS location plan showing property edged in blue/red			
2	1:500 block plan showing existing & proposed dev. + adj. Properties			
3	Forms unsigned			
4	Correct S 66 certificate			
5	Elevation plans	Height of door only 1.6m. HS & AT are meeting applicant to discuss revised drawings for F/2001/3697 & we will then need new drawings for this application as well.		
6	Floor plans			
7	Metric scale disclaimer			
8	Encroachment letter			
9	Miscellaneous			

APPLN NO. _____

ACTION REQUIRED BY DEVELOPMENT CONTROL

Conservation Area .....

Listed Building 1 (2) 2*

Advertisement Required ....Listed Bldg in Cons Area ✓ 11.05.01

Date Site Notice Sent : ..... Parish Council Informed - YES / NO

INTERNAL CONSULTATIONS

Building Control .....
Landscape .....
Trees .....
Conservation Officer ...✓.....
Environmental Health .....
Housing .....
Leisure & Cultural services .....
Public Rights of Way .....
Property .....
District Secretary (only if called in by SOS) .....
Policy & Plans .....
Strategic Planning (JSPU) .....
Minerals (INTERNAL) .....
Archaeological Site (BABTIE) : .....
Education .....
Social Services .....
Highways .....

EXTERNAL CONSULTATIONS

Adjacent D P A : .....
Adjacent Parish : .....
Southern Electricity Board .....
British Gas .....
PSA Oil Pipeline .....
Transco : .....
Environment Agency .....

Rail Track .....
Police Arch. Liaison Officer .....

HERITAGE BODIES

The Georgian Group .....
Ancient Monuments Society .....
Council for British Arch. .....
RCHME .....
Telecommunications (NRPB) : .....
Sport England : .....

OTHERS:

.....
.....
.....Pre-app attached.....

NEIGHBOURS:

S/N + see map.
+ 30 Broad Street ~~Site~~ (within red line)

Recd 1.15pm 1.6.01

WOKINGHAM TOWN COUNCIL CONSULTATION SHEET

Case officer: Andrew Thorley

Application Number: LB/2001/3923

Proposal: Proposed single storey rear extension to dwelling..

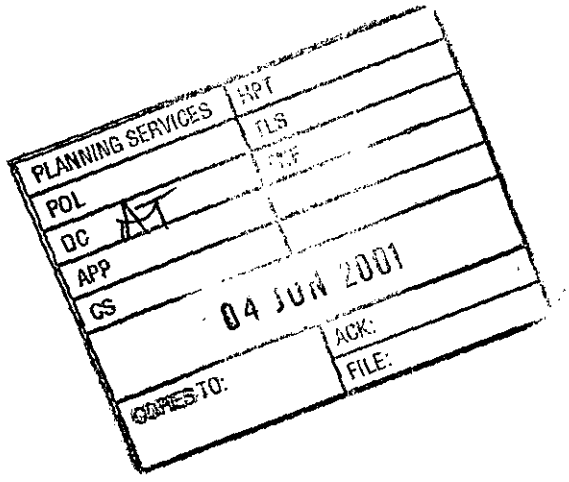
Site Address: 30 Broad Street, Wokingham

Applicant: Psilogic

Your observations are required in respect of this application **by 03/06/01**

At their meeting on 29 May 2001, the Planning & Transportation Committee resolved to make the following observation:

No objection to the revised design of the single storey extension, as shown on new plan submitted for application F/2001/3697



SIGNED: RAHarcourt **DATE:** 01/06/01

pp **CLERK TO Wokingham Town Council**

Babtie Environmental

School Green
Shinfield
Reading
Berkshire RG2 9HL
Tel 0118 988 1555
Fax 0118 988 1666

Babtie

A member of Babtie Group

Our ref Kgb02 Your ref As below

18th May 2001.

Andrew Thorley
Planning Services
Wokingham District Services
PO Box 157
Shute End
Wokingham
RG40 1WR

PLANNING SERVICES	HPT 43,571
POL	TLS
DC AT	ENF
APP	
CS	
22 MAY 2001	
COPIES TO:	ACK:
	FILE:

Dear Andrew,

APPLICATION LB/2001/3923
30 Broad Street, Wokingham

Regulation 4 Town and Country Planning (Applications) Regulations 1988
ARCHAEOLOGICAL WATCHING BRIEF

In line with advice contained in PPG16, Wokingham District Council Planning Policy WHE15 and 17 Development Affecting Archaeological Sites, Policy EN6 of the Berkshire Structure Plan, Policy LBE22 of the Loddon Area Local Plan. I would now advise you that the application site requires an Archaeological Watching Brief during excavation works for the proposed development. This should be by means of an archaeological watching brief to be completed once its results are submitted to yourselves this is to be secured by a condition on this application as per PPG16, Planning Conditions, Paragraph 30:

"No development shall take place within the area indicated until the applicant has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation which has been submitted by the applicant and approved by the Planning Authority."

A brief for an archaeological Watching Brief is enclosed.

If you wish to discuss this matter, please contact me on 0118 988 1611.

Yours sincerely,

Elizabeth Rowe
Archaeologist

Group Offices:
Aberdeen
Abingdon
Aylesbury
Bedford
Belfast
Birmingham
Bristol
Cambridge
Cardiff
Chelmsford
Coventry
Croydon
Derby
Dublin
Edinburgh
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INSTITUTE OF ENVIRONMENTAL ASSESSMENT
Registered Environmental Impact Assessor

30 BROAD STREET, WOKINGHAM

BRIEF FOR AN ARCHAEOLOGICAL WATCHING BRIEF

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22 MAY 2001	
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Prepared For
Wokingham District Council
By
Babtie

30 BROAD STREET, WOKINGHAM
BRIEF FOR AN ARCHAEOLOGICAL WATCHING BRIEF

1 INTRODUCTION

1.1 This brief sets out the background and general conditions to enable a detailed specification for an archaeological scheme to be prepared and submitted for approval to Wokingham District Council. The brief is valid for six months only, after which time the District should be contacted. Specifications produced in accordance with this brief will be considered valid for the same period of time.

2 SITE LOCATION AND DESCRIPTION

2.1 The site is located at 30 Broad Street, Wokingham, at grid reference SU 8102 6868.

3 PLANNING BACKGROUND

3.1 Planning application number LB/2001/3923 submitted to Wokingham District Council, proposes a single storey rear extension to listed building.

4 ARCHAEOLOGICAL BACKGROUND

4.1 The site lies close to the Medieval centre of Wokingham and is a listed building. The proposed construction may disturb archaeological remains associated with possible earlier uses on the site.

5 STAGES OF WORK AND TECHNIQUES

5.1 The aims of the project will be to record the presence/absence, extent, condition, character, quality and date of any archaeological deposits within the whole of the area affected by development.

5.2 The archaeological watching brief will be carried out on all areas of ground disturbance, including test-pitting, topsoil stripping, ground reduction, and the cutting of foundation or other trenches.

5.3 The project will be fully recorded by descriptive context records giving details of locations, composition, depth, relationships etc, plans, sections and elevation drawings at scales of 1:10, 1:20 and 1:50 where appropriate, and photographs. Sections, plans and elevations are to include spot-heights related to Ordnance Datum in metres OD. All finds will be recorded by context as a minimum, significant finds being recorded three-dimensionally. Provision should be made for sampling appropriate material for dating and environmental assessment.

5.4 The project will be carried out on a daily basis by a competent archaeologist and managed on a regular, agreed basis by a Member of the Institute of Field Archaeologists registered with an appropriate area of competence.

5.5 The archaeological contractor will liase with the site agent, foreman or other representative as appropriate, with regard to access, the timing of visits, and the health and safety requirements in force on the site.

May, 01 © Babtie Group

5.6 All health and safety requirements in force on the site will be adhered to by the archaeological contractor's staff.

6 METHODS

6.1 The project specification will include a method statement detailing the methods and standards to be applied in the programme of work, both field and post-field.

7 TIMETABLE AND MONITORING ARRANGEMENTS

7.1 Details of timing should be the subject of discussion between the developer's representative, Babtie Group (archaeological consultant for Wokingham District Council) and the archaeological contractor. A programme of works, monitoring, recording and access will be agreed in writing before the project commences.

7.2 A period of notice required to start site works following the award of the contract should be stated.

7.3 Babtie Group will monitor the progress and quality of the work at intervals to be agreed. A representative of the archaeological contractor should be present at all monitoring inspections.

7.4 The archaeological contractor will provide a projected timetable of activity on site.

8 REPORTING REQUIREMENTS

8.1 A report should be produced no later than 2 weeks after the completion of the fieldwork.

8.2 An estimate of time and staff resources required for report production should be provided. This should include details of arrangements for specialist conservation and analysis of artefacts and ecofacts.

8.3 Details of style and format to be determined by the archaeological contractor. In any event it should include:-

(a) a plan(s) at an appropriate scale showing the survey area, layout of trenches (as dug) and features located;

(b) a summary table and descriptive text showing the features, classes and numbers of artefacts located, with interpretation;

(c) an evaluation of the methodology employed and the results obtained (i.e. a confidence rating);

(d) a plan at an appropriate scale showing both actual and, where possible, predicted archaeological deposits;

(e) a consideration of evidence within the wider landscape setting;

(f) any recommendations for further investigation if necessary.

9 STANDARDS

The project should be carried out to the highest professional standards and conform to the IFA Code of Conduct and Code of Practice. The IFA's Code of approved Practice for the Regulation of Contractual Arrangements in Field Archaeology will be applied throughout the selection procedure and contract period.

10 ARCHIVE DEPOSITION

10.1 All finds (other than those of gold or silver) are the property of the landowner. The agreement of the landowner for the ownership of any finds to be transferred to an appropriate museum will be sought.

10.2 Provision should be made for the deposition of archive and artefacts in Reading Museum. The museum should be advised of the proposed investigation before excavation starts and the specification should include any reasonable requirements they may have regarding conservation and storage of excavated material and archive. The archive should be prepared in accordance with the guidelines published in *Guidelines for the preparation of Excavation Archives for long-term storage* (United Kingdom Institute for Conservation, 1990) and *Standards in the Museum care of archaeological collections* (Museums and Galleries Commission, 1994)

11 PUBLICATION & DISSEMINATION

11.1 A copy of the results will be supplied to the Wokingham SMR on the understanding that this will become a public document after an appropriate period of time (usually not exceeding six months).

11.2 The archaeological contractor will supply the SMR with a full set of catalogued slides taken during the projects, together with selected negatives, for future use in lectures, publications, or other publicity material.

11.3 An estimate of time and staff resources required for report production should be provided. This should include details of arrangements for specialist conservation and analysis of artefacts and ecofacts.

11.4 Details of style and format to be determined by the archaeological contractor. However, the report ***must*** have a front sheet providing the following information:

- Site name
- Grid Reference
- Site activity (eg Evaluation trenching, geophysical survey, fieldwalking, etc.
- Date and duration of project
- Site code
- Area of site
- Summary of results
- Monuments identified (this ***must*** be referenced to the RCHME Thesaurus of Monument Types)
- Location and reference of archive

11.5 The report should also include:

(i) a summary of the project's background;
(ii) the site location;
(iii) a methodology;
(iv) a description of the project's results;
(v) an interpretation of the results in the appropriate context;
(vi) a summary of the contents of the project archive and its location (including summary catalogues of finds and samples);
(vii) site layout plans on an Ordnance Survey base, with the location of the trenches superimposed on the results of any earlier, non-intrusive surveys;
(viii) plans of each trench or area in which archaeological features were recognised;
(ix) trench sections and feature sections;
(x) site matrices where appropriate and
(xi) a consideration of evidence within the wider setting.

12 OTHER FACTORS

12.1 The specification may be varied, subject to agreement between the contractor, the landowner/developer and the Principal Archaeologist, in response to significant discoveries.

083

PLANNING SERVICES	HPT
POL	TLS
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APP	
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21 MAY 2001	
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Mr Andrew Thorley
Case officer
Planning Department
Wokingham District Council

Hazel Guile
50 Rose Street
Wokingham
Berkshire RG40 1XU

17 May 2001

Dear Mr Thorley

Re: Planning application LB/2001/3697 - 30 Broad Street

This terrace of 4 listed buildings were originally domestic cottages for the 'Elms House' and would have been very 'basic'. This little end cottage has been in a sorry state for some time and is in need of considerable repair. (a drop of TLC!)

The plans submitted are for a rear extension with no mention of the original 'host' building which has obvious external cracking to the rear wall.

The proposed extension is using an existing listed party/garden wall adjacent to its neighbour making a connecting passage from the main building to a proposed bathroom. (car park area beyond). Is there already a bathroom within the main building?

Work on this premises would result in an improvement in its condition, making it habitable. The rear extension is not ideal, but if this encourages more wholly residential occupation within the town (as directed by government) then it should be welcomed. Ideally, some conservation guidance should be offered on 'best practice'.

Kind regards
Yours sincerely

Hazel Guile

HAZEL GUILE

Cc Harold Sanders – Conservation architect.

1871/A

WOKINGHAM DISTRICT COUNCIL

Application No: 30.APR.2001* 392

~~30.APR.2001* 3923~~

TOWN AND COUNTRY PLANNING ACT 1990

TOWN AND COUNTRY PLANNING (LISTED BUILDINGS AND CONSERVATION AREAS) REGULATIONS 1990

Date Received _____

APPLICATION FOR LISTED BUILDING CONSENT

Pleas answer ALL QUESTIONS in BLOCK LETTERS. If a question is not applicable, answer N/A in space. Submit FIVE copies of this form and supporting plans, drawings and photographs to:- (See Note 1)

WOKINGHAM DISTRICT COUNCIL
PLANNING DEPARTMENT
P.O. BOX NO. 157
COUNCIL OFFICES
SHUTE END
WOKINGHAM
BERKSHIRE, RE40 1WR

---

1. APPLICANTS NAME: PSILOGIC
   ADDRESS: LOCKS BARN WATERLOO ROAD WOKINGHAM
   POST CODE: RG40 3RY
   PHONE: 01189-892100

2. If the applicant has an agent, all correspondence will be send to the agent.
   AGENTS NAME
   ADDRESS
   POST CODE
   PHONE

---

3. (a) The site of the Application Building must be shown EDGED RED on the submitted plans.
   BUILDING LOCATION: 30 BROAD STREET WOKINGHAM BERKS

   (b) What type of building, e.g. barn , dwelling, does the Application relate to.
   BUILDING TYPE: END TERRACE COTTAGE

   (c) What is the existing use of the building, if vacant, state this together with last use of the building.
   BUILDING USE: RESIDENTIAL

   (d) State the grading of the building in the statutory list of Buildings of Special Architectural or Historic interest.
   LISTING GRADE: GRADE II.

---

4. List all plans, drawings and photographs submitted with the application. (See Notes 2 - 4)
   6 COPIES OF DRAWING

---

5. Applicants interest in land?
   e.g. owner, lessee, potential purchaser
   OWNER

---

6. WHAT IS THE APPLICATION FOR?
   Give brief details of the proposed works both internal and external.
   SINGLE STOREY REAR EXTENSION

---

7. WHAT MATERIALS ARE TO BE USED IN ANY NEW WORK?
   e.g. state materials and colour of any new walls or roof.
   MATCHING BRICKWORK
   MATCHING ROOF TILES

8. WHAT KIND OF APPLICATION IS THIS?
(See Note 5) tick one box only

Listed Building Consent ☑
Relaxation of Condition ☐
State relevant Listed Building Consent No. _____
Condition(s) to be Relaxed No. _____

9. DOES THE APPLICATION INVOLVE THE FOLLOWING:- (See Note 6)

		YES	NO
(a)	Total demolition of the principal building (See Note 7)	☐	☑
(b)	Demolition of a building in the curtilage of the principal building	☐	☑
(c)	Demolition of a part of the principal building	☐	☑
(d)	Removal of part of the interior of the building (e.g. internal walls, floors, staircases, timber frame).	☐	☑
(e)	Removal of any structure or object fixed to the principal or curtilage building internally or externally (e.g. chimney pieces, balconies, door cases, panelling).	☐	☑

If the answer to any of these questions is **YES** the application must be accompanied by plans, drawings and photographs sufficient to identify the location, extent and character of the items to be removed, and any proposal for their replacement, including any new means of structural support. (These plans should be listed under 4 above).

10. IF THE ANSWER TO NUMBER 9(c) is **YES** (See Note 8)

(a) What is the cubic content of the building as originally listed?
(b) What is the cubic content of the part to be removed?
(c) What was the date (approx.) of the erection of the section to be removed?

11. HAS ANY MONEY GRANT EVER BEEN APPLIED FOR IN RESPECT OF THE BUILDING?
If **YES**, state date, to whom application was made and the result of the application if known.

I hereby apply for Listed Building Consent in respect of the particularly described above and in the attached plans and drawings. I certify that if Listed Building Consent is granted, I will ensure that the works are carried out strictly in accordance with the approved plans. I am aware that the grant of Listed Building Consent does not obviate the possible requirement for planning permission under the Town and Country Planning Acts, or the need to apply for Building Regulation approval.

Signed ..... on behalf of PSKOGIC LTD

Date 30/3/01

Before submitting the application check that it is complete, that all questions have been answered, and the form signed. Every application must be accompanied by the appropriate certificate. (See notes for Guidance for Listed Building consent).

DATE PROTECTION ACT 1984

'Information contained in this form is likely to be personal data within the terms of the Data Protection Act 1984, and as such will be held on the Council computer (such as the PLANAPS applications processing system) and may be used by the Council only for purposes registered under the terms of the Data Protection Act.'

1772A

WOKINGHAM DISTRICT COUNCIL

APPLICATION NUMBER 30.APP.2001/3923

TOWN AND COUNTRY PLANNING ACT, 1990

LISTED BUILDING CONSENT APPLICATION

TOWN AND COUNTRY PLANNING (LISTED BUILDINGS AND CONSERVATION AREAS) REGULATIONS 1990

CERTIFICATE A

(a) "owner" means a person having a freehold interest or a leasehold interest the unexpired term of which not less than 7 years remain unexpired.

I hereby certify that:-

1. No person other than myself/ the applicant was an owner (a) of the building to which the application relates at the beginning of the period of 21 days ending with the date of the accompanying application;

or:-

CERTIFICATE B

I hereby certify that:-

1. *~~The applicant~~ I have has given the requisite notice to all the persons other than *~~the applicant~~ myself who, at the beginning of the period of 21 days ending with the date of the accompanying application were owners† of the building to which the application relates, viz. -

Name of owner	Address	Date of service of notice

or:-

CERTIFICATE C

I hereby certify that:-

1. *~~The applicant~~ I am is unable to issue a certificate in accordance with either sub-paragraph (a) or sub-paragraph (b) of regulation 6 (1) of the Town and Country Planning (Listed Buildings and Conservation Areas) Regulations 1990 accompanying application dated .....

† See note (a) to Certificate A

2. *~~The applicant~~ I have has given the requisite notice to the following persons other than *~~the applicant~~ myself who, at the beginning of the period of 21 days ending with the date of the application, were owners† of any part of the building to which the application relates.

Name of owner	Address	Date of service of notice

3. *~~The applicant~~ I have has taken the steps listed below, being steps reasonably open to *~~me~~ him to ascertain the names and addresses of the other owners† of the building and *~~have~~ has been unable to do so:

(b) Insert description of steps taken

(b) .....

.....

.....

(c) Insert name of local newspaper circulating in the locality in which the land is situated

(d) Insert date of publication (which must not be earlier than 20 days before the application)

4. Notice of the application as set out below has been published in the

(c) .....

(d) on.....

Copy of notice as published SEE OVERLEAF

1772B

or:-

CERTIFICATE D

I hereby certify that:-

1. I am / *The applicant is unable to issue a certificate in accordance with sub-paragraph (a) of Regulation 6 (1) of the Town and Country Planning (Listed Buildings and Conservation Areas) Regulations 1990 in respect of the accompanying application dated

.....

and *have / has taken the steps listed below, being steps reasonably open to *me / him to ascertain the names and addresses of all the persons, other than *myself / himself who, at the beginning of the period of 21 days ending with the date of the application, were owners† of the building to which the application relates and *have / has been unable to do so:

(b) .....

.....

.....

2. Notice of the application as set out below has been published in the

(c) .....

(d) on .....

Copy of notice as published

† See note (a) in Certificate A

(b) Insert description of steps taken

(c) Insert name of local newspaper circulating in the locality in which the land is situated

(d) Insert date of publication (which must not be earlier than 20 days before the application)

Signed .....

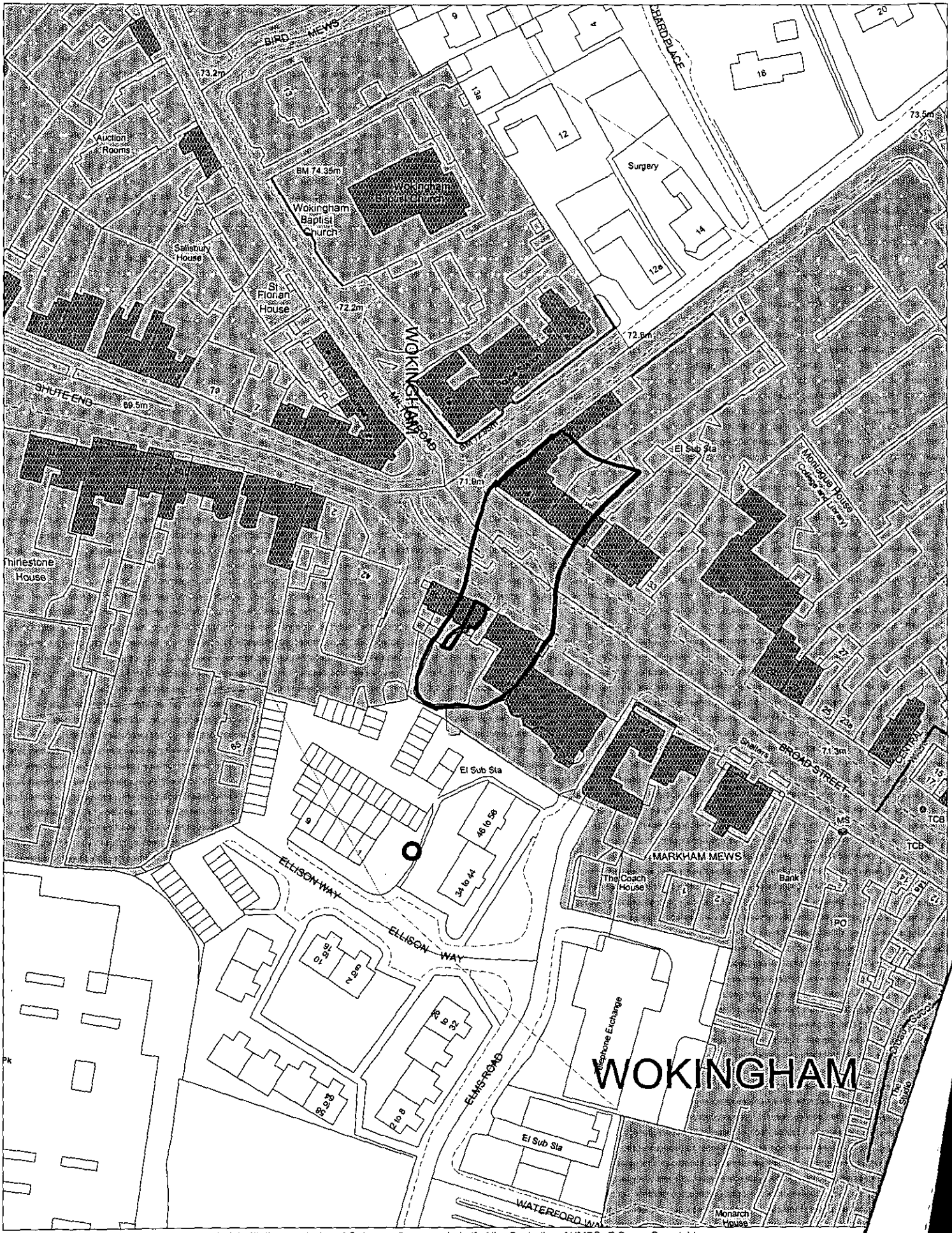
*On behalf of PSILOGIC

Date 30/3/01

* Delete where inappropriate

30 BROAD STREET LISTED

PLAN NUMBERS		DATE REC.	BRIEF DESCRIPTIONS AND REMARKS	DECISIONS		DATE STARTED	DATE COMP.
PLANNING	BUILDING			PLANNING	BUILDING		
98/68855/LA			B. WEBB. RENOVATIONS TO MAKE HABITABLE TO LISTED BUILDING	15/3/99C/A			



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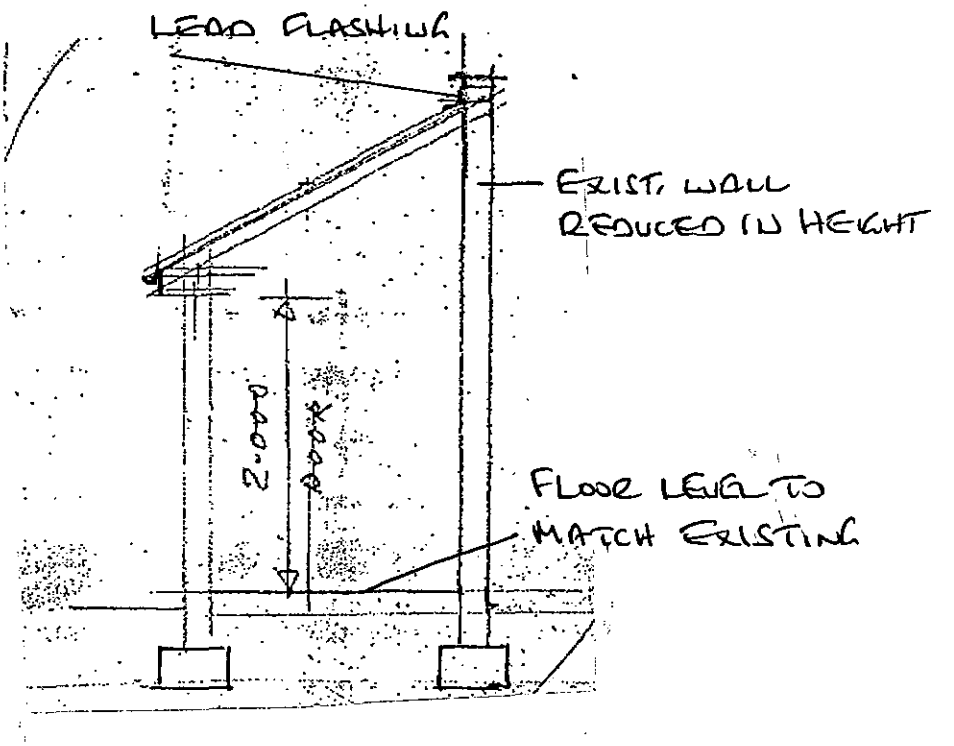
Development Control Section, Environmental Services, Wokingham District Council.

2 May 2001

Scale: 1 : 1250

PROPOSED ALTERATIONS AT

30 BROAD STREET
WOKINGHAM
BERKS



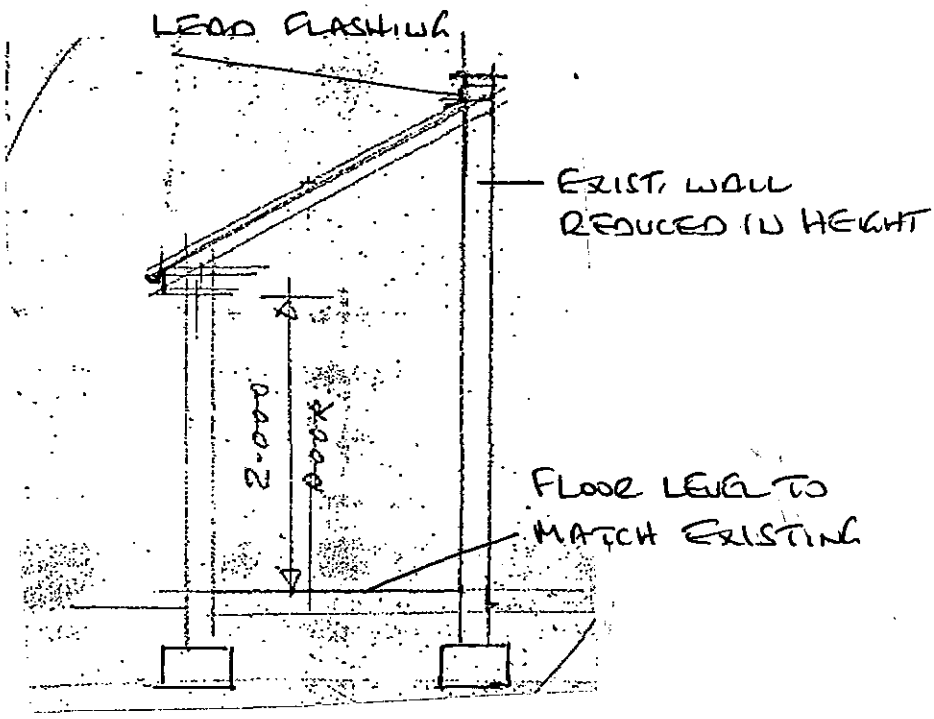
CROSS SECTION SHOWING PROPOSED DOOR HEIGHT

SUPERSEDED

CA 3

PROPOSED ALTERATIONS AT

30 BROAD STREET
WOKINGHAM
BERKS



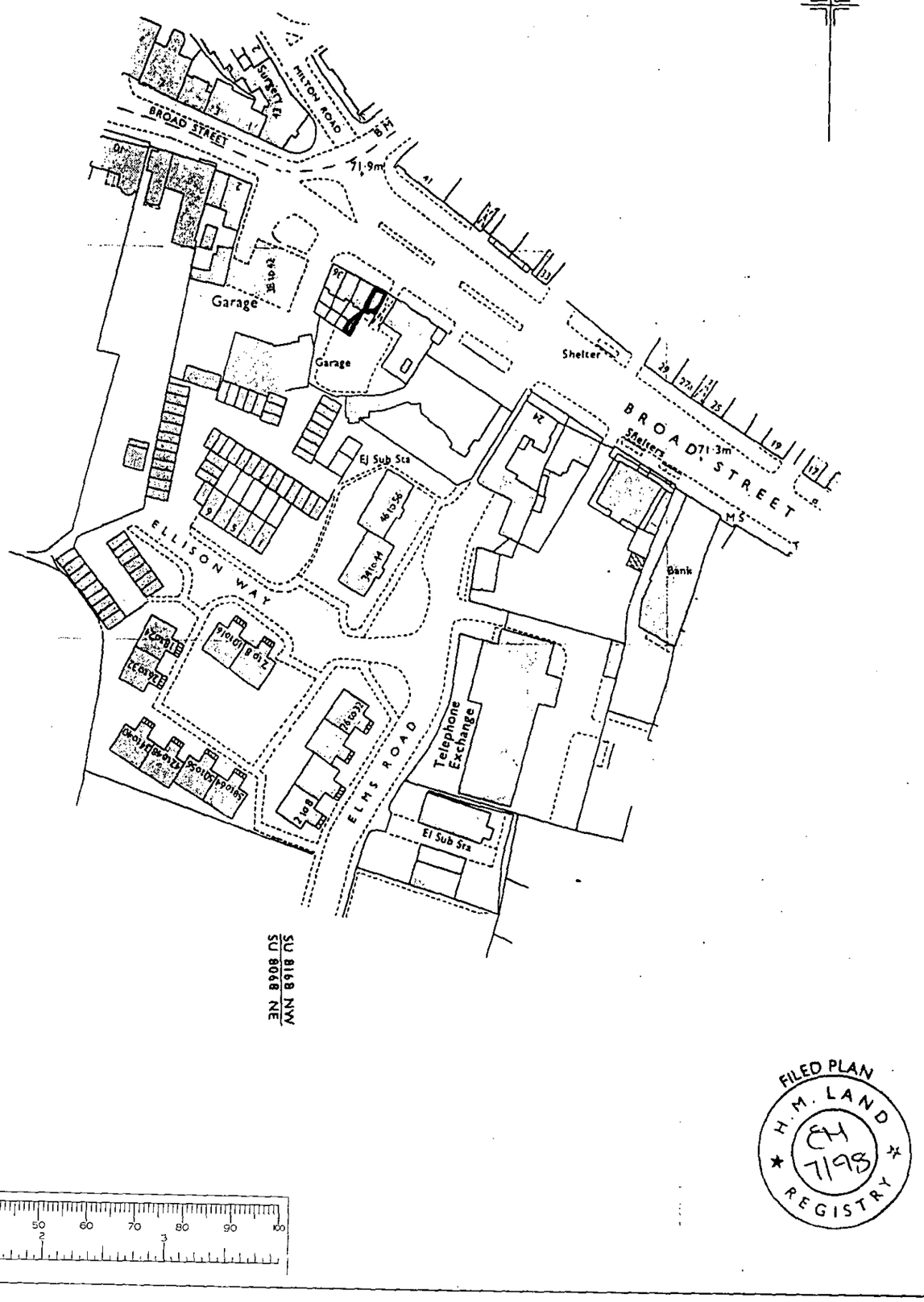
CROSS SECTION SHOWING PROPOSED DOOR HEIGHT

H.M. LAND REGISTRY

TITLE NUMBER	
BK350517	

ORDNANCE SURVEY PLAN REFERENCE	SU 8168	SECTION O	Scale 1/1250
COUNTY ~~BERKSHIRE~~	DISTRICT ~~WOKINGHAM~~		© Crown copyright 1980

ADMINISTRATIVE AREA WOKINGHAM



FILED PLAN H.M. LAND REGISTRY EH 7/98

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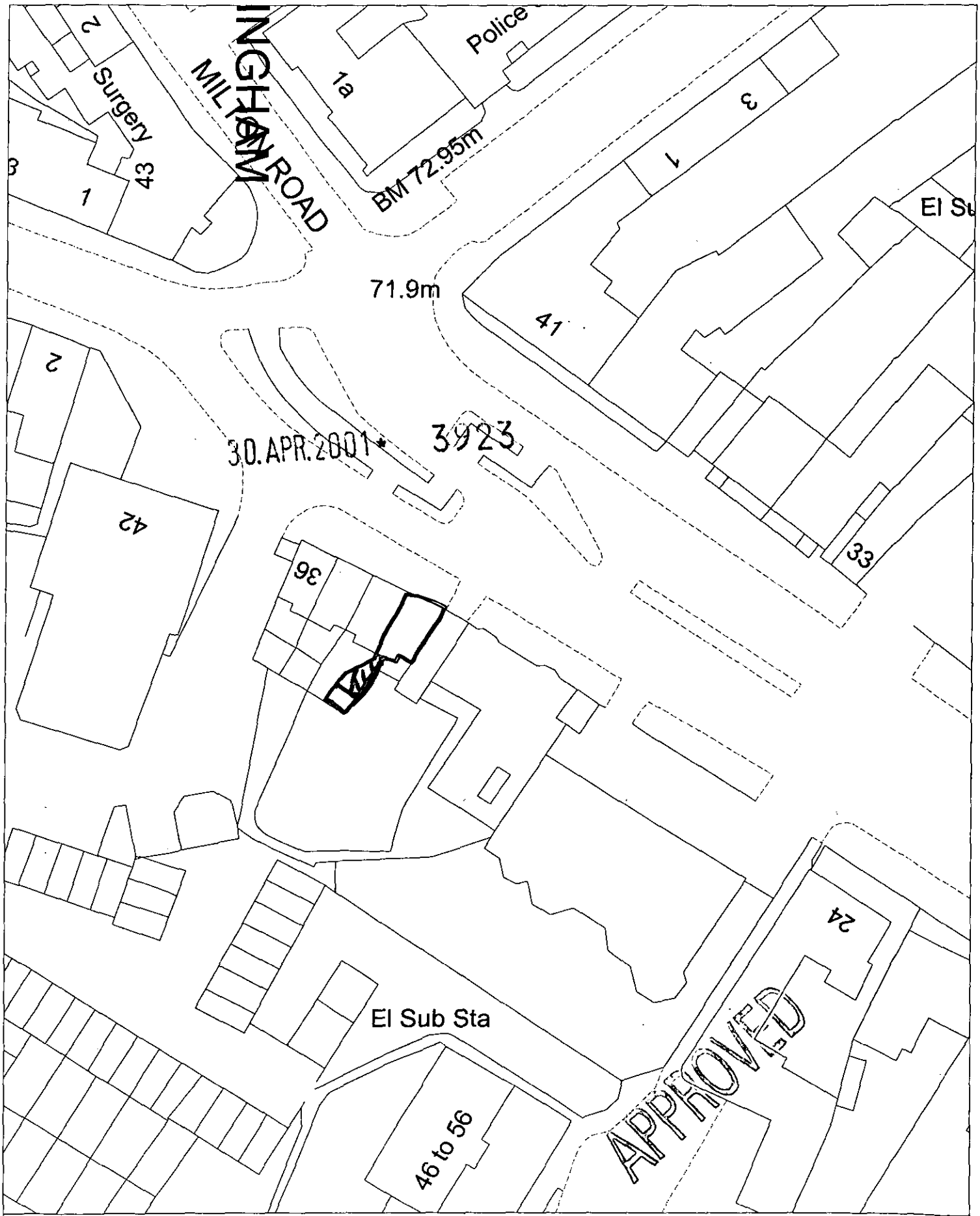

Site Plan, Scale: 1 to 500

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Date: 30 March 2001

THAMES VALLEY

ARCHAEOLOGICAL

SERVICES

30 Broad Street, Wokingham, Berkshire

An Archaeological Watching Brief

by Steve Ford

Site Code 30BSW01/81

(SU81026869)

30 Broad Street, Wokingham, Berkshire

An Archaeological Watching Brief

for Psilogic Ltd

by Steve Ford

Thames Valley Archaeological Services Ltd

Site Code 30BSW01/81

October 2001

Summary

Site name: 30 Broad Street, Wokingham, Berkshire

Grid reference: SU 8102 6869

Site activity: Watching Brief

Date and duration of project: 24th September 2001

Project manager: Steve Ford

Site supervisor: Clare Challis

Site code: 30BSW01/81

Area of site: 6 sq. m

Summary of results: No archaeological features or finds were present.

Monuments identified: None

Location and reference of archive: The archive is presently at Thames Valley Archaeological Services Ltd, 47–49 De Beauvoir Road, Reading, RG1 5NR, and will be deposited with Reading Museum in due course.

This report may be copied for bona fide *research or planning purposes without the explicit permission of the copyright holder*

Report edited/checked by:	Steve Preston✓ 31.10.01

30 Broad Street, Wokingham, Berkshire
An Archaeological Watching Brief

by Steve Ford

Report 01/81

Introduction

This report documents the results of an archaeological watching brief carried out on a plot of land on the south-west side of Broad Street, Wokingham, Berkshire (SU 8102 6869) (Fig. 1). The work was commissioned by Mr A Pudner of Psilogic Ltd, Locks Barn, Waterloo Road, Wokingham, RG40 3BY. Planning permission has been granted (F/2001/3697) for the building of a single-storey rear extension. Permission was subject to a condition (3) requiring a watching brief to take place while the groundworks occur.

This is in accordance with the Department of the Environment's Planning Policy Guidance, *Archaeology and Planning* (PPG16 1990), and the District policies on archaeology. The field investigation was carried out to a specification approved by Mr Kev Beachus of Babtie Group Ltd, archaeological advisers to Wokingham District Council. The fieldwork was undertaken by Clare Challis on 24th September 2001. The site code is 30BSW01/81.

Location, topography and geology

The site is located on the western side of Wokingham. It lies on level ground at a height of *c.* 72m above Ordnance Datum. The site is currently an open area between the rear of No. 30, fronting Broad Street, and an outbuilding. According to the British Geological Survey, the geology of the site is Plateau Gravel (BGS 1946). The foundation trench revealed an orange/yellow sand as the natural bedrock.

Archaeological background

The site lies within what is thought to be the historic core of medieval and early post-medieval Wokingham (Astill 1978, fig. 29). Wokingham was a planned town created by the bishop of Salisbury in the late 12th or 13th century. The placename, however, is of Old English (Anglo-Saxon) origin. As yet no finds or deposits of Saxon date have been found within the town or surrounding areas. The whereabouts of the Saxon settlement and the nature of its development and transition into the medieval town are not yet understood.

Objectives and methodology

The purpose of the watching brief was to monitor the ground works involved in the development, specifically the digging of the single foundation trench, and to record any archaeological remains encountered. The resultant spoil was to be examined for archaeological material and sections of the trench were to be examined for archaeological features.

Results

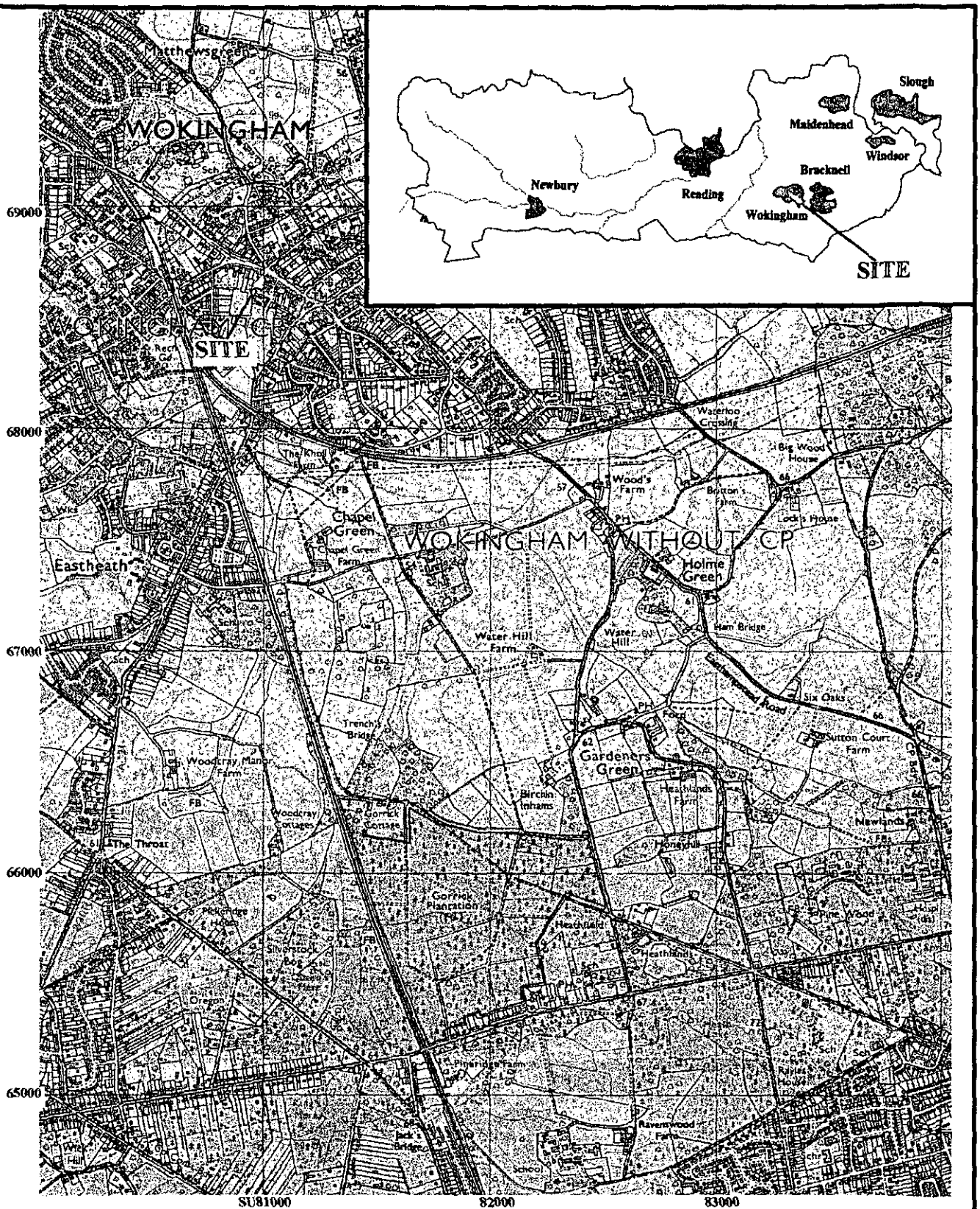
The new extension only required the construction of a single new wall, with existing fittings forming the other structural components. The wall trench was 4.5m long, 0.55m wide and dug to a depth of 0.83m. The stratigraphy comprised 0.08m of concrete above three distinct levels of made ground down to 0.83m at which point the natural geology was encountered. This comprised an orange/yellow sand. All three levels of made ground were of late 19th- or 20th-century date, the lowest levels containing modern glass and pottery and brick/ tile fragments. The spoil was transported off-site to another location where it was available for examination. Apart from further modern finds (not retained), no material of archaeological interest was observed in the spoil.

Conclusion

No deposits of archaeological significance were observed on the site during inspection of the wall trench and no finds were recovered from the spoil.

References

Astill, G G, 1978, *Historic Towns in Berkshire*, Berkshire Archaeological Committee Publication 2, Reading
BGS, 1946, *British Geological Survey*, 1:50,000, Sheet 268, Drift Edition, Keyworth
PPG 16, 1990, *Archaeology and Planning*, Dept Environment Planning Policy Guidance 16, HMSO



BSW01/81

30 Broad Street, Wokingham, Berkshire, 2001

Figure 1. Location of site within Wokingham and Berkshire.

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THAMES VALLEY ARCHAEOLOGICAL SERVICES

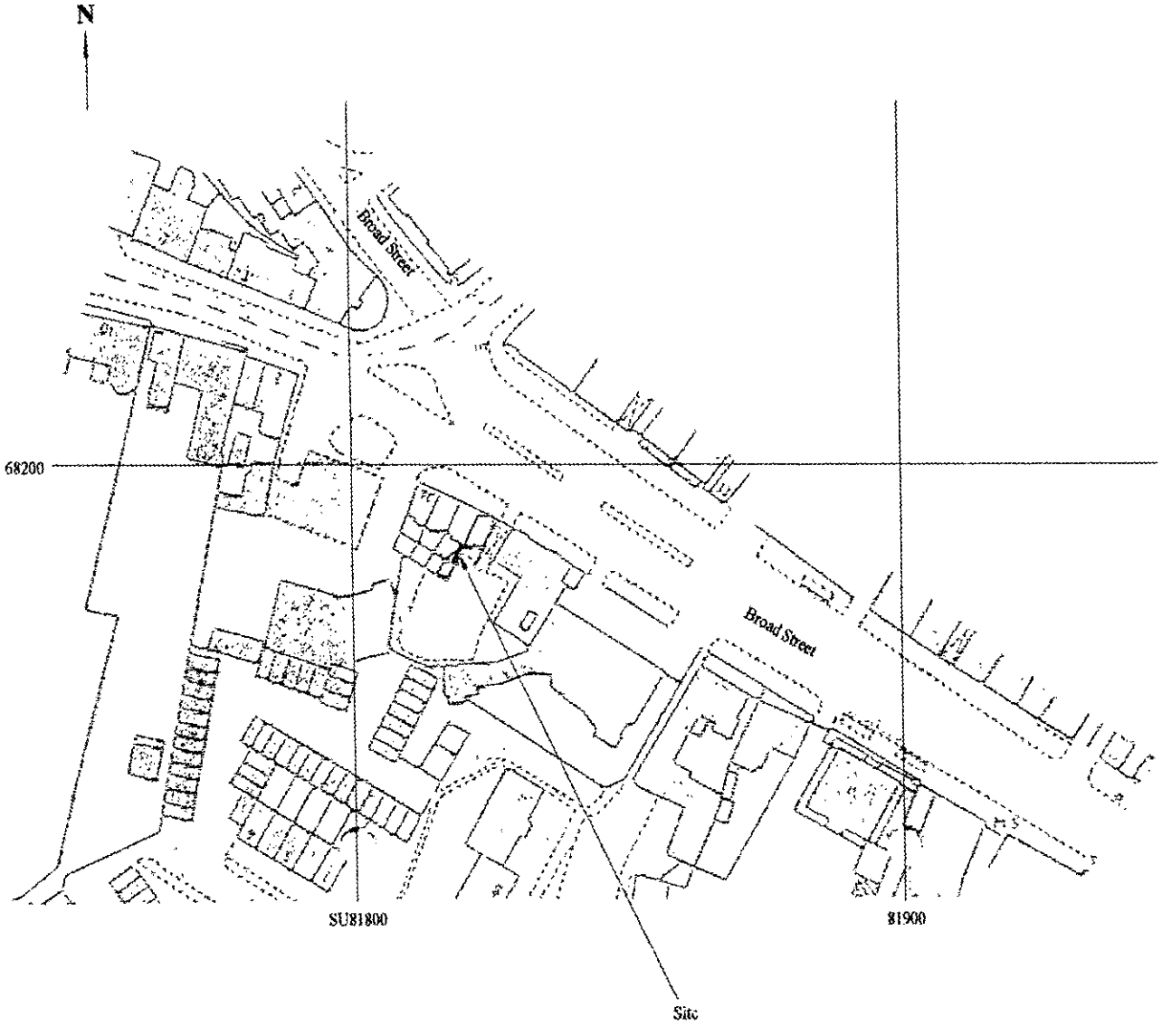
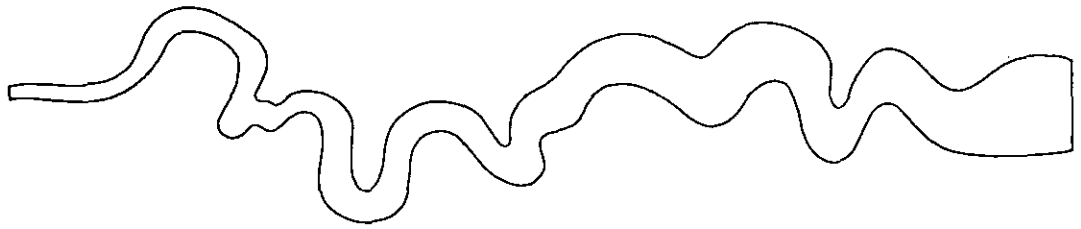
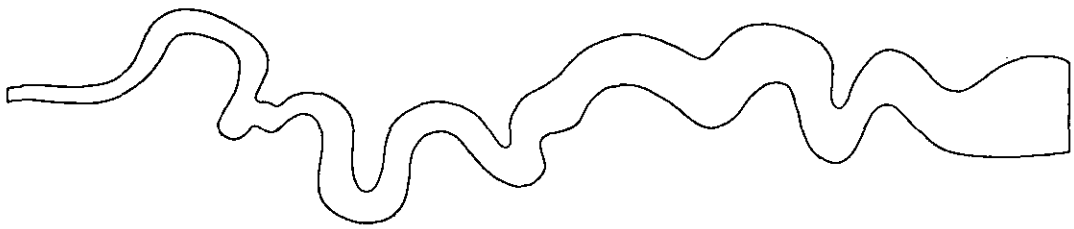


Figure 2. Location of watching brief.



Thames Valley Archaeological Services Ltd,
47-49 De Beauvoir Road, Reading,
Berkshire, RG1 5NR

Tel: 0118 9260552



Thames Valley Archaeological Services Ltd,
47-49 De Beauvoir Road, Reading,
Berkshire, RG1 5NR

Tel: 0118 9260552

TIME CHART

	Calendar Years
Post Medieval	AD 1500
Medieval	AD 1066
Saxon	AD 410
Roman	AD 43
	AD 0 BC
Iron Age	750 BC
Bronze Age: Late	1300 BC
Bronze Age: Middle	1700 BC
Bronze Age Early	2100 BC
Neolithic: Late	3300 BC
Neolithic: Early	4300 BC
Mesolithic: Late	6000 BC
Mesolithic: Early	10,000 BC
Palaeolithic: Upper	50,000 BC
Palaeolithic: Middle	70,000 BC
Palaeolithic: Lower	2,000,000 BC