



**Archaeological Desk-Based Assessment
of Land adjacent to 64 The Avenue,
Egham, Surrey
*December 2011***

SWAT. Archaeology

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Land adjacent to 64 The Avenue, Egham,
Surrey TW20 9AD, Surrey

Archaeological Desk-Based Assessment

NGR: 501650 171600



Report for
Cascade Partnerships Ltd

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Archaeological Desk-Based Assessment in Advance of Development at Land Adjacent to 64 The Avenue, Egham, Surrey TW20 9AD

NGR: 501650 171600

1 SUMMARY

Swale & Thames Survey Company (SWAT) has been commissioned to carry out an archaeological desk-based assessment of a proposed development at land adjacent to 64 The Avenue, Egham, Surrey. The assessment was undertaken in accordance with established guidance as set out by Heritage & Conservation (Surrey County Council) in advance of a planning application for the proposed construction of a new development.

The site is located within an area of moderate-high archaeological potential associated with the Prehistoric and Romano-British periods with possible domestic, economic, political and religious functions. The Bronze Age settlement site at Runnymede Bridge is within 1km of the development site and is a County Site of Archaeological Importance (CSAI).

It is possible that the Roman road from London to Silchester runs through the development site with the potential of Roman ribbon development or burials adjacent to the road.

There are four Areas of High Archaeological Potential (AHAP's) either on or in the near vicinity of the development site with an important archaeological excavation undertaken on the development site itself in 1972 and 1976/7 which revealed a Late Bronze Age settlement (Fig. 13) with additional evidence of settlement in the Early/Middle Bronze Age, and with Roman and Medieval evidence of occupation also recovered.

A Bronze Age hoard of 78 artefacts was also retrieved from this investigation in the centre of the proposed development site. Because of this the Runnymede Local Plan (adopted 2001) shows the development site within a 'Site of High Archaeological Potential' (Fig.6).

Given this, potential exists for further important remains associated with the Prehistoric, Roman, Medieval, and Post-Medieval development of Runnymede/Egham being present on the application site which could very possibly be affected by ground works associated with any future planning application.

It is therefore recommended that the effects of the development proposals on any archaeological remains present should be further assessed through field evaluation as a condition of the planning permission.

2 INTRODUCTION

2.1 Planning Background

Government planning for the Historic Environment indicate that the nature of that resource should dictate the measures to record that asset before impact by development:

“Where a desk-based assessment does not provide sufficient evidence for confident prediction of the impact of the proposal, it may be necessary to establish the extent, nature and importance of the asset’s significance through on-site evaluation. This may be achieved through a number of techniques, some of which may potentially be harmful to the asset and will need careful consideration. These include ground-penetrating radar, trial-trenching, test-pitting, field-walking, x-ray and other forms of remote-sensing, geo-archaeological borehole investigation, opening-up and building analysis and recording. The local authority can provide advice on professional standards and practices and the need for any permissions or consents. For scheduled monuments applicants will need to consider whether scheduled monument consent is required for field evaluation. Advice can be sought from English Heritage. The Institute for Archaeologists has published standards and guidance for both desk based assessment and on site evaluation. Evaluation is normally a rapid operation. It is designed to inform the decision-making process. *PPS5 (62) Planning for the Historic Environment*

“Where the loss of the whole or a material part of a heritage asset’s significance is justified, local planning authorities should require the developer to record and advance understanding of the significance of the heritage asset before it is lost, using planning conditions or obligations as appropriate. The extent of the requirement should be proportionate to the nature and level of the asset’s significance. *PPS 15 Planning for the Historic Environment HE12.1*

A documentary record of our past is not as valuable as retaining the heritage asset, and therefore the ability to record evidence of our past should not be a factor in deciding whether a proposal that would result in a heritage asset’s destruction should be given consent” (*HE12.3*).

“The process of investigating the significance of the historic environment, as part of plan-making or development management, should add to the evidence base for future planning and further the understanding of our past. Local planning authorities should make this information publicly available, including through the relevant historic environment record” (*HE12.2*).

“Where the loss of the whole or a material part of a heritage asset’s significance is justified, local planning authorities should require the developer to record and advance understanding of the significance of the heritage asset before it is lost, using planning conditions or obligations as appropriate. The extent of the requirement should be proportionate to the nature and level of the asset’s significance. Developers should publish this evidence and deposit copies of the reports with the relevant historic environment record. Local planning authorities should require any archive generated to be deposited with a local museum or other public depository willing to receive it. Local planning authorities should impose planning conditions or obligations to ensure such work is carried out in a timely manner and that the

completion of the exercise is properly secured". *PPS5. Planning for the Historic Environment HE12.3*

The Desk-Based Assessment therefore forms the initial stage of the archaeological investigation and is intended to inform and assist decisions regarding archaeological mitigation for proposed development and associated planning applications.

2.2 The Proposed Development

The proposed development will comprise an application for sheltered housing and a care home for the elderly with associated facilities. At the time of preparing this report the precise site layout was still in the design phase and therefore unknown.

2.3 Projects Constraints

There were no constraints associated with this project.

2.4 Geology and Topography

The British Geological Society (BGS 1948 & 1985) shows that the local geology consists of a Bedrock of London Clay Formation, Clay, Silt and Sand. In the north-east area of the site the Superficial geology is Shepperton Gravel Member, Sand and Gravel whilst in the south-west area of the site Langley Silt Member, Clay and Silt. The archaeological investigation in the 1970's indicated that the underlying geology was "Brickearth of Taplow Age and Flood Plain Gravel". The sites measures approximately 3.8 hectares in area at an elevation of 15.07-16.00m AOD (Above Ordnance Datum).

3 AIMS AND OBJECTIVES

3.1 Introduction

The Desk-Based Assessment was commissioned by Cascade Partnerships Ltd in order to supplement a proposed planning application for sheltered housing and a care home for the elderly with associated facilities. This assessment has been prepared in accordance with a policies and guidance notes as set out by Surrey County Council's Heritage and Conservation Group and follows guidelines set out by the Institute of Field Archaeologist (see below) and English Heritage.

3.2 Development Framework

The current Surrey Structure Plan (SCC 2004) states that:

- *Surrey is one of Britain's most historic counties, with many buildings, landmarks and landscapes that remind us of our proud heritage and are irreplaceable assets. The historic environment not only provides an important insight into our cultural heritage but also contributes to the identity and distinctiveness of a place. Policy SE5 will ensure that development conserves the heritage and, where possible, enhances it as*

well. Surrey's Heritage Strategy contains further guidance as to how the heritage will be conserved whether by initiatives associated with development or otherwise.

(Policy SE5 2004:3.25)

- *Every effort should be made to protect the historic environment, for instance, by encouraging the sensitive re-use of historic buildings for purposes which meet economic or social needs. Tourism is playing an increasingly important role in the local economy and conservation and enhancement of the cultural heritage supports this activity.*

(Policy SE5 2004: 3.26)

- *This policy also affords protection to features of archaeological importance. Scheduled monuments and other sites of national importance are already given strong protection. In order to safeguard other, presently unknown, archaeological resources, the developer will be required to take responsibility for the provision of an assessment prior to development on larger sites or areas of known high archaeological potential. Assessment may result in the need for a site evaluation: the outcome of this evaluation will indicate whether in situ preservation is recommended. Recording of archaeological features or buildings that are altered, disturbed or removed as a consequence of development will be required. Such a record is essential if knowledge of their contribution to the cultural heritage of the county is to be retained for the benefit of future generations.*

(Policy SE5 2004: 3.27)

The Runnymede Local Plan (adopted 2001) refers to archaeological matters in Policies BE15, 16, 17 and states that:

(BE 15) Areas of High Archaeological potential

The Council, in consultation with Surrey County Council, has identified areas of high archaeological potential in the Borough as indicated on the Map in Appendix 'L' of the Written Statement.

Where development is proposed within these areas the Council will require the prospective developer to undertake an archaeological assessment, and where appropriate a site evaluation before the planning application is determined. Where finds are made they should be treated in accordance with Policy BE16.

Comment

The Council will seek to secure an archaeological assessment of any proposal affecting an Area of High Archaeological Potential before a planning application is submitted. Any archaeological assessment should be carried out by a suitably qualified organisation.

The assessment may identify the need for site evaluation in order to provide sufficient information about archaeological remains on the site; this requirement will be determined by the County Archaeologist. Where an archaeological assessment or evaluation identifies a site or other remains of archaeological interest the prospective developer will be required to make appropriate provision for their preservation or, if this is not practicable, their excavation and recording.

This procedure is to be carried out to the satisfaction of the County Archaeologist (BE15).

Areas of High Archaeological Potential are shown on Fig. 6. Policies BE16 and 17 refer to preservation and recording of archaeological remains and (BE16) chance archaeological finds (BE17). Policy BE16 is of some importance to the development site with its known Bronze Age in situ archaeology:

Where all or part of an important archaeological site is affected by proposed development, the first priority will be in situ preservation. Where it can be demonstrated to the satisfaction of the Council that this is not feasible, the Council will require adequate excavation and an accurate record to be made of any archaeological remains which may be destroyed.

This will preferably be achieved through agreements reached between the developer, the archaeologist and the planning authority or in the absence of such agreement, by planning condition (BE16).

3.3 Desktop Study – Institute of Field Archaeologists (1999)

This desktop study has been produced in line with archaeological standards, as defined by the Institute of Field Archaeologist (1999). A desktop, or desk-based assessment, is defined as being:

- *‘...a programme of assessment of the known or potential archaeological resource within a specified area or site on land, inter-tidal zone or underwater. It consists of a collation of existing written, graphic, photographic and electronic information in order to identify the likely character, extent, quality and worth of the known or potential archaeological resource in a local, regional, national or international context as appropriate’ (1999:2)*

The purpose of the desk-based assessment is, therefore, an assessment that provides a contextual archaeological record, in order to determine:

- *the formulation of a strategy to ensure the recording, preservation or management of the resource*
- *the formulation of a strategy for further investigation, whether or not intrusive, where the character and value of the resource is not sufficiently defined to permit a mitigation strategy or other response to be devised*
- *the formulation of a proposal for further archaeological work within a programme of research.*

IFA (1999:2)

3.4 Summary of Objectives

- *The overall objectives of the archaeological desk based assessment is to identify and assess the archaeological potential of the site by collating and analysing known information along with recording archaeological remains and historic landscape features in the field. Importance is to be placed on producing an account of the historic development of the site and in assessing the archaeological impact of future development.*

- *The desk-based assessment itself will comprise a collection and analysis of known historical and archaeological information regarding the site and its environs.*
- *This information will be used to produce a gazetteer of archaeological and heritage features on site and to augment and inform the desk based study and later management decisions.*
- *The project is then to assess the results of the desktop study and the site inspection to provide information on the nature of archaeology and heritage on site. This assessment would also aim to identify any buried archaeological potential.*
- *The study will also provide an assessment of the likely impacts on heritage remains that would be caused by any future intensive development.*

4 METHODOLOGY

4.1 Desk-Based Assessment

4.1.1 *Archaeological databases*

Although it is recognised that national databases are an appropriate resource for this particular type of assessment, the local Sites and Monuments Record (HER) held at Surrey County Council contains sufficient data to provide an accurate insight into catalogued sites and finds within both the proposed development area and the surrounding landscape. The search was carried out within a 1km radius of the proposed development site (17th Nov 2011). A listing of the relevant HER data is included in Appendix 1.

4.1.2 *Historical documents*

Historical documents, such as charters, registers, wills and deeds etc were not relevant to this specific study.

4.1.3 *Cartographic and pictorial documents*

A full map regression exercise has been incorporated within this assessment. Research was carried out using resources offered by the Surrey Historic Centre, Woking, Surrey (15th Nov 2011). A full listing of cartographic and pictorial documents used in this study is provided in Section 10.

4.1.4 *Aerial photographs*

Assessment of the collection of aerial photographs held by Surrey Historic Centre was made and compared to the crop marks plotted during the National Mapping Programme of the Royal Commission for Historical Monuments.

4.1.5 *Geotechnical information*

To date, no known geotechnical investigations have been carried out at the site.

4.1.6 *Secondary and statutory resources*

Secondary and statutory sources, such as regional and periodic archaeological studies, landscape studies, dissertations and research frameworks are considered appropriate to this type of study and have been included within this assessment.

4.2 Walkover survey

The walkover survey was carried out on 15th Nov 2011 by James Madden, Senior Archaeologist at SWAT Archaeology. The site was assessed and photographs taken.

Prehistoric	Palaeolithic	c. 500,000 BC – c.10,000 BC
	Mesolithic	c.10,000 BC – c. 4,300 BC
	Neolithic	c. 4,300 BC – c. 2,300 BC
	Bronze Age	c. 2,300 BC – c. 600 BC
	Iron Age	c. 600 BC – c. AD 43
	Romano-British	c. AD 43 – c. AD 410
	Anglo-Saxon	AD 410 – AD 1066
	Medieval	AD 1066 – AD 1485
	Post-medieval	AD 1485 – AD 1900
	Modern	AD 1901 – present day

Table 2 Classification of Archaeological Periods

5 ARCHAEOLOGICAL AND HISTORICAL DEVELOPMENT

5.1 Introduction

The Archaeological record, both in and around Egham is extensive, comprising occupation evidence dating from the Neolithic through to the industrial post-medieval period. Situated close to the banks of the River Thames, Egham predates 666AD when Chertsey Abbey was founded with lands which included that of Ecga's Ham, from which the name Egham derives.

Egham appears in Domesday Book of 1086 as *Egeham*. It was held by Chertsey Abbey. Its domesday assets were: 15 hides; 12 ploughs, 120 acres (0.49 km²) of meadow, woodland, herbage and pannage worth 75 hogs. It rendered £30 10s 0d.

The village of Egham was previously an ancient parish covering land totalling 7,435 acres (30 km²) in the counties of Berkshire and Surrey; incorporating Egham, Egham Hill, Coopers Hill, Englefield Green, Virginia Water, Shrubs Hill, Runnymede, Egham Hythe, and a considerable portion of Windsor Great Park.

The manor of Egham, which includes Runnymede belonged formerly, and in 1215, to Chertsey Abbey, and after the dissolution (around 1540) became the property of the Crown, though granted to various tenants (holders) at different times.

The Magna Carta was sealed at nearby Runnymede in 1215, and is commemorated by a memorial, built in 1957 by the American Bar Association, at the foot of Cooper's Hill (a small rise adjacent to the Thames floodplain, immortalised in verse by such luminaries as John Denham ('Cooper's Hill') and Alexander Pope ('Windsor Forest')). A Sculpture portraying King John and Baron Fitzwalter in the act of sealing the Magna Carta is also located in Church Road in the centre of town.

This section of the assessment will focus on the archaeological and historical development of this area of the town, placing it within local and regional context. Each period classification will contain references to the archaeological record of the wider landscape, as well as a full record of archaeological sites, monuments and records within the site's immediate vicinity (i.e. 1km radius). Timescales for archaeological periods represented in the report are listed in Table 2 and locations of monuments, spot finds, archaeological sites and historic buildings are presented in Figures 1 & 2.

5.2 Scheduled Monuments, Listed Buildings, Historic Parks & Gardens and Conservation Areas

One scheduled monument (SCC HER Event 179) the Bronze Age settlement site west of Runnymede Bridge is within the assessment area (Fig. 3). There are over ten listed buildings recorded within a 1km radius of the proposed development site. The County Site of Archaeological Importance (CSAI) also covers part of the study area with a large buffer area. Egham Town Centre Conservation Area falls within the 1km search area (Fig. 1). There are no Historic Parks and Gardens within the search area.

5.3 Palaeolithic

The prehistoric period within the Egham area follows traditional patterns observed elsewhere within the county, until the Iron Age where evidence becomes a little more complex. The Paleolithic period, or *Old Stone Age*, technically comprises more than a million years, during which time major climatic and other changes affected the evolution of humans. Humans themselves evolved into their current morphological form during the later period of the Stone Age. The Paleolithic period is characterized by the production and utilization of knapped stone tools, although occasionally bone tools also survive within the archaeological record.

There are no Paleolithic records cited in the Sites and Monuments Record for the search area.

5.4 Mesolithic

The Mesolithic¹ period is represented by the presence of lithic scatters, with tools such as flint axes, picks, blades and flakes providing an insight into the earliest established phase of human activity within the Egham area. An archaeological evaluation HER (Event 891) just south-west of the proposed development site retrieved a small assemblage of flint artefacts which may be Neolithic, but there was no evidence of any features or deposits.

5.5 Neolithic

By the Neolithic period, the adoption of a sedentary lifestyle based on agriculture and animal husbandry is typically illustrated by both 'ceremonial' and 'domestic' settlement patterns. Neolithic finds recorded within the assessment area are rather limited, comprising a small assemblage of flint artefacts (HER Event 891) found directly south-west of the proposed development site. Although the artefacts were not retrieved from a secure context, and thus considered residual, it may suggest a Neolithic (or Mesolithic) presence within the surrounding landscape.

¹ There is some debate as to whether the 'Mesolithic' is a valid term as there are no defined Mesolithic characteristics. For this study it is assumed the Mesolithic culture is represented by hunter-gatherer societies that immediately predate the Neolithic period.

5.6 Bronze Age

The Bronze Age is represented by larger migrations from the continent and more complex social developments on a domestic, industrial and ceremonial level. Occupation of Egham is believed to have continued throughout the Bronze Age with the finding of the complex Bronze Age settlement west of Runnymede Bridge to the north-east of the proposed development site (Surrey 179).

Excavations by Bernard Johnson and David Barker from 1972, and by Martin O'Connell from 1976-77 at Petters Sports Field which forms part of the development site (HER Event 799), found evidence for occupation in Middle Bronze Age, Late Bronze Age, Romano-British and Early and Later Medieval Periods (Fig.13).

Major finds were a Late Bronze Age hoard of about 80 pieces in two groups in a large ditch, also part of a stone axe mould for an Late Bronze Age axe of South Welsh type.

The excavations at Petters Sports Field were completed March 1977. Most features confined to gravel. Early/Middle Bronze Age enclosure ditch 1.6m and 0.6m deep. There were a few sherds of pottery, one fine barbed and tanged arrowhead. Postholes and pits gave no dating evidence. Other pits at lower level, probably pre-dated the ditch. The remains of a hut circle cut the north-west end of ditch but no evidence of dating came from these features. North-east end of ditch cut by Late Bronze Age enclosure ditch, circa 5m wide, and nearly 1.5m deep.

A Late Bronze Age hoard found in this ditch. The hoard deposited in two small pits at bottom of half silted ditch. It consisted of 78 pieces of bronze including a variety of weapons, tools, vessels and ornamental attachments. The most numerous artefact present were socketed axeheads, four stylistic variants were identified. Tool types included socketed knives and gouges and a socketed sickle, overall a relatively rare discovery. Many of the items were unfinished or worn out through use, suggests a burial by bronze smith working in the area.

Evidence of metalworking has been attested close to this site. The artefacts were probably deposited towards the end of the 8th century or beginning of 7th century BC. The ditch apparently ceased use soon after hoard was deposited. The upper part of fill was a thick black deposit, incorporating a large quantity of Late Bronze Age pottery and bone, indicating the ditch was being used as a midden. Posthole pits were examined in part of the area excavated in the ditch enclosure. Two hut circles were tentatively identified. Finds were scarce, only two pits produced pottery or bone. See also HER 2425, 2424, 2423 and 4301

Within the wider landscape, a Bronze Age gully was exposed during an archaeological evaluation (HER Event 1640) just to the west of the proposed development site.

5.7 Iron Age

The Iron Age is generally characterised by iron metallurgy - the working and use of iron². The adoption of this material coincided with other changes including an increase in population and trade (and therefore cultural diffusion), the introduction of new crops and farming methods along with more visible settlement patterns both within the archaeological record and the physical landscape. In contrast to this however, burial and ritual deposits become more

² This new technology was introduced first and became most widespread in southern and lowland Britain. During the early part of the Iron Age its use is believed to be limited to prestigious or ritual objects, becoming more common towards the end of the period.

discrete. The assessment area includes a single Iron Age record comprising the identification of a pit (HER Event 1640) to the west of the site.

5.8 Romano-British

It is by the Romano-British period that settlement patterns become more visible. The term Romano-British describes the Romanised culture of Britain under the rule of the Roman Empire, following the Claudian 'invasion' in AD43. For nearly 400 years Britain formed part of the Roman Empire, the civilisation of Roman Britain being the synthesis of the Roman and native cultures, although it is evident that trade links and communication between Rome and Britain existed prior to the 'Roman' period. The Roman political system '*clientela*' served as the model between Rome and her allies and negotiations that took place meant that alliances were forged, trade started to expand and the spread of cultural ideals occurred. These ideals are no more evident than within the infrastructure that started to develop all over Britain and Europe during the Roman period. The predominant feature of infrastructure within Surrey (and beyond) is arguably the extensive network of Roman roads and villa estates. The Roman administration needed an established network of roads, including posting stations³, to connect administrative centres⁴, towns and military posts to speed up the flow of trade, goods (particularly pottery manufacture), communications and troops.

The Roman road from London to the Roman city site of *Calleva Atrebatum* at Silchester in Hampshire runs through Surrey, and its first stretch is clearly visible on the Ordnance Survey maps, as this part is used as a road today. It can be seen coming from the City of London, running along the northern border of Hyde Park, going through Hammersmith, running beside the river briefly at Brentford, past the grounds of Syon House and Hounslow Heath, finally crossing the river at Staines, the Roman bridging settlement of 'Ad Pontes'.

Here, however, it seems to disappear as it meets the flood-plain of Egham, and there is some disagreement as to where it is thought to have run. One likely contender is the Egham Causeway (HER 765), which runs westwards from Staines Bridge to the Glanty, the present position of Runnymede Bridge. The banking visible today was built in the thirteenth century, but there is evidence that the Roman road could have taken this route and passed through the proposed development site at 64 The Avenue. In 1964 David Barker found some late Bronze Age potsherds in a bank at the bottom of his garden at the time, and when this was investigated it was found to be another stretch of causeway, 18 metres in width, at an angle to the known one, going in a south-westerly direction, towards the Virginia Water lake and lining up with the known stretch of road where it reappears at Sunningdale.

The Surrey Sites and Monuments Record says of it: "*To the north east it is fragmentary but can still be traced along the back of Grange Road where the fences are aligned along it, to the junction of Station Road and High Street (Egham). It reappears briefly in the corner of the football field at Glanty, as a bank 14 metres in width. It is significant that in the vicinity of Egham Church (Saxon in origin) the High Street is on its apparent alignment*" (Fig. 4).

Although such evidence as there is points to a medieval origin for the Egham causeway, there can be no doubt that if this portion is a continuation, it effectively bridges two accepted portions of Roman Road 4a, Staines Bridge and Bakeham House, avoiding low ground to the

³ Posting stations – where travelling officials could rest, eat and take on new horses/provisions.

⁴ Key administrative towns connected via established Roman routes within the region include; Chichester, Winchester, Silchester, Hardham, Iping, Neatham, Alfoldean and Dorking (among others).

north and south and taking advantage of a slight natural ridge through Egham. It may be that the Egham causeway represents the line of the Roman road re-made in medieval times."

At Bakeham House, adjacent to this stretch of the road, there were Roman building foundations, coins and other remains found in 1836. Also there were Roman coins and a Saxon shoulder brooch found in 1997 in the Great Wood area of Callow Hill, near the road. According to Margary the road was exposed south of Egham and seen to be "a very substantial affair 24 feet wide and metalled with gravel" (Margary 1955: 78).

Roman pottery was also retrieved from Petters Field in 1976, Petters Field is within the boundary of the development site (HER Event 799).

Within the wider landscape, and just south-east of the proposed development site a few sherds of residual Roman pottery were found during an archaeological evaluation (HER Event 1006) at 7-7a Vicarage Road.

5.9 Anglo-Saxon

The place name of Egham can be traced to the Saxon charters where we have records for '*Ecga's Ham*'. Egham predates 666AD when Chertsey Abbey was founded with lands which included that of Ecga's Ham, from which the name Egham derives. No Anglo-Saxon remains are recorded either within or on the periphery of the assessment area.

5.10 Medieval

The early town of Egham appears to have grown up around the junction of the London/Winchester road and the crossing of the River Thames at Runnymede Bridge. By the middle of the 12th century the town had developed into the centre of trade and commerce within the area. Archaeological and documentary evidence confirms that by the early medieval period the settlement of Egham is well established with features such as a medieval moated house forming part of that settlement. An archaeological desk-based assessment was carried out on the site of Hope Cottage, High Street, Egham with a recommendation of evaluation because of the high potential. Few archaeological remains were found on the supposed site of the Medieval moated manor house apart from a large waterlogged ditch with its earliest fills dating to the Late Medieval/Early Tudor (HER Event 946). Medieval pottery has also been retrieved from Petters Field, part of the development site.

A number of archaeological evaluations in the area of Egham High Street have exposed medieval remains including an evaluation at 81-84 High Street where a sequence of medieval deposits were found overlaying two features of Prehistoric date (HER Event 1640).

5.11 Post-Medieval

Continued expansion of Egham by the middle of the sixteenth century, further reinforced the town's position as an administrative and economic hub within the area with numerous archaeological investigations revealing Post-Medieval remains (HER Event 946).

Cartographic regression of the assessment area (Figs. 10-12) suggests that the development site at 64 The Avenue, Egham has been open ground until c.1934 when part of the site was developed as a football pitch (OS maps from 1883-1947).

5.12 Modern

Modern development on the site is limited to the construction of terraced housing along the frontage of the development site.

5.13 Undated

No undated earthworks or the like are recorded within the assessment area.

5.14 Recent Archaeological Investigations

Appendices I and II provide details of recent archaeological investigations both within and on the periphery of the search area, as provided by SCC HER. No further archaeological sites have been recorded in any of these instances.

5.15 Cartographic Sources and Map Regression

A map regression exercise carried out on the proposed development area has shown that the majority of the site has remained undeveloped. Ordnance Survey and additional maps prior to this date show that the site was open ground apart from terraced housing along the frontage of the development site.

5.16 Aerial Photographs

A search was made of aerial photographs held by Surrey County Council and the National Monuments Record. Those consulted supported findings from the historic map regression (Section 5.11), although provided no additional information.

6 ARCHAEOLOGICAL POTENTIAL

6.1 Introduction

In order to determine the archaeological potential of the assessment site it is necessary to assess all available data in order to establish possible settlement patterns and probabilities. This would include the assessment of known archaeological/historical sites, along with topographical and geological conditions. With this in mind, the archaeological potential of the site has been rated for each period and an initial level of sensitivity and importance has been applied i.e. High, Moderate, Low;

- **High** is considered as a site of national and international importance that is protected by statute, such as a World Heritage Site or Scheduled (or schedulable) Monument.
- **Moderate** significance is attributed to sites of national and regional importance that are not necessarily protected by statute, such as settlement sites, military sites, transportation sites and industrial sites.
- **Low** sensitivity is attributed to locally important sites such as field systems, localised small sites and find spots.

6.2 Paleolithic

The potential for finding remains that date to the Paleolithic is considered **low**. Recorded activity within the area immediately surrounding the proposed development site shows that sites dating to this period have not been found.

6.3 Mesolithic

The potential for finding remains that date to the Mesolithic is considered **moderate**. Recorded activity within the area immediately surrounding the proposed development site

shows a good degree of preservation coupled with relatively good settlement patterns tested and recorded during the investigation of adjacent archaeological sites.

6.4 Neolithic

The potential for finding remains that date to the Neolithic is considered **moderate**. Recorded activity within the area immediately surrounding the proposed development site shows a good degree of preservation coupled with relatively good settlement patterns tested and recorded during the investigation of adjacent archaeological sites.

6.5 Bronze Age

The potential for finding remains that date to the Bronze Age is considered **moderate-high**. Recorded activity within the area immediately surrounding the proposed development site shows a good degree of preservation coupled with relatively good settlement patterns tested and recorded during the investigation of adjacent archaeological sites. Archaeological excavation inside the perimeter of the development site in 1972- 1976/7 revealed a Late Bronze Age settlement (Fig. 13).

6.6 Iron Age

The potential for finding remains dating to the Iron Age is considered as **moderate**. As with the predating evidence, the surrounding landscape offers the potential for surviving archaeological deposits dating to this period as is evident from investigations and finds within the surrounding area. The potential for associated field systems, and/or further settlement sites within the vicinity should be expected.

6.7 Romano-British

Extensive road activity directly adjacent to the assessment site and within the surrounding area would tend to suggest that further archaeological remains associated with this period would be extant within undeveloped parcels of the landscape. The presence of the London to Silchester Roman road in the near vicinity should be expected. For this reason the potential for finding Roman remains is considered **moderate**.

6.8 Anglo-Saxon

Anglo-Saxon remains within the assessment area are non-existent. Furthermore the preservation of earlier archaeological deposits on adjacent sites, suggest that surrounding area was not extensively settled within the Anglo-Saxon period. The potential for finding remains dating to the Anglo-Saxon period is considered as **low**.

6.9 Medieval

Medieval settlement within the assessment area is limited to an area around the possible moated manor house to the south-west at Hope Cottage, High Street, Egham. However, the presence of later riparian activity and possible agricultural activity and/or woodland management in the vicinity of the development area should not be ruled out. The potential for finding remains dating to the medieval period is therefore considered as **low-moderate**.

6.10 Post-Medieval

Evidence for post-medieval occupation in the area is unlikely. The potential for finding remains dating to the post-medieval period is therefore considered as **low**.

7 IMPACT ASSESSMENT

7.1 Existing Impacts

Most of the development area has comprised largely of fields throughout the last 140 years and has not been subjected to extensive impact through the construction of structures. The impact of the proposed landscaping and construction is therefore considered as **high** although mitigated by the use of piling as a construction method.

7.2 Proposed Impacts

At the time of preparing this archaeological assessment, the full extent of the proposed development was not known. However, it has been made clear that any future planning application will most likely comprise the extensive landscaping of areas of the site followed by the extensive construction of domestic and commercial units along with associated access, parking and utilities. Areas of open green space may also be considered, allowing preservation in situ of any archaeological remains, likewise hard standing for parking can be raised and buffer zones created, again leading to preservation in situ of any archaeological remains, as yet the location of these has not been confirmed. It is proposed that any development of buildings because situated in a known flood plain will be piled. The importance of this is that it could be considered that any impact on the known archaeology is kept to a minimum.

8 MITIGATION

The purpose of this archaeological desk-based assessment was to provide an assessment of the contextual archaeological record, in order to determine the potential survival of archaeological deposits that may be impacted upon during any proposed construction works. The assessment site has generally been shown to be within an area of **moderate-high** archaeological potential with low truncation (previous impact). The results from this work will be used to aid and inform the Surrey County Council Archaeological Officer of any further archaeological mitigations measures that may be necessary in connection with the development proposals.

Given the above findings, it is possible that important remains associated with the prehistoric and historical development of the landscape around Runnymede/Egham could be present on the application site and could very possibly be affected by the ground works for the proposals.

It is therefore recommended that the effects of the development proposals on any archaeological remains present should be further assessed through field evaluation as a condition of the planning permission.

9. Archive

Subject to any contractual requirements on confidentiality, two copies of this desk-based assessment will be submitted to Surrey County Council within 6 months of completion.

9.2 Reliability/limitations of sources

The sources that were used in this assessment were, in general, of high quality. The majority of the information provided herewith has been gained from either published texts or archaeological 'grey' literature held at Surrey County Council, and therefore considered as being extremely reliable.

9.3 Copyright

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10 ACKNOWLEDGEMENTS

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December 2011

Appendix 1– Gazetteer of Archaeological Sites within a 1km Radius (as provided by Surrey County Council Sites and Monuments Record)

Period	HER Reference	Type	National Grid Reference	Descriptive Text
Prehistoric	1330	Features	TQ0116371417	Some features of prehistoric date were found during an archaeological evaluation at the rear of 64-65 High Street, Egham. Fragments of Late Bronze Age or Early Iron Age pottery were retrieved as well as residual flints of Mesolithic or Neolithic date.
Prehistoric	891	Find spot	TQ0147371388	Prehistoric flint flakes found in subsoil deposits on land at Vicarage and Surrey Grange, Vicarage Road, Egham. There was no evidence of features or deposits found.
Prehistoric	2365	Settlement	TQ0116071413	Mesolithic or Neolithic flints retrieved in subsoil deposits. Pits of Bronze Age date identified, as well as Iron Age ditches. Other features include ditch and bank and associated hurdle fencing and stake holes, possibly part of a circular structure found during archaeological investigations at 64-65 Egham High Street.
Prehistoric	2366	Features	TQ0116071413	Two archaeological evaluation trenches at 64-65 Egham High Street revealed cut features of possible Late Bronze Age or Early Iron Age date (see HER 2365).
Prehistoric/ Iron Age	1320	Features	TQ02107160	Archaeological evaluation at the Causeway, Egham revealed a truncated ditch of mid to Late Iron Age date, and a second, undated ditch. Residual flints of Neolithic or Bronze Age date were also recovered.
Medieval	469	Buildings	TQ0148071520	An archaeological evaluation at Hope Cottage, High Street, Egham revealed the remains of a medieval moat running from the north-east to the south-west. Post-medieval structures and activity were also found.
Medieval	454	Features	TQ01357147	An archaeological evaluation of five trenches at 89-95 High Street & 1-2 Denham Road, Egham revealed medieval features cut into the natural brickearth. Features included a chalk lined well. In the south-east corner.
Medieval	701	Buildings	TQ01357147	An archaeological excavation followed on from an evaluation at 89-95 High Street & 1-2 Denham Road, Egham. A number of additional Medieval features were excavated including boundary ditches, a early

Period	HER Reference	Type	National Grid Reference	Descriptive Text
				medieval pottery kiln, Tudor stratigraphy had survived across the northern extent of the site, including a metalled surface, a contemporary brick building and associated dump deposits.
Medieval	2363	Features	TQ0126971445	Archaeological investigations at 81-84 High Street, Egham located pit and gully of Prehistoric date and several features of Medieval date, including a cobbled surface and midden.
Post-medieval	888	Features	TQ0112071290	Archaeological evaluation and Watching Brief at 157-158 Egham High Street revealed a number of Post-medieval (19 th century) features associated probably with the truncated remains of a blacksmith's workshop, which formerly stood on the site.
Post-medieval	700	Features	TQ01027138	An Archaeological Evaluation on land at the rear of the Red Lion Public House, 52 High Street, Egham revealed Post-medieval and modern features.

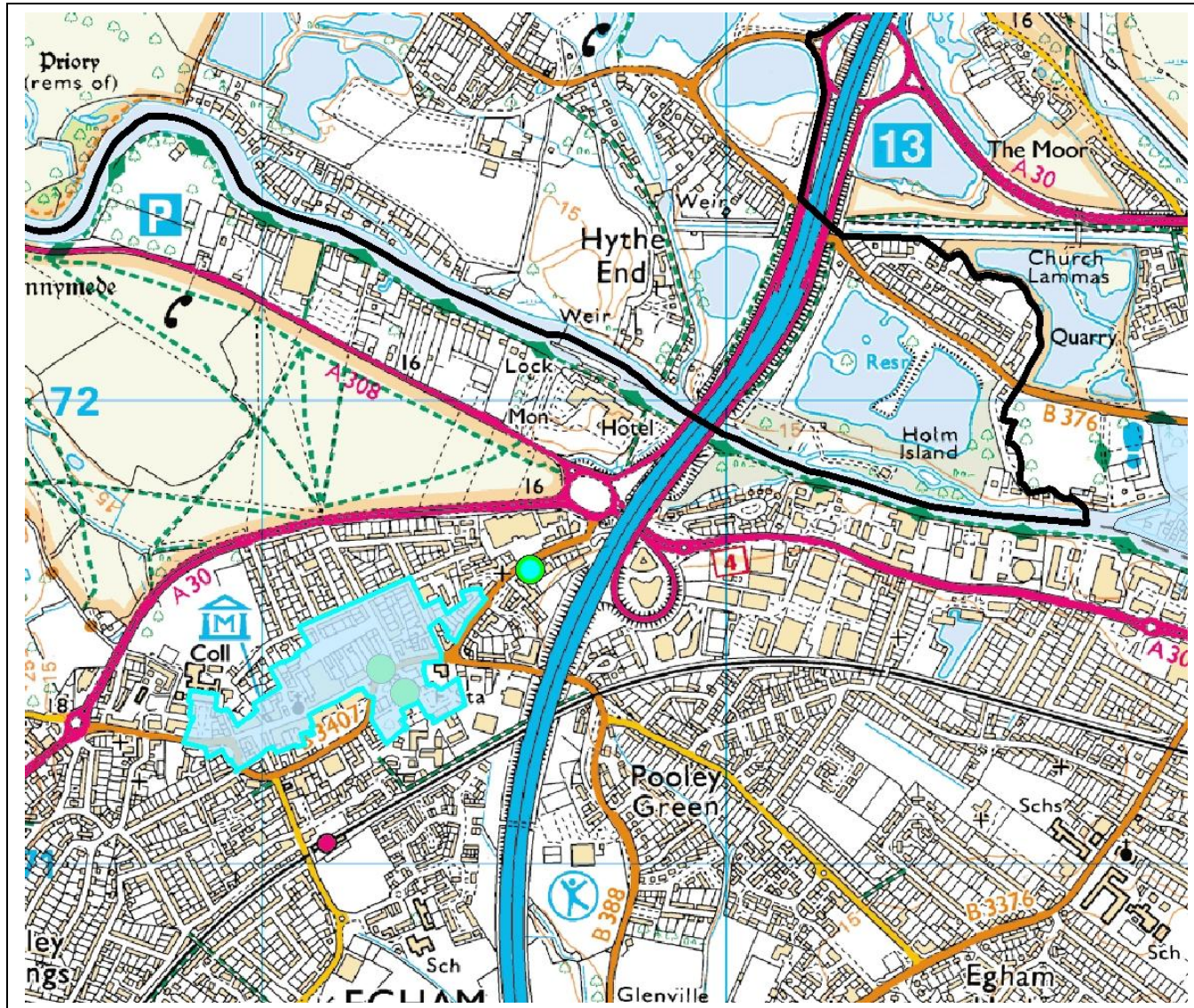


Fig. 1 Egham Town Centre Conservation Area

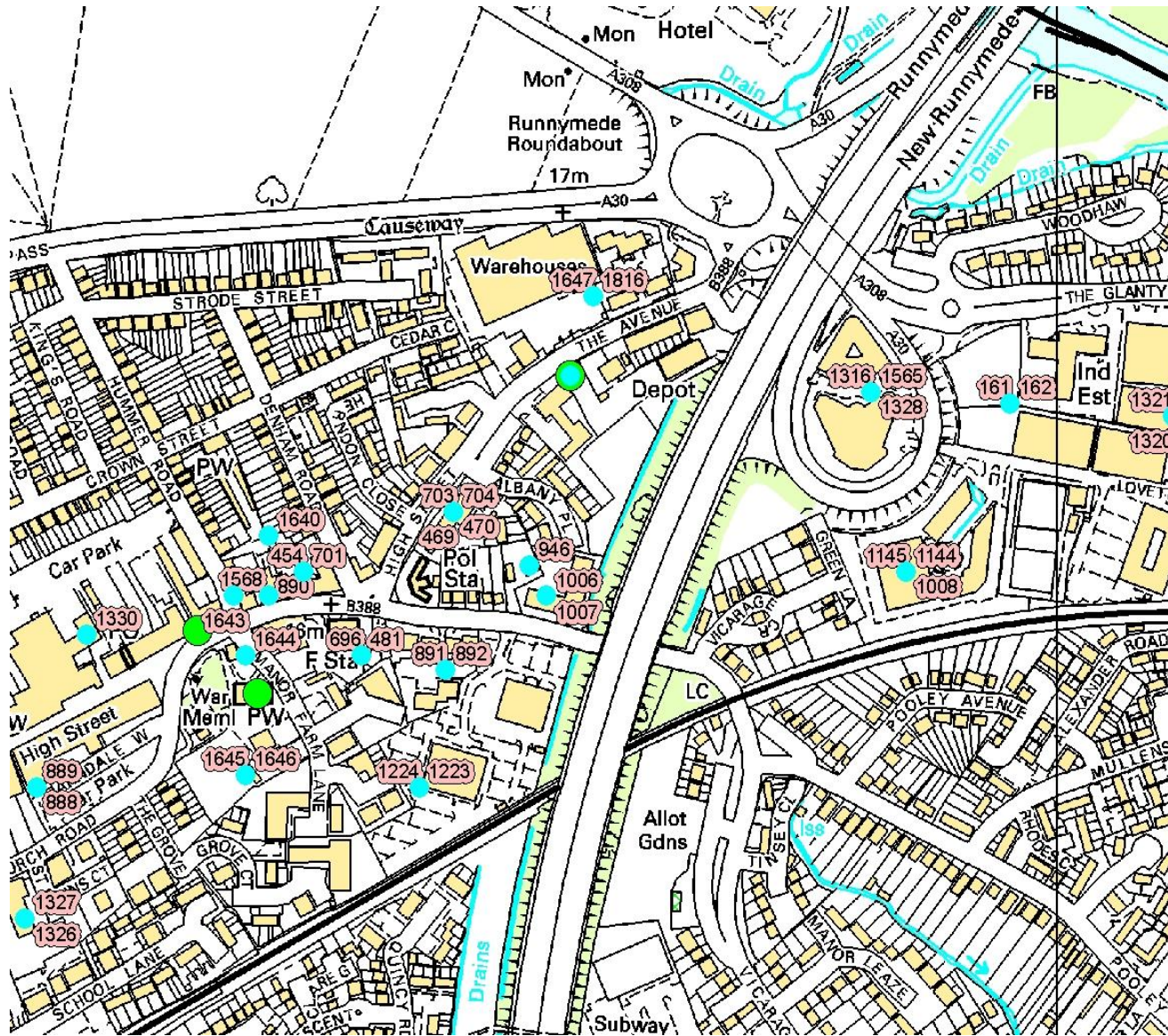


Fig.2 Surrey County Council Sites and Monuments Record (Egham)

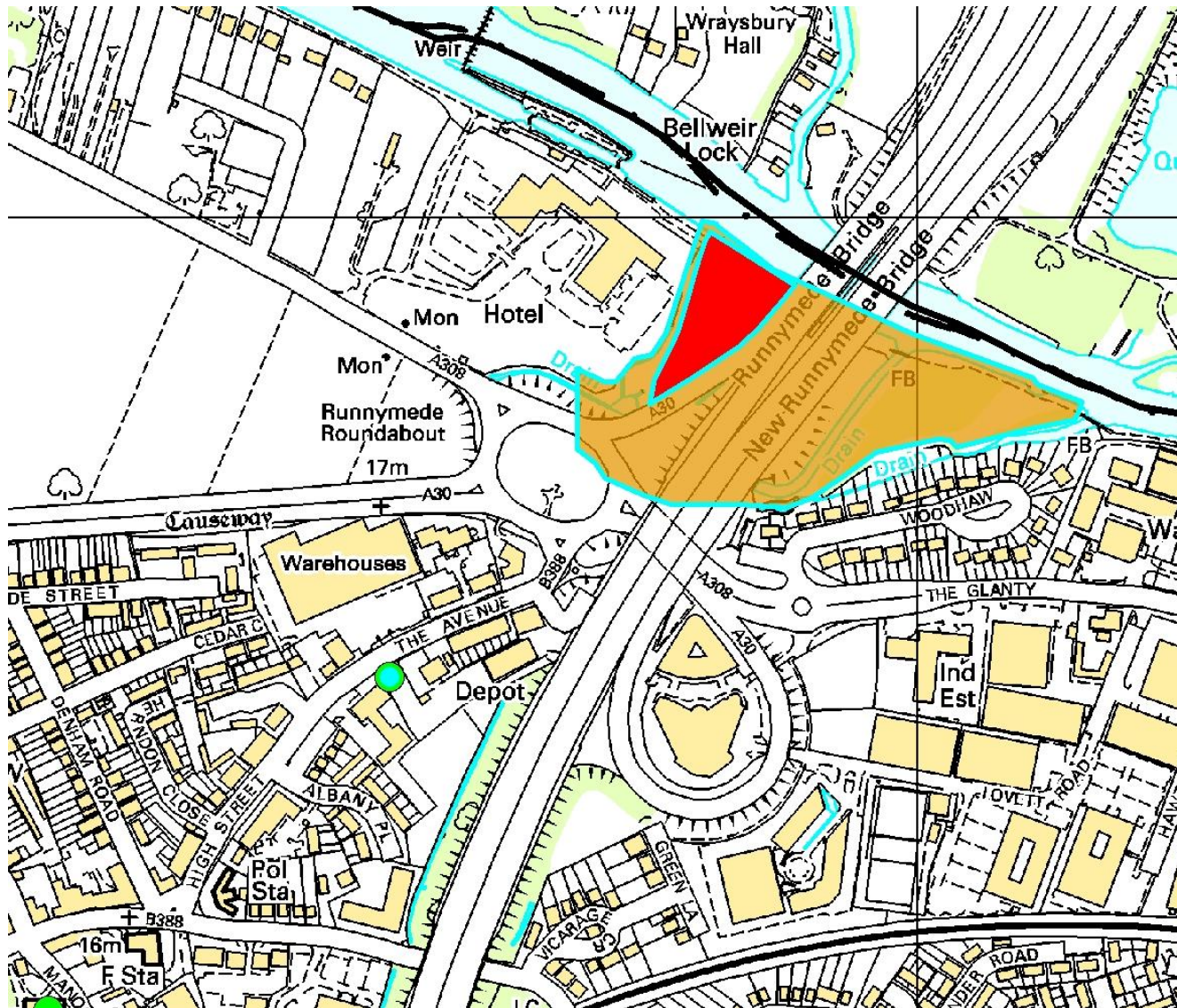


Fig.3 Scheduled Ancient Monuments and County Site of Archaeological Importance (Egham)

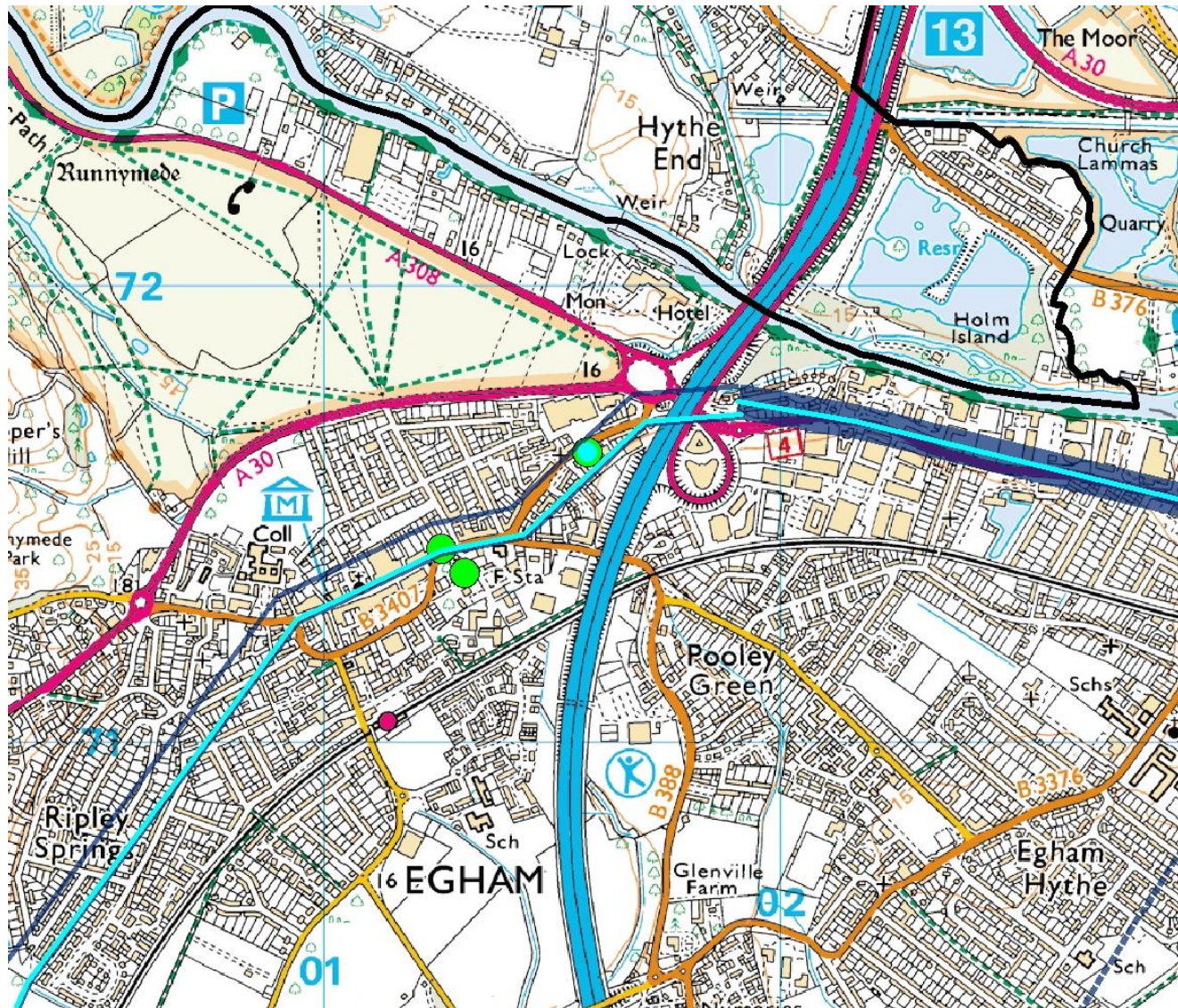


Fig.4 Probable route of the London to Silchester Roman Road (Egham)

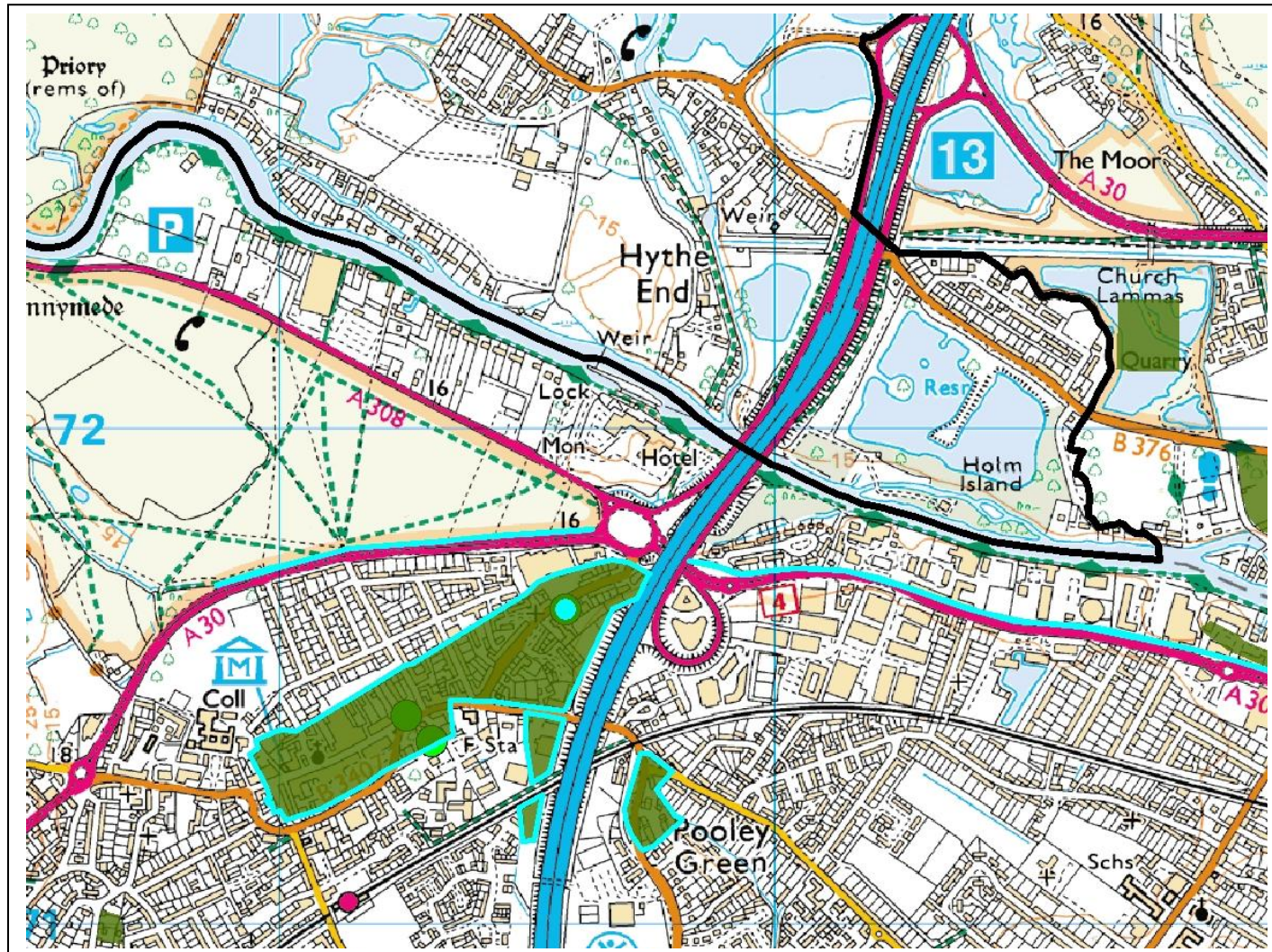


Fig.6 Surrey County Council 'Areas of High Archaeological Potential' (Egham)



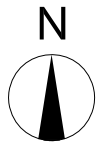
Plate 1: 64 The Avenue, Egham, Surrey; site entrance (looking south-east).



Plate 2: Northern part of site of proposed development where driveway to be located (looking north-west).



Plate 3: Main area of the proposed development showing the M25 in background (looking north-east).



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Figure 7: Location of site of proposed development



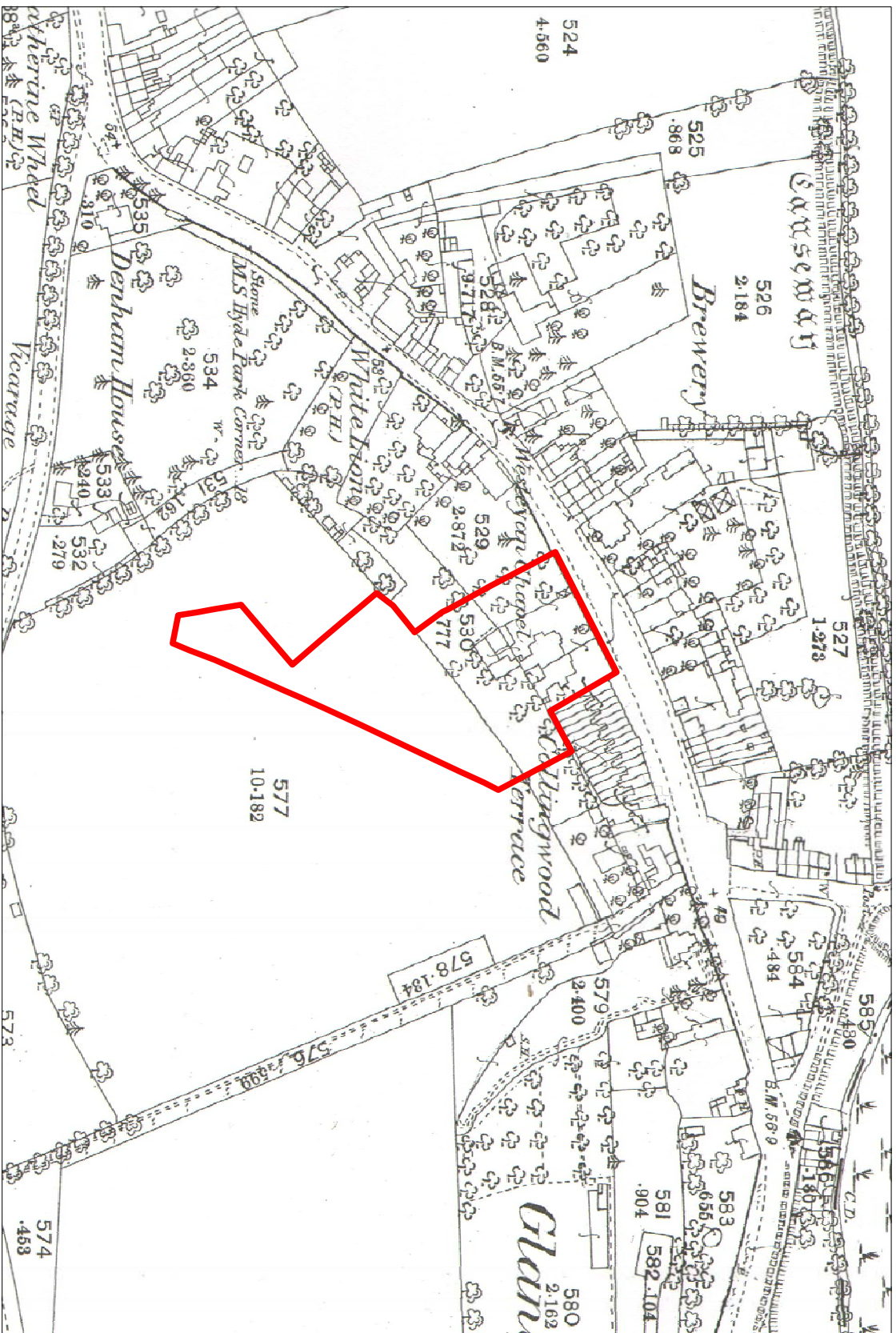
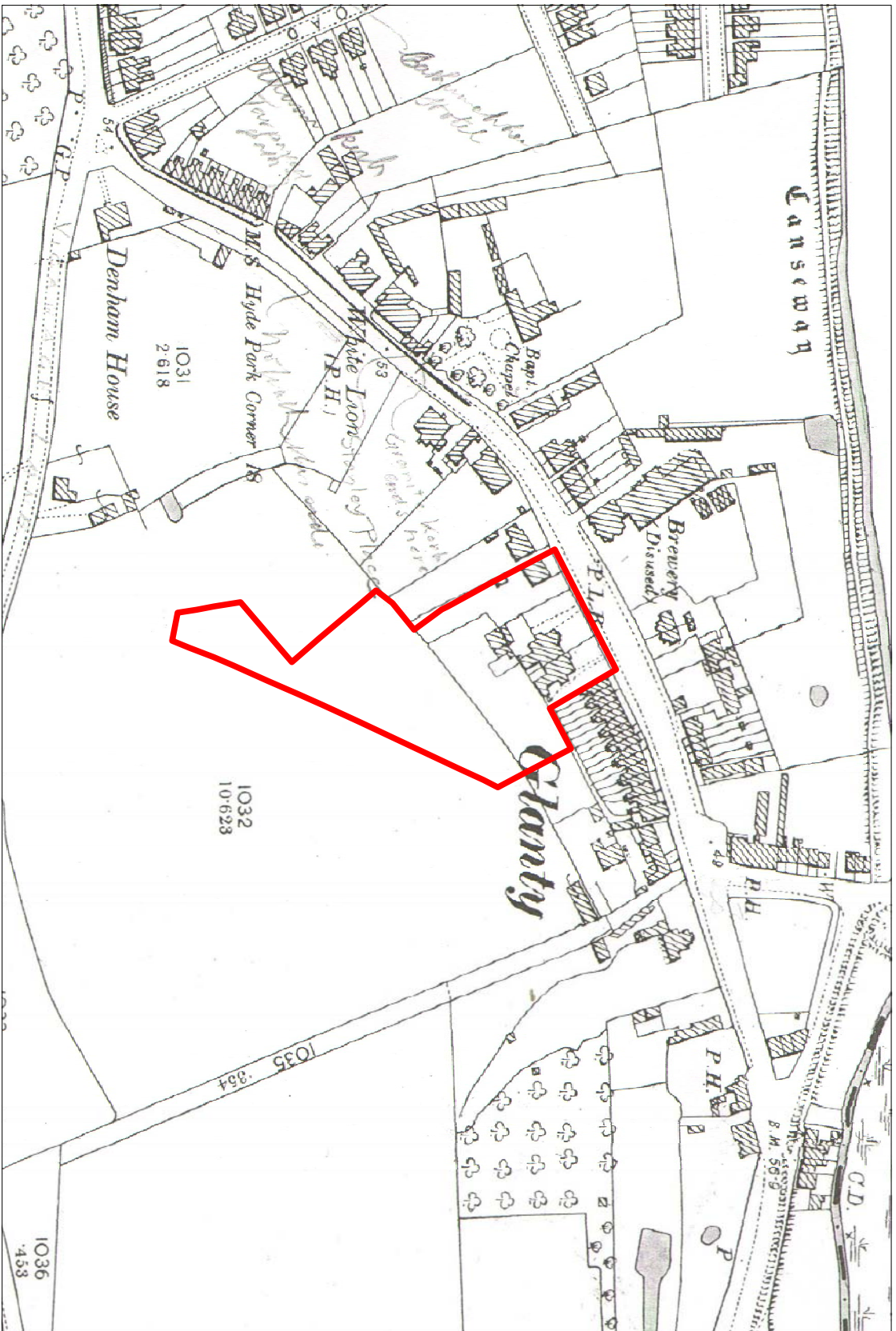


Figure 8: Map by Ordnance Survey dated to 1883 (First Edition) showing location of site

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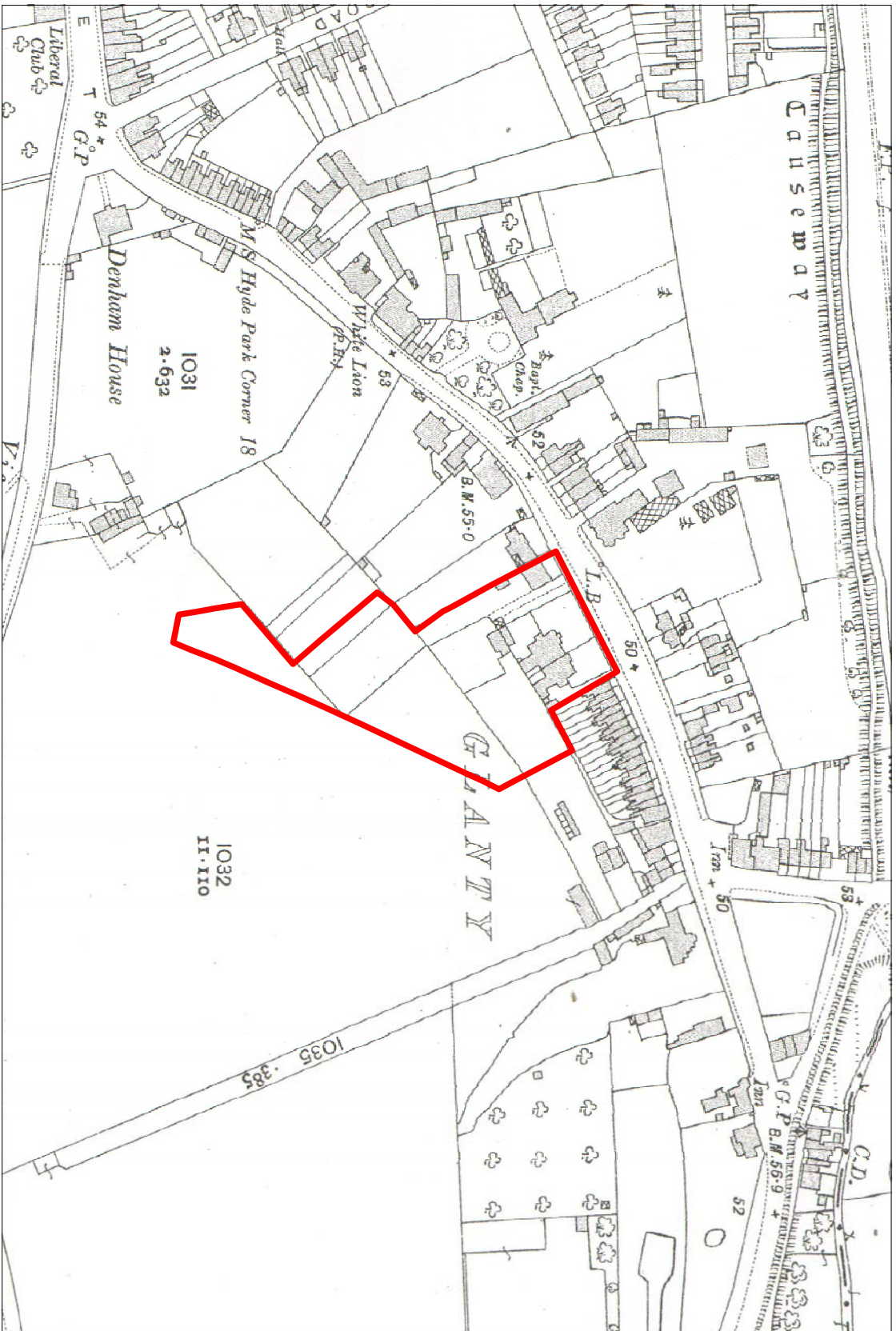




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Figure 9: Map by Ordnance Survey dated to 1897 (Second Edition) showing location of site



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Figure 10: Map by Ordnance Survey dated to 1914 showing location of site

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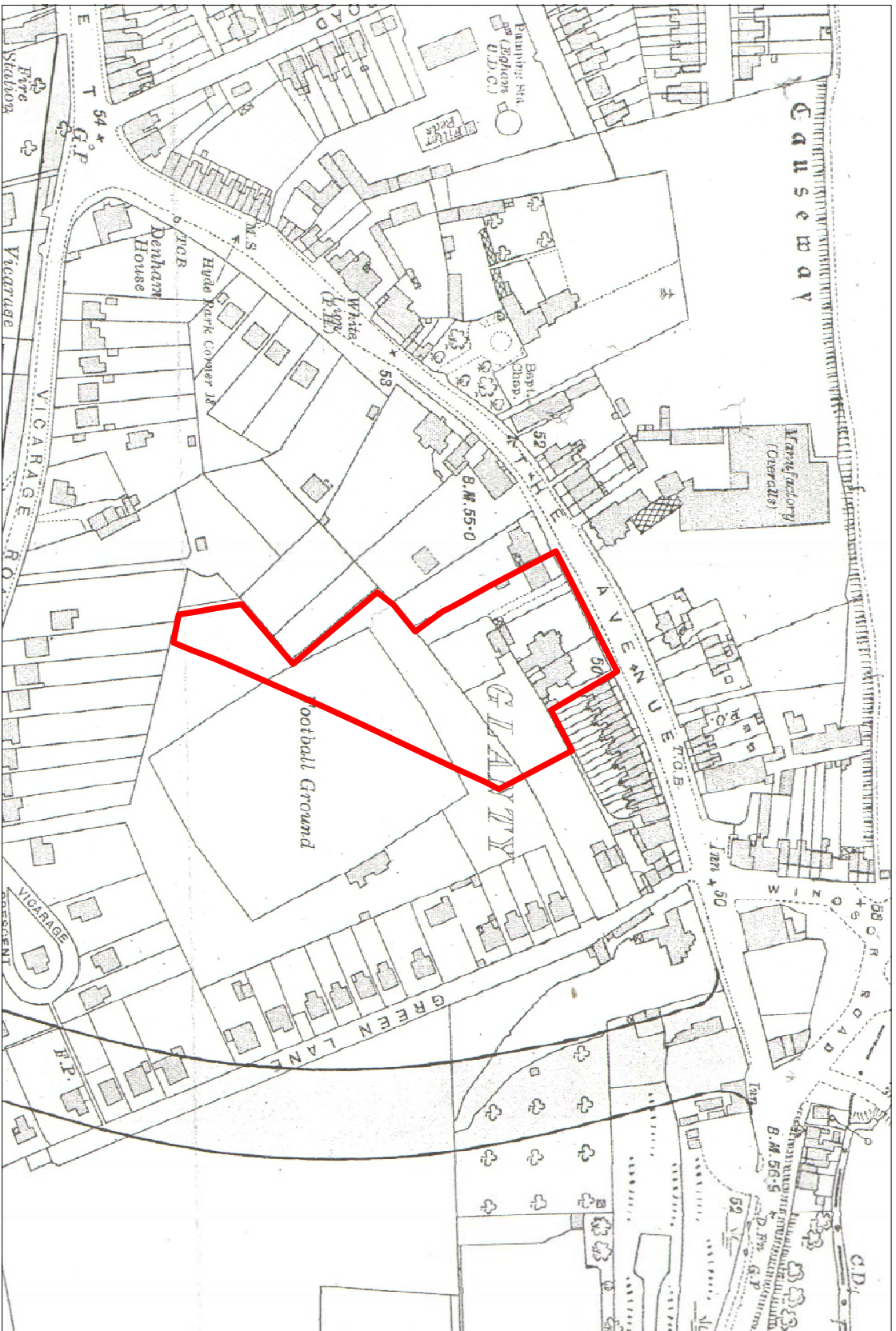


Figure 11 : Map by Ordnance Survey dated to 1934 showing location of site

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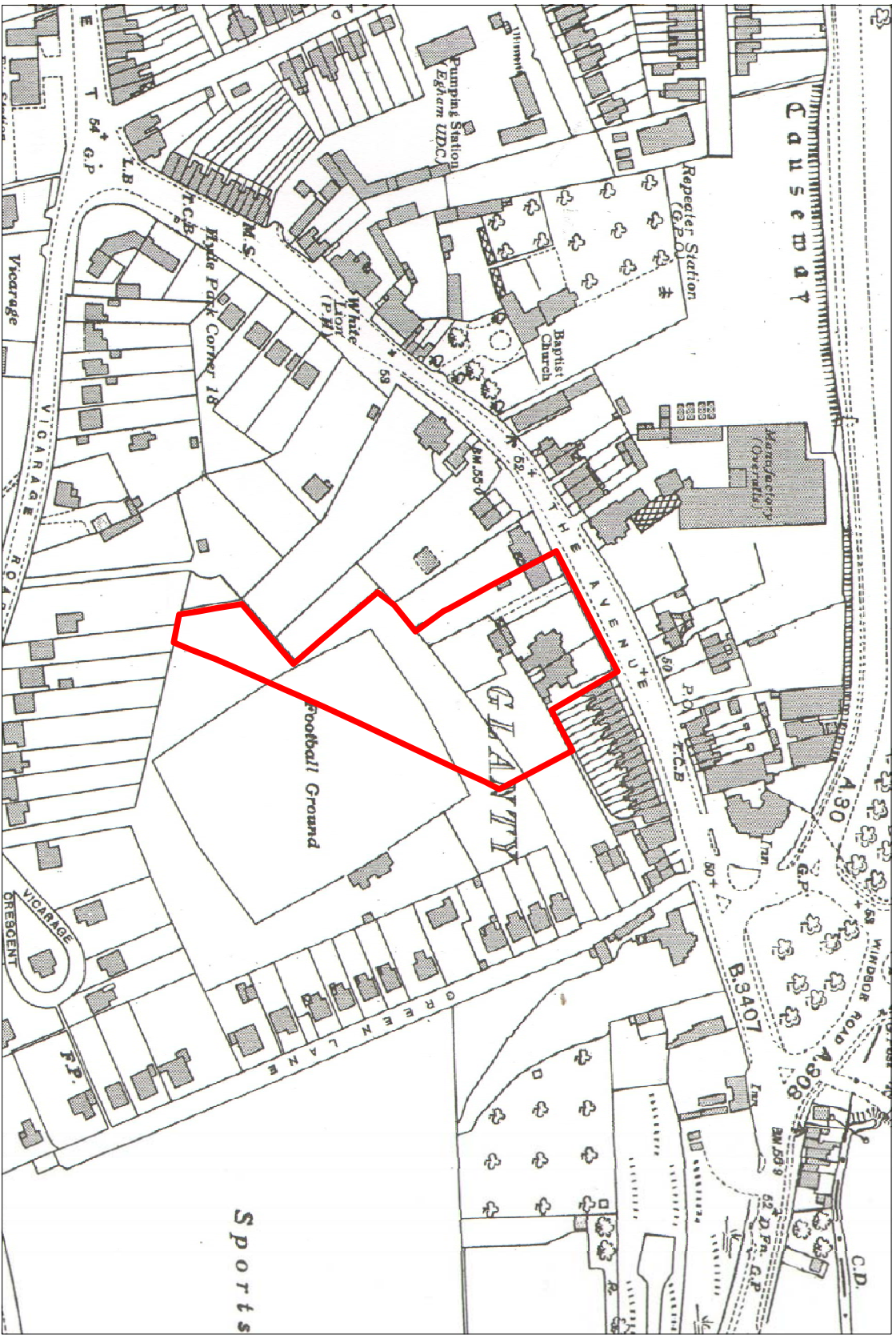
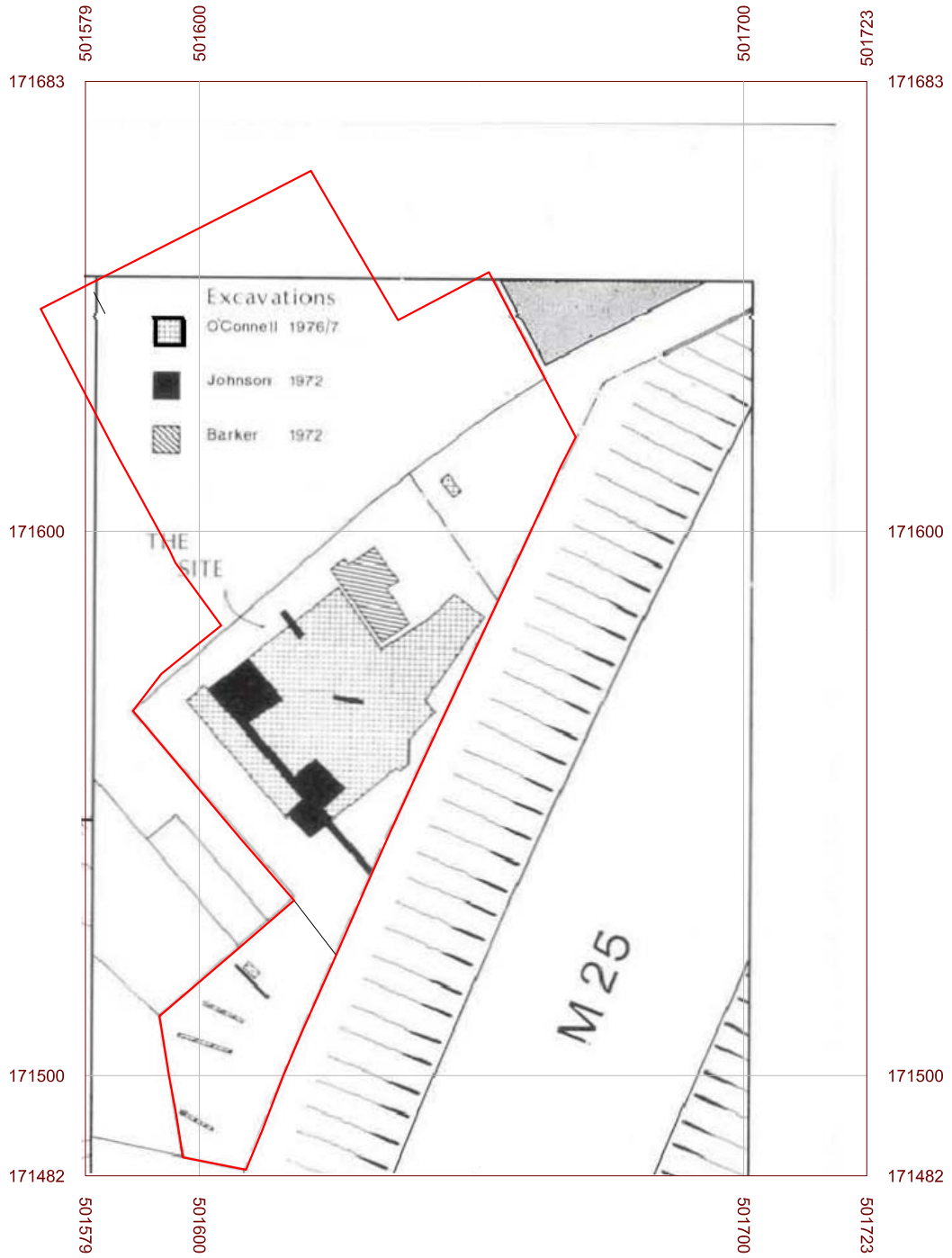
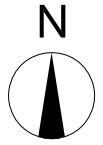


Figure 12: Map by Ordnance Survey dated to 1947 showing location of site

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Figure 13: Archaeological Excavations undertaken between 1972 and 1977

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