APPLICATION NO:
C/2000/0830

LOCATION:
Cooks Nurseries Wargrave Road, Henley-On-Thames.

APPLICANT:
Beechcroft Developments Ltd C/O Oxford Archaelogical Unit

PROPOSAL:
Details to comply with condition 20 of consent 98/67458/F for the approval of archaelogical watching brief.

EARLIEST DATE FOR DECISION: **07/04/2000**

APPLICATION EXPIRY DATE: **21/04/2000**

CASE OFFICER: **Heather Morgan**

PROCEED

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Beechcroft Developments Ltd
C/O Oxford Archaelogical Unit
Janus House
Osney Mead
Oxford
OX2 0ES

Application Number: C/2000/0830

Parish: **REMENHAM**

Location: **Cooks Nurseries, Wargrave Road, Henley-On-Thames.**

Proposal: ***Details to comply with condition 20 of consent 98/67458/F for the approval of archaelogical watching brief.***

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.

Head of Planning and Transportation
Date: 05 May 2000

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.

15th March 2000

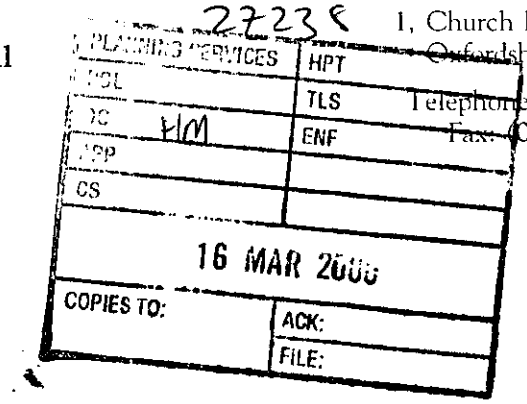
Our Ref: BD-HEI-HT000315



BEECHCROFT
DEVELOPMENTS LIMITED

1, Church Lane, Wallingford,
Oxfordshire, OX10 0DX
Telephone: (01491) 834975
Fax: (01491) 825433

The Environmental Services Department
Planning Services
Wokingham District Council
P O Box 157
Shute End
WOKINGHAM
Berkshire
RG40 1WR



Dear Sirs

PLANNING APPLICATION 98/67458/F – CONDITION 20
REMENHAM ROW, HENLEY-ON-THAMES

I am enclosing a copy of the Archaeological Watching Brief Report for this new development.

Yours faithfully,

Henry Thornton

Registered Office: 7, St. Martin's Street,
Wallingford, Oxfordshire, OX10 0AN.

Registered in England No. 1798684

Beechcroft Construction Limited

Cook's Nurseries, Remenham Hill, Berkshire

NGR SU 7658 8252

ARCHAEOLOGICAL WATCHING BRIEF REPORT

Planning Ref. No. 98/67458/F

Prepared by: Kayt Brown & John Dalton	
Date: 26/1/2000	
Checked by:	
Date: 11/2/00	
Approved by:	R Mathews Head of Fieldwork
Date:	21/2/2000

Oxford Archaeological Unit

January 2000

Summary

During 1999 the Oxford Archaeological Unit (OAU) undertook a watching brief on the site of the former Cook's Nurseries, Remenham Hill, Berkshire (NGR SU 7658 8252). No archaeological features were seen and no finds were retrieved.

1 Introduction (Fig. 1)

The development proposal (planning application no. 98/67458/F) comprised demolition of the existing garden centre, making up the existing ground level with 1 m of Type 1 hardcore, which was deposited across the majority of the site, prior to the construction of twelve sheltered housing units and a secretary's office. An archaeological watching brief was required in accordance with the planning consent granted under PPG 16.

The watching brief was commissioned by Beechcroft Construction Limited. It was undertaken in consultation and to a WSI agreed with Babtie Public Services Division on behalf of Wokingham District Council; a brief was not prepared for this project.

2 Background

Although no known sites of archaeological interest have been identified within the development area, finds have been made in the immediate vicinity. Prehistoric and Saxon finds have been pulled from the River Thames in the area to the south of the bridge. Henley-on-Thames itself is a medieval town dating from the 12th century and the area on the opposite bank to the development site lay within the confines of the medieval town. Two cropmark sites are also known *c.* 1 km to the south. Recent investigations at Aspect Golf Course *c.* 1.5 km to the east of the development site revealed an area of early Iron Age occupation and a series of early Roman ditches. These possibly formed an enclosure in association with several pits and postholes. Little else is known about the archaeology of the area to the immediate west of the development site; this probably is due to its use as historic common land and subsequently as parkland.

The site is located on the east bank of the River Thames, on the west side of the Wargrave Road and to the south of Henley Bridge. The site previously was 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, including steel sheet and timber king posts (Simpson Associates 1998). The underlying geology is alluvium over valley gravel (BGS sheet 254) and the site lies at *c.* 32.5 m OD at its east end and *c.* 31.5 m OD by the rivers' edge.

3 Aims

The aims of the watching brief were to identify any archaeological remains exposed on site during the course of the works, and to record these to established OAU standards (Wilkinson 1992), in order to secure their preservation by record.

4 Methodology

The watching brief was maintained by means of separate inspection visits, undertaken by an archaeological supervisor.

Within the constraints imposed by health and safety considerations the deposits exposed were cleaned, inspected and recorded in plan, section and by colour slide and monochrome print photography. Written records were also made on proforma sheets. Soil description utilises standard charts for the approximation of percentage of inclusion types in soil deposits.

5 Results (Fig. 2)

The similarity of deposits seen and absence of any significant archaeology allows for a general description of the site rather than discussing areas individually. The north-eastern, highest, half of the site was not made up with Type 1 hardcore, and it was here that excavations commenced. Piling operations, due to their archaeologically uninformative nature, were not monitored. Foundation trenches were dug to an average depth of 0.45 m into chalky fill comprising dumped waste from the construction of the Wargrave Road and very mixed demolition deposits which obscured this portion of the site; these comprised dumps of red brick, tile, stone, concrete and various pieces of corroded and uncorroded ironwork mixed in with cement rubble and redundant services, most of which were contained within blue plastic piping. This material occurred in a general spread across a little under one half of the site; glass, wood and plastic fragments also were seen within the trench sections and in plan. Excavations in this area of the site were insufficiently deep to clear these deposits.

The remaining, lower, half of the site adjoining the river, was made up to a depth of *c.* 1 m, 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 3 m. The sequence identified in all of them was identical and ran as follows:

(1) - Type 1 hardcore, to an average 1 m thickness.
(2) - a thin deposit of mixed demolition debris, on average between 0.10 m and 0.15 m thickness.
(3) - light-mid brown silty alluvial clay loam with 20% fine silt and 10% fine-medium subrounded gravel, on average approximately 0.50 m thickness.
(4) - fine-coarse subrounded light yellow/white natural gravel, reached at an average depth of between 1.6 m and 2 m; ground water was reached at an average depth of 2 m, and settled at an average depth of 0.95 m.

Neither archaeological features nor any finds were retrieved from any of the soakaway excavations.

6 Finds

No finds were retrieved during the course of the watching brief.

7 Environmental results

Full consideration was given to various sampling strategies however, due to the absence of any significant archaeology or suitable deposits, no environmental soil samples were taken.

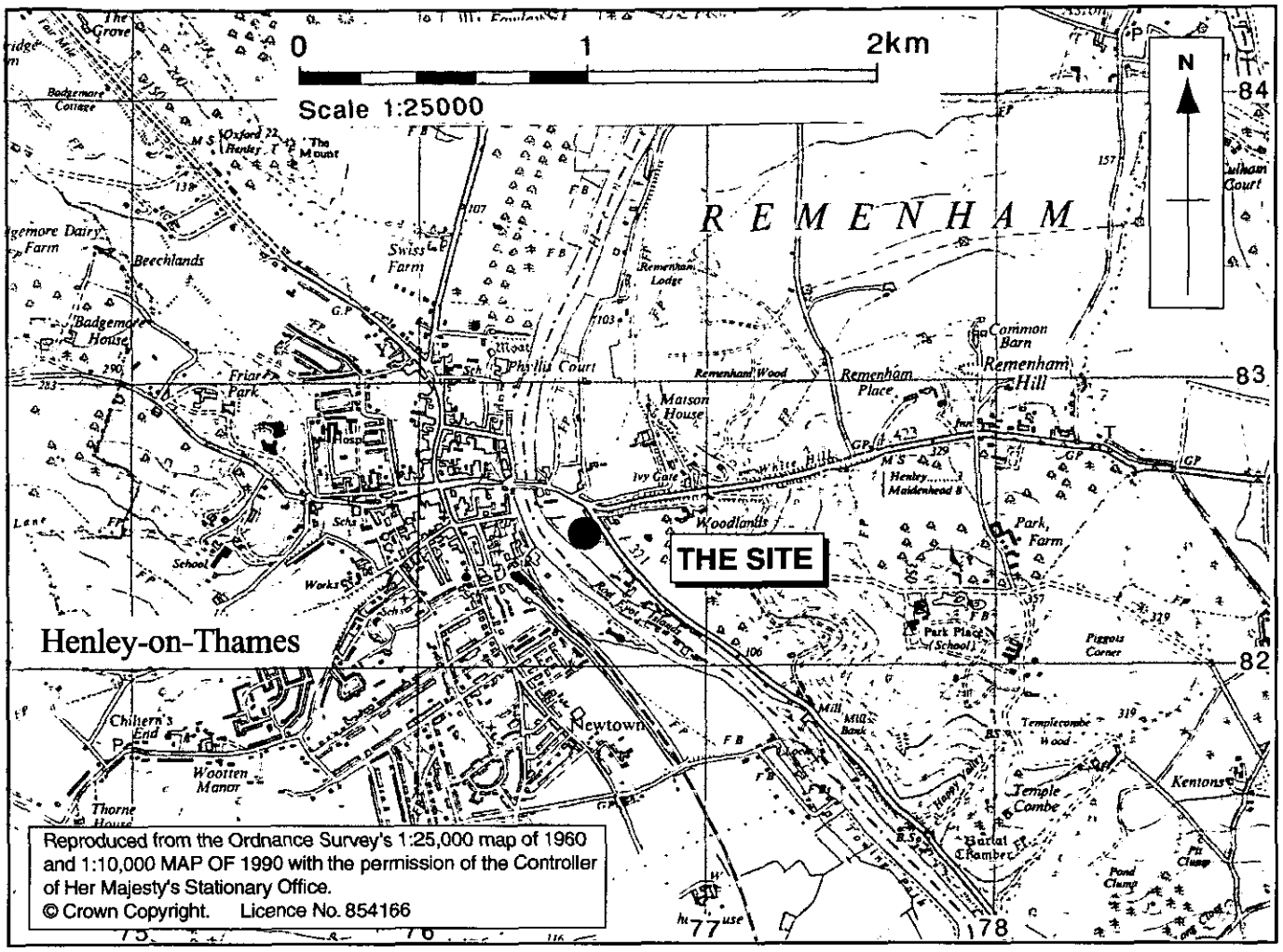
8 Discussion

No significant archaeology was identified during the course of the watching brief; this is at least in part a reflection of the failure of the majority of the excavations undertaken to penetrate below the spread of demolition debris or the hardcore makeup. Those excavations which exceeded this depth proceeded through detritus from the demolished garden centre and the Type 1 directly into alluvial natural with neither archaeological deposits nor features being seen. Particular attention was paid to identifying traces of those features seen during the 1998 geotechnical investigations, however during that exercise the top of the sheet metal was seen in TP 5 at a depth of 1.3 m and thus lay below the base of dig for excavations in this area of the site; nothing of these features was seen and it is presumed that they remain intact, with the exception of possible damage from piling. One benefit of the site makeup and the piled foundations is that the majority of it remains *in-situ* and undisturbed, particularly that portion which adjoins the river.

References.

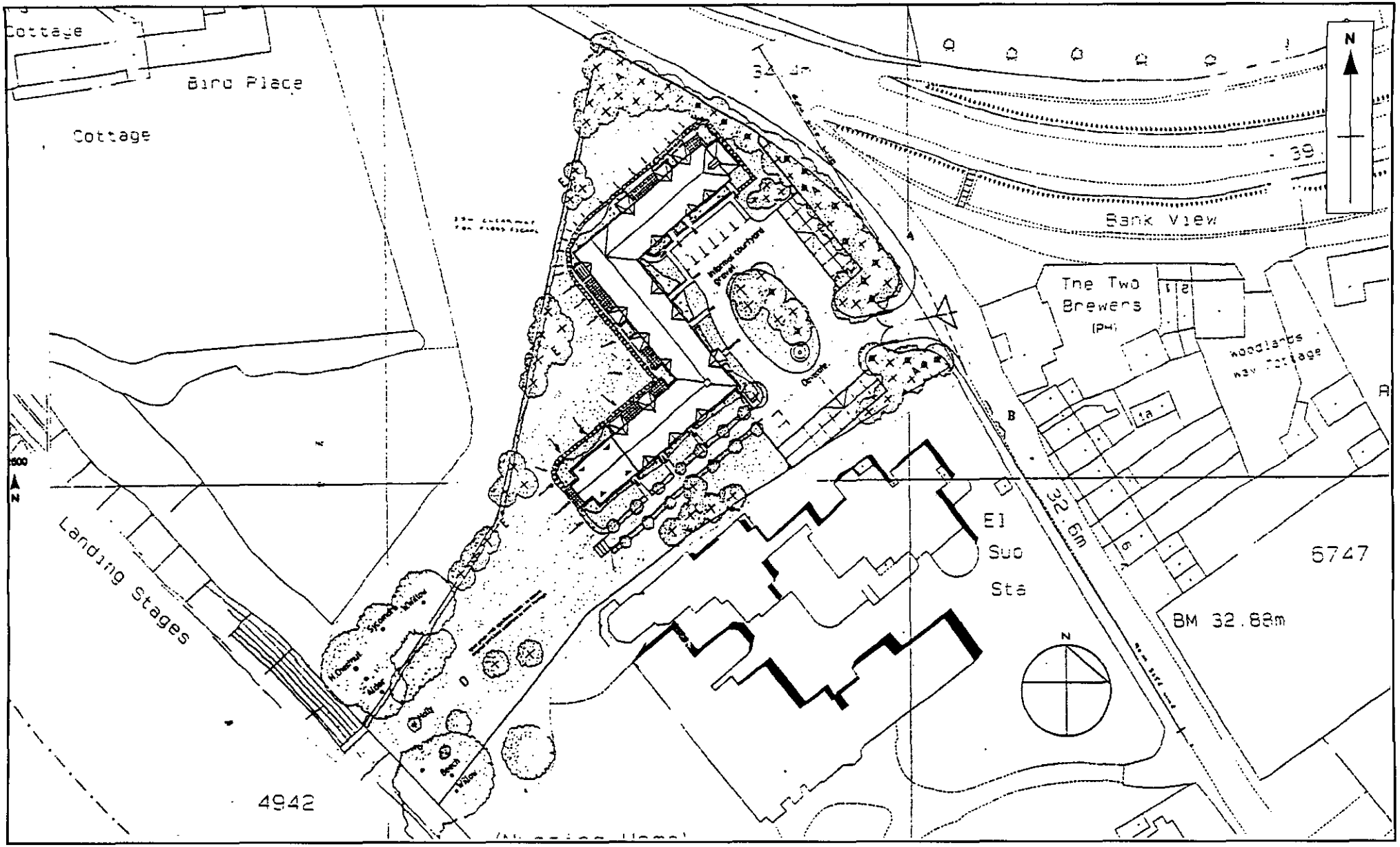
Simpson Associates October 1998 Site Inspection at Cook's Nurseries Site, Wargrave Road, Remenham.

Wilkinson, D (ed) 1992 Oxford Archaeological Unit Field Manual, (First edition, August 1992).



Site location map

Figure 1



scale 1:500

Site plan

Figure 2

WORK SHEET FOR : Heather Morgan

Application Number : C/2000/0830

Applicant : Beechcroft Developments Ltd C/O Oxford Archaelogical Unit.

Location : Cooks Nurseries, Wargrave Road, , Henley-On-Thames.

Proposal : Details to comply with condition 20 of consent 98/67458/F for the approval of archaelogical watching brief.

Site Notice Displayed ? :

YES	NO	DATE

Date of Neighbour Notifications : .....

Date of Site Visit : .....

Date Registered : 25/02/2000

Earliest Date for Decision : 07/04/2000

Latest Consultation Date/Site Notice Expiry Date : 07/04/2000

Application Expiry Date: 21/04/2000

Consultation Responses :

① Babtie — No significant archeological remains were found. The condition can now be discharged.

Planning Issues :

Condition 20 required an archeological watching brief. This was done by the agent and a final report submitted. No significant remains were found. Condition has been complied with. Recommendation :- APPROVAL

Application Number: C/2000/0830

Appraisal :

Recomendation : Approval: ☐ **Refusal:** ☐
(tick appropriate box)

Application Number C/2000/0830
Conditions/Reasons for Refusal

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

RECORD OF SITE VISIT

SITE ADDRESS: Cooks Nurseries
Wargrave Road Henley-On-Thames.

APPLICATION NUMBER: C/2000/0830

OFFICER: Heather Morgan

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

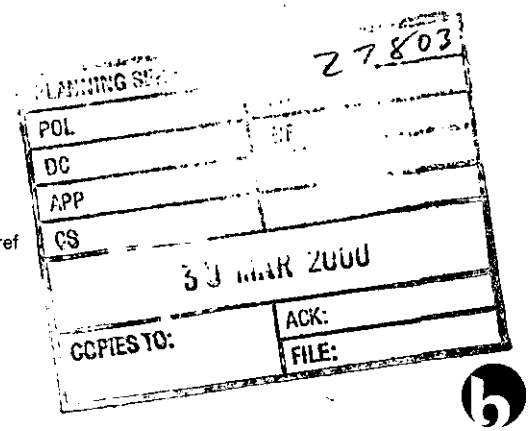
TREES

ACCESS/PARKING

LEVELS

BOUNDARY TREATMENT

OTHERS



Babtie Environmental

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

Babtie

Our ref BPW 014601/67458/RB

Your ref

28 March 2000

Heather Morgan
Wokingham District Council
Planning Services
PO Box 157
Shute End
Wokingham RG40 1WR

A member of Babtie Group

Dear Heather,

APPLICATION C/2000/0830
COOKS NURSERIES, WARGRAVE ROAD, HENLEY ON THAMES

Having considered the Oxford Archaeological Unit report on the watching brief undertaken in compliance with condition 20 of application 98/67458/F, I can confirm that no significant archaeological remains were found. The report is of a sufficient standard to comply with the condition which can now be discharged.

Yours sincerely

ROB BOURN
Senior Archaeologist

Group Offices:
Aberdeen
Abingdon
Aylesbury
Bedford
Belfast
Birmingham
Bristol
Cambridge
Cardiff
Chelmsford
Coventry
Croydon
Derby
Edinburgh
Exeter
Glasgow
Inverness
Ipswich
London
Maidstone
Newcastle upon Tyne
Oxford
Preston
Reading
Shrewsbury
Wakefield
Wallingford
Westminster

Ankara
Bangkok
Hong Kong
Jakarta
Kuala Lumpur
Manila
Prague
Singapore

Babtie Group Ltd
Registered Office:
95 Bothwell Street
Glasgow G2 7HX
Registered in Scotland
No: 141100

INSTITUTE OF ENVIRONMENTAL ASSESSMENT
Registered Environmental Impact Assessor

SR486

Recycled Paper

0061

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date: 25-2-00	
Officer: HM	Application No. C/67458/20

Map No. ..... Site .....
Easting: ..... Flood Pln .....
Northing: ..... Mineral .....

Level: ☐ **Sub Committee** ☑ **Delegated** ☐ **Sec. State**
☐ **Incorrect Fee** ☐ **Invalid** ☐ **PD**

Description:
(P) Details to comply with condition 20 of consent 98/67458/F for the approval of archaeological watching brief.

Location: Cooks Nursery Site, ~~Remenham Hill~~ Wargrave Road.

Parish: Remenham Ward: .....

Applicant: Beechcroft Developments Ltd.

Fee Received ..... 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			
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 .....

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

INTERNAL CONSULTATIONS

Building Control	NF: .....
Landscape	NK: .....
Trees	NK: .....
Conservation Officer	NK: .....
Environmental Health	NA: .....
Housing	NA: .....
Leisure & Cultural services	PA: .....
Public Rights of Way	PA: .....
Property	NG: .....
District Secretary (only if called in by SOS)	MA: .....
Policy & Plans	QA: .....
Strategic Planning (JSPU)	HA: .....
Minerals (BABTIE)	GA: .....
Archaeological Site (BABTIE)	: ✓
Education	AP: .....
Social Services	BT: .....
Highways	XA: .....

EXTERNAL CONSULTATIONS

Adjacent D P A	: .....
Adjacent Parish	: .....
Southern Electricity Board	BN: .....
British Gas	BM: .....
PSA Oil Pipeline	BD: .....
Transco	: .....
Environment Agency	BP: .....
Rail Track	BI: .....
Police Arch. Liaison Officer	PC: .....

HERITAGE BODIES

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

OTHERS:

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NEIGHBOURS:

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OXFORD ARCHAEOLOGICAL UNIT

Janus House, Osney Mead, Oxford, OX2 0ES

Tel: 01865 263800 Fax: 01865 793496

email: postmaster@oau-oxford.demon.co.uk

25 YEARS OAU 1973 - 1998

26330

HM

ACK:

FILE:

Carol Rimmer
Wokingham District Council
Planning Services
PO Box 157
Shute End
Wokingham
Berkshire RG2 9XG

24th February 2000

Dear Madam

Re: Archaeological Watching Brief at Cooks Nurseries Site, Remenham Hill, Berkshire.

Please find enclosed two copies of the watching brief report on the work undertaken at the above named site.

Please do not hesitate to contact me with any queries or should you require further copies.

Yours sincerely

John Dalton.

Director and Chief Executive: David Jennings B.A., M.I.F.A. Oxford Archaeological Unit Limited.
Private Limited Company Number: 1618597 Registered Charity Number: 285627.
Registered Office: Janus House, Osney Mead, Oxford OX2 0ES