



JANUARY 2021

# Archaeological Desk Based Assessment, Written Scheme of Investigation and Evaluation Report

Epsom General Hospital, Dorking Road, Epsom,  
Surrey

Iceni Projects Limited on behalf of  
Guild Living

January 2021

ICENI PROJECTS LIMITED  
ON BEHALF OF GUILD  
LIVING

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**Archaeological Desk Based  
Assessment, Written Scheme of  
Investigation and Evaluation Report**

# **Archaeological Documentation Pack including Desk-Based Assessment, Written Scheme of Investigation and Evaluation Report**

for proposed development at

**Epsom General Hospital, Dorking Road, Epsom, Surrey**

<b>Report Issue #</b>	<b>1</b>
<b>Date issued</b>	12.01.2021
<b>Report by</b>	Rob Tutt BA (Hons) MCIfA Archaeological Project Manager
<b>Notes</b>	First issue

Contents

1.	<u>Introduction</u>	3
2.	<u>Impact assessment update</u>	4
3.	<u>Archaeological evaluation and further work</u>	5

- Appendix A: Desk Based Assessment, ARUP 2019
- Appendix B: Written Scheme of Investigation, Icení 2020
- Appendix C: Evaluation Report, ASE 2020
- Appendix D: Correspondence

Figures

Figure 1 Updated proposed development plan .....	6
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# 1. Introduction

- 1.1. This document collates relevant archaeological reports for the proposed development at Epsom General Hospital, Dorking Road, Epsom, Surrey. It is intended that this document be submitted with the application.
- 1.2. The **Desk Based Assessment** (Arup 2019) (Appendix A), **Written Scheme of Investigation** (Iceni 2020) (Appendix B) and **Evaluation Report** (ASE 2020) (Appendix C) were prepared for the previous application (**19/01722/FUL**) on the site that was refused planning permission on 23<sup>rd</sup> November 2020. The new scheme differs from the one refused in that the proposed building is set back from the street; is reduced in height; is stepped and there is additional planting along the street frontage. The structural footprint of the new proposal remains the same. It is for this reason that the above documents are relevant to the new scheme and it is not anticipated that further desk based assessment or archaeological field evaluation work take place.
- 1.3. An updated plan showing the new proposal is included in this document (Figure 1).
- 1.4. Nigel Randall, Surrey CC Archaeological Advisor, was consulted during the design of the evaluation field work, during the field work itself, and regarding the results of the field work and further archaeological work that needs to take place. Relevant correspondence and advice is also included in this document (Appendix D).
- 1.5. Further archaeological work that is outstanding and relevant to the new proposal includes a Post Excavation Assessment report and potentially an academic publication.



## **2. Impact assessment update**

- 2.1. The impact assessment section of the Desk Based Assessment (Appendix A, section 10) need not be updated in response to the new proposed development. This is because the scale and type of below ground impacts remains the same. However, Figure 1 of this document supersedes the proposed development plan (Appendix A in Appendix A) given in the ARUP report.

### 3. Archaeological evaluation and further work

- 3.1. An archaeological evaluation consisting of eleven trenches was completed on the site between July and September 2020. The scope of works was set out in a Written Scheme of Investigation (Appendix B) developed in consultation with Nigel Randall, Archaeological Advisor to Surrey (Appendix D).
- 3.2. Two of the trenches revealed a sequence of layers with palaeoenvironmental potential including preserved organic remains (Appendix C).
- 3.3. It was agreed that further study of these remains takes the form of an off-site Assessment Report and that no further archaeological site work is required (Appendix D). The Assessment Report is yet to be completed.



Figure 1 Updated Proposed Development Plan

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KEY

- Existing trees retained
- Proposed Trees.
- Proposed Multi-stem Tree
- Paving type 1
- Paving type 2
- Paving type 3
- Paving type 4
- Paving type 5
- Paving type 6
- Paving type 7
- Paving type 8
- Paving type 9
- Paving type 10 tactile studs
- Paving type 12
- Proposed Planting
- Proposed boundary Planting
- Feature hedge
- Lawn
- Seating units
- Picnic Benches
- Spill out furniture
- Bike Stands
- Boulder
- Ballards
- Railing
- Tree grille type 1

PG 02.02.21 Stage 2 updated architecture layout  
PG 02.02.21 Stage 2 final  
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Senior Living Urban (Epsom) Ltd

**Land at Epsom Hospital**

Archaeological Desk-Best  
Assessment

Draft 1 | 12 December 2019

This report takes into account the particular  
instructions and requirements of our client.

It is not intended for and should not be relied  
upon by any third party and no responsibility  
is undertaken to any third party.

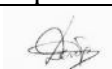
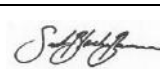

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**ARUP**

# Document verification

# ARUP

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# Contents

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	Page
<b>Executive summary</b>	<b>1</b>
<b>1 Introduction</b>	<b>2</b>
1.1 Background	2
1.2 The Proposed Development	2
1.3 Purpose and structure	2
<b>2 The site and context</b>	<b>3</b>
2.1 The site	3
2.2 Surrounding area	3
<b>3 Methodology</b>	<b>4</b>
3.1 Aims and objectives	4
3.2 Standards and guidance	4
3.3 Data gathering methodology	4
3.4 Scoping and consultation	5
3.5 Limitations and assumptions	5
<b>4 Legislation and policy review</b>	<b>6</b>
4.1 European conventions and national legislation	6
4.2 National policy	6
4.3 Regional policy	8
4.4 Local policy	8
<b>5 Designated archaeological assets</b>	<b>10</b>
5.1 World Heritage Sites	10
5.2 Scheduled monuments	10
5.3 Listed buildings	10
5.4 Conservation Areas	10
5.5 Registered parks and gardens	10
5.6 Registered battlefields	10
5.7 Summary	10
<b>6 Non-designated archaeological assets</b>	<b>11</b>
6.1 Areas of High Archaeological Potential	11
6.2 Historic environment record data	11
6.3 Summary	11
<b>7 Geology and topography</b>	<b>12</b>
7.1 Topography	12
7.2 Geology	12

7.3	Prior ground investigations	12
<b>8</b>	<b>Archaeological and historical background</b>	<b>13</b>
8.1	Introduction	13
8.2	Early prehistory (500,000 BC to 4,000 BC)	13
8.3	Later prehistory (4,000 BC to AD 43)	13
8.4	Romano-British (AD 43 to AD 410)	13
8.5	Early medieval (AD 410 to AD 1066)	14
8.6	Medieval (AD 1066 to AD 1485)	14
8.7	Post-medieval (AD 1485 to AD 1900)	14
8.8	Modern (AD 1900 to present day)	15
8.9	Archaeological events	15
8.10	Cartographic sources	16
8.11	Summary	16
<b>9</b>	<b>Statement of significance</b>	<b>17</b>
9.1	Introduction	17
9.2	Factors affecting archaeological survival	17
9.3	Archaeological potential	18
9.4	Summary	19
<b>10</b>	<b>Impact of the proposals</b>	<b>20</b>
<b>11</b>	<b>Conclusion and recommendations</b>	<b>21</b>
<b>12</b>	<b>References</b>	<b>22</b>

## Appendices

### Appendix A

Proposed Development

### Appendix B

Map Regression

### Appendix C

HER Map

### Appendix D

HER Gazetteers



## Executive summary

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Arup was commissioned by Senior Urban Living (Epsom) Ltd to produce an Archaeological Desk-Based Assessment in advance of the proposed redevelopment of the southern part of Epsom General Hospital.

The site is currently occupied by buildings associated with Epsom Hospital.

Readily available documentary sources were consulted in order to identify archaeological constraints that may affect any proposed development. The site is not located within an Area of High Archaeological Potential, nor a Conservation Area, as defined by Surrey County Council. The site does not contain any known archaeological assets. No prior archaeological investigations are recorded as having been undertaken within the site boundary.

The potential for unknown archaeology from the post-medieval and modern periods is considered to be high, with such evidence being of local significance. There is considered to be a low potential for evidence from all other periods. Any prehistoric evidence may be of regional significance. Evidence from all other periods is anticipated to be of local significance.

Whilst the site has undergone phases of prior development, historic mapping suggests that there are areas of the site which remained outside of the footprints of prior buildings. In such areas there is a likelihood for the survival of any potential archaeological deposits or features.

The proposed development will entail the demolition of existing buildings upon the site, and the construction of new buildings, with associated carparking and landscaping. Excavation work associated with the Proposed Development area is liable to have an adverse impact upon any archaeological evidence.

As there is a potential for archaeological survival upon the site there may be a requirement for on-site archaeological investigations. Any such requirements will be determined by the Archaeological Officer to the Local Planning Authority.

# 1 Introduction

---

## 1.1 Background

This Archaeological Desk-Based Assessment has been prepared by Ove Arup & Partners Ltd (Arup) on behalf of the Senior Urban Living (Epsom) Ltd for the redevelopment of the southern part of Epsom General Hospital (the Proposed Development).

## 1.2 The Proposed Development

The Proposed Development comprises the demolition of all the hospital buildings within the site and the construction of two new buildings, between three and nine storeys, providing extra care accommodation (use class C2) and supporting uses including children's day care (use class D1), restaurants and gym. The proposals also include a two-storey car park and landscaping across the site, with greening of a central pedestrian route. The Proposed Development can be seen in Appendix A.

## 1.3 Purpose and structure

This Archaeological Desk-Based assessment aims to provide an overview of readily available documentary data relating to the history and archaeological potential of the site. The assessment will also establish the significance of archaeological assets within the site and study area and their sensitivity to change. The section which follows considers the site and context.

## 2 The site and context

### 2.1 The site

The site is 1.48 hectare (ha) in size and forms the southern portion of Epsom General Hospital on Woodcote Green Road, Figure 1. The site is located approximately 1.5 kilometre (km) to southwest of the town centre of Epsom, Surrey. It lies within the M25, to the southwest of London.

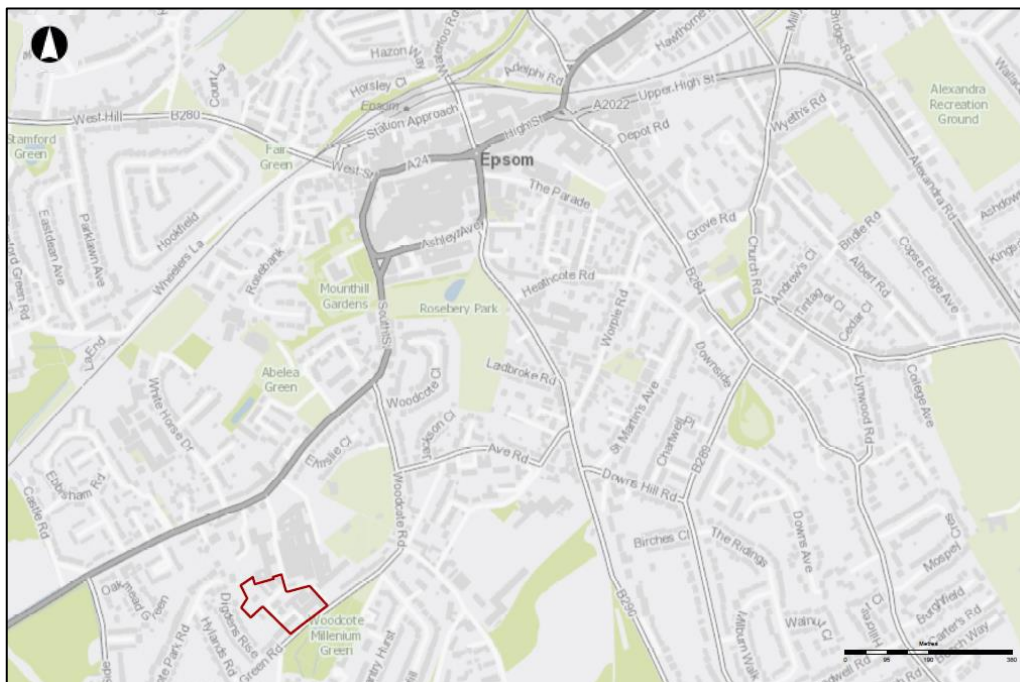


Figure 1: **Site Location**

### 2.2 Surrounding area

Woodcote Green Road forms the south-eastern site boundary. Modern two-storey semi-detached and terraced housing lies to the west of the site. Epsom General Hospital buildings, and associated car parking, are located to the north and east of the site.

There are two Conservation Areas within 250 metres (m) of the site. Woodcote Conservation Area is located approximately 230m to the northeast of the site, close to the northern boundary of Epsom General Hospital; and Chalk Lane Conservation Area is located approximately 180m to the east of the site, just beyond the eastern extent of Woodcote Millennium Green.

## 3 Methodology

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### 3.1 Aims and objectives

The aim of this Archaeological Desk-Based Assessment is to identify the archaeological resources within the site and study area (1km).

The objectives of this assessment are to:

- Review all recorded designated and non-designated archaeological assets within an appropriate study area and identify their significance and sensitivity to change;
- Assess the potential for previously unrecorded archaeological assets within the site; and
- Assess any impacts to known and potential archaeological assets as a result of the Proposed Development.

### 3.2 Standards and guidance

This assessment was undertaken in accordance with the following professional standards and guidance:

- Chartered Institute for Archaeologists, Standard and Guidance for Historic Environment Desk-Based Assessments (CifA 2014b); and
- Chartered Institute for Archaeologists, Standard and Guidance for Commissioning Work or Providing Consultancy Advice on Archaeology and the Historic Environment (CifA 2014a).

### 3.3 Data gathering methodology

To understand the site and its historical and archaeological context, information was collected on known historic environment features within the 1km study area, extending from the site boundary, as shown in Figure 1. A 1km study area was used following advice from the Surrey Historic Environment Record and the Archaeological Officer at Surrey County Council.

- The following sources were consulted:
- Records of known and potential heritage assets;
- Cartographic and historic documents;
- Published sources;
- Internet sources; and
- Previous archaeological assessments and investigations of the area.
- These were obtained from:
- The Surrey Historic Environment Record (HER);

- British Geological Survey (BGS) mapping<sup>1</sup>. Online data available on BGS was consulted to map the solid and drift geology of the area to understand the geology of the site and to determine the location of any deposits with potential archaeological interest;
- The Archaeology Data Service (ADS); and
- Groundsure mapping.

As this assessment is being undertaken to help inform screening for an Environmental Impact Assessment, a site visit has not been undertaken at this stage. However, site photos were reviewed to gain an understanding of the context of the site, and if appropriate, there is scope for a site visit to be undertaken at the next stage of works.

Details of heritage assets identified as part of this assessment are provided in the Gazetteers in Appendix D.

### 3.4 Scoping and consultation

The Surrey HER office, in liaison with Surrey County Council's Archaeological Officer, advised that a 1km study area would be appropriate for this assessment, as they consider this a standard for sites in a semi-urban location. As such, a 1km study area has been used.

Consultation has been undertaken with Nigel Randall, the Archaeological Officer for Epsom and Ewell Borough Council and advisor to the Local Planning Authority. Based on the available information about the site and the proposed scheme, he did not foresee any specific requirements beyond those accepted as standard for a Desk-Based Assessment<sup>2</sup>.

### 3.5 Limitations and assumptions

Surrey HER data was collected on 2nd October 2019. The HER is continually updated as further data regarding the historic environment becomes available; for example, when the results of recent archaeological investigations are added.

As HERs consist only of known features, they are not a reliable predictive tool, but they can provide useful information which can be used alongside other data sources to develop an understanding of the potential presence, nature and significance of archaeological remains.

An attempt has been made to consult all readily available documentary sources. However, it is always possible that there are additional documentary sources which have not been identified; for example, those held under obscure references.

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<sup>1</sup> British Geological Survey (BGS) Geology of Britain (2019)  
<http://mapapps.bgs.ac.uk/geologyofbritain3d/index.html>

<sup>2</sup> *Pers comm*, email 23-10-2019.

## 4 Legislation and policy review

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### 4.1 European conventions and national legislation

European conventions relating to cultural heritage include the 1985 Granada Convention for the Protection of Architectural Heritage, the 1992 Valetta Convention on the Protection of Archaeological Heritage and the 2000 European Landscape Convention. The latter has been adopted in the UK since 2007, promotes the protection of landscapes and recognises the role of landscape as a component of cultural heritage.

#### 4.1.1 The Ancient Monuments and Archaeological Areas Act 1979

The Ancient Monuments and Archaeological Areas Act 1979 (AMAAA) (subsequently amended by the National Heritage Acts of 1983 and 2002) provides for a schedule of monuments which are protected and sets out measures for their safeguarding and management. Scheduling is the selection of nationally important archaeological sites. Heritage assets which appear on the schedule are known as scheduled monuments. Scheduled monuments include a wide range of archaeological sites and are not always ancient or visible above ground. Scheduled monuments may include any deliberately created structures, features and remains which fulfil the criteria for scheduling set out by the Secretary of State for Digital, Culture, Media and Sport. Scheduled monument protection is offered not only to the known structures and remains of a site but also to the soil under and around them in order to protect any archaeological interest.

### 4.2 National policy

The revised National Planning Policy Framework <sup>3</sup> (NPPF) sets out guidance for local planning authorities and developers with respect to the determination of planning applications in England. The NPPF was published in March 2012, revised in 2018 and updated in February 2019. Of particular relevance to the historic environment is *Section 16: Conserving and enhancing the historic environment*. Also of relevance is the planning practice guidance for the NPPF provided by the Ministry of Housing, Communities and Local Government, *National Planning Policy Guidance for the Historic Environment* <sup>4</sup>.

The purpose of the planning system is to contribute to the achievement of sustainable development. The NPPF identifies the contribution to protecting and enhancing the built and historic environment that the development process can achieve. Significantly, the NPPF does not distinguish between historic buildings, archaeology or landscape, but treats them collectively as heritage assets. The NPPF also outlines that non-designated heritage assets of archaeological interest,

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<sup>3</sup> Available at:

[https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment\\_data/file/810197/NPPF\\_Feb\\_2019\\_revised.pdf](https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/810197/NPPF_Feb_2019_revised.pdf)

<sup>4</sup> Available at: <https://www.gov.uk/guidance/conserving-and-enhancing-the-historic-environment>

which are demonstrably of equivalent significance to scheduled monuments, should be considered subject to the policies for designated heritage assets.

Guidance on the implementation of the NPPF is provided by the Ministry of Housing, Communities and Local Government. Historic England has produced guidance on the implementation of heritage policies from the NPPF<sup>5</sup> (Good Practice Advice in Planning Note 2), how to assess the impacts upon the setting of heritage assets (Good Practice Advice in Planning Note 3)<sup>6</sup>, and analysing significance in heritage assets (Advice Note 12<sup>7</sup>). These good practice advice (GPA) documents give focused advice on making informed planning decisions in regard to historic environment related planning applications. The Chartered Institute for Archaeologists (CIfA) has produced standards and guidance documents for the production of desk-based assessments<sup>8</sup> and providing consultancy advice in the historic environment<sup>9</sup>. It should be noted that whilst these provide good practical guides to the management of the historic environment they do not form part of national policy.

Key aspects of national policies relevant to this assessment are set out in Table 1.

**Table 1: Revised National Planning Policy Framework (NPPF) updated 2019**

Policy Reference	Summary
Section 16; paragraph 189	In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary. Where a site on which development is proposed includes, or has the potential to include, heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation.
Section 16; paragraph 190	Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this into account when considering the impact of a proposal on a heritage asset, to avoid or minimise any conflict between the heritage asset's conservation and any aspect of the proposal.
Section 16; paragraph 192	In determining applications, local planning authorities should take account of: <ul style="list-style-type: none"> <li>a) the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;</li> </ul>

<sup>5</sup> Available at: <https://historicengland.org.uk/images-books/publications/gpa2-managing-significance-in-decision-taking/gpa2/> (Historic England 2015a)

<sup>6</sup> Available at: <https://historicengland.org.uk/images-books/publications/gpa3-setting-of-heritage-assets/heag180-gpa3-setting-heritage-assets/> (Historic England 2015b)

<sup>7</sup> Historic England. 2019. *Statements of Heritage Significance: Analysing Significance in Heritage Assets*. Historic England Advice Note 12.

<sup>8</sup> Available at: [https://www.archaeologists.net/sites/default/files/CIfAS%26GDBA\\_3.pdf](https://www.archaeologists.net/sites/default/files/CIfAS%26GDBA_3.pdf)

<sup>9</sup> Available at: [https://www.archaeologists.net/sites/default/files/CIfAS&GCommissioning\\_1.pdf](https://www.archaeologists.net/sites/default/files/CIfAS&GCommissioning_1.pdf)



Policy Reference	Summary
	<ul style="list-style-type: none"> <li>b) the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and</li> <li>c) the desirability of new development making a positive contribution to local character and distinctiveness.</li> </ul>
Section 16; paragraph 197	The effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.
Section 16; paragraph 198	Local planning authorities should not permit the loss of the whole or part of a heritage asset without taking all reasonable steps to ensure the new development will proceed after the loss has occurred.
Section 16; paragraph 199	Local planning authorities should require developers to record and advance understanding of the significance of any heritage assets to be lost (wholly or in part) in a manner proportionate to their importance and the impact, and to make this evidence (and any archive generated) publicly accessible. However, the ability to record evidence of our past should not be a factor in deciding whether such loss should be permitted.
Section 16; paragraph 202	Local planning authorities should assess whether the benefits of a proposal for enabling development, which would otherwise conflict with planning policies, but which would secure the future conservation of a heritage asset, outweigh the disbenefits of departing from those policies.

### 4.3 Regional policy

The Interim Surrey Local Strategic Statement (LSS) is produced by the eleven Surrey local authorities and Surrey County Council<sup>10</sup>. It sets out the objectives to manage growth sustainably in 2016 to 2031. Table 2 sets out objectives relevant to archaeological assets.

Table 2: Interim Surrey Local Strategic Statement

Objective	Summary
Objective 4: Supporting environmental sustainability, natural resource management and conserving and enhancing the character and quality of the countryside and the openness of the Green Belt	Local planning authorities will work together and with partners to invest in natural capital, avoid adverse effects on the environment, improve resilience to climate change and protect heritage assets to support economic prosperity and the wellbeing of residents

### 4.4 Local policy

The site is located within Epsom and Ewell Borough Council. The planning policy pertinent to the site is the Local Development Framework Core Strategy

<sup>10</sup> Surrey County Council (2016). *Interim Surrey Local Strategic Statement*.



(LDF)<sup>11</sup>, which was adopted on 21 July 2007. It forms part of the statutory development plan of the Borough, providing a long-term planning vision and the overall framework in which more detailed plans will be drawn up and decisions will be made. The local policies relevant to archaeology are summarised in Table 3

**Table 3: Local Development Framework Core Strategy**

<b>Policy Reference</b>	<b>Summary</b>
Policy CS 5	<p>The Council will protect and seek to enhance the Borough's heritage assets including historic buildings, conservation areas, archaeological remains, ancient monuments, parks and gardens of historic interest, and other areas of special character. The settings of these assets will be protected and enhanced. High quality and inclusive design will be required for all developments. Development should:</p> <ul style="list-style-type: none"><li>• create attractive, functional and safe public and private environments;</li><li>• reinforce local distinctiveness and complement the attractive characteristics of the Borough;</li><li>• make efficient use of land and have regard to the need to develop land in a comprehensive way.</li></ul>

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<sup>11</sup> Epsom and Ewell Borough Council (2007), *Local Development Framework (LDF) Core Strategy 2007*

## **5 Designated archaeological assets**

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### **5.1 World Heritage Sites**

There are no World Heritage Sites within the site or study area.

### **5.2 Scheduled monuments**

There are no scheduled monuments within the site or study area.

### **5.3 Listed buildings**

Listed buildings are being assessed as part of the built heritage assessment, therefore will not be directly considered in this assessment.

### **5.4 Conservation Areas**

Conservation Areas are being assessed as part of the built heritage assessment.

### **5.5 Registered parks and gardens**

There are no registered parks and gardens within the site or study area.

### **5.6 Registered battlefields**

There are no registered battlefields within the site or study area.

### **5.7 Summary**

There are no designated archaeological assets within the site or study area.

Whilst there are designated built heritage assets and conservation areas within the study area, these are included within a separate built heritage assessment.

## 6 Non-designated archaeological assets

### 6.1 Areas of High Archaeological Potential

Areas of High Archaeological Potential (AHAP) are defined by Surrey County Council due to their national and local importance, Table 4. Two AHAPs are within the study area, though these do not fall within the site.

Table 4: **Areas of High Archaeological Potential within the study area**

AHAP Reference	Name	Reason for AHAP	Distance from Site
EE013	Epsom - Historic Town Core	Historic town centre dating to the 17th century.	372m
EE015	Roman Road, Stane Street, Epsom and Ewell	Ancient Road remains. It connected Londinium with Regnum, the tribal capital of Sussex.	492m

### 6.2 Historic environment record data

The HER does not record any archaeological assets within the site. The HER search produced 47 monument records within the study area, and two additional entries for the Roman Road of Stane Street. It also recorded 12 events.

### 6.3 Summary

There are two areas characterised as Areas of High Archaeological Potential (AHAP), as defined by the Surrey County Council.

There are 47 non-designated archaeological records within the study area, plus two additional records for Stane Street Roman Road. However, none are within the site boundary. These are mapped in Appendix C and presented in the Gazetteer in Appendix D.

## 7 Geology and topography

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### 7.1 Topography

The site lies within the urban fringes of Epsom. The immediate site surroundings are urban in nature, though areas of woodland and fields remain in the wider area, including Woodcote Millennium Green to the immediate southeast. The Rye Brook lies approximately 1km to the southwest of the site.

### 7.2 Geology

The British Geological Survey online mapping<sup>12</sup> indicates that the north and northwest side of the site is underlain by a London Clay Formation comprised of clay and silt. The centre and east side of the site is underlain by Lambeth Group Formation comprised of silt and sand.

Superficial deposits of River Terrace deposits, comprised of sand and gravel, are recorded across the majority of the site. No superficial deposits are indicated to be present in the northwest corner of the site.

River Terrace deposits have potential to preserve artefacts relating to the early prehistoric period.

### 7.3 Prior ground investigations

Ground Investigations (GI) comprised of bore holes (BH) and window samples (WS) were undertaken across the site in August 2018<sup>13</sup>. The records from the southwest of the site showed that made ground deposits were recorded to depths of 0.70m to 1.20m below ground level (bgl). The made ground deposits directly overlay River Terrace deposits and weathered London Clay which were recorded to depths of 2.50m to 3m bgl.

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<sup>12</sup> British Geological Survey (BGS) Geology of Britain (2019) (Online)

<sup>13</sup> Arcadis (2018) Epsom Hospital – Plot 2A, Phase 2 Geo-Environmental and Geotechnical Assessment Report 10020221-ARC-XX-XX-RP-ZZ-0008-01, October 2018.

## 8 Archaeological and historical background

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### 8.1 Introduction

The HER contains 47 monument records from the prehistoric to modern periods within the study area. These include records of findspots, a Romano-British road alignment, historical land use and structures.

Records from the HER are mapped in Appendix C and tabulated in Appendix D, with the associated HER reference numbers cited below.

### 8.2 Early prehistory (500,000 BC to 4,000 BC)

The early prehistoric period is poorly represented within the study area. The only evidence dating to this period is a Palaeolithic Acheulian handaxe discovered in Woodcote Park [MSE2518] approximately 800m to the south of the study area.

### 8.3 Later prehistory (4,000 BC to AD 43)

The later prehistoric period is represented within the study area, but only in the form of findspots in the south of the study area. Neolithic evidence comprises a leaf-shaped arrowhead [MSE2521], scrapers and flakes [MSE914] from Woodcote Park, and flints [MSE2522] from Epsom Common, adjacent to Wilmerhatch Lane.

The only Bronze Age evidence is a palstave [MSE937], from a findspot approximately 785m to the southwest of the site.

Isolated findspots of coins are the only recorded Iron Age evidence within the study area. Stater coins [MSE1121, MSE1151] were recorded in the early 20th century approximately 350m to the northwest of the site, and a further coin was found near Dorking Road [MSE4145], approximately 395m to the north of the site.

### 8.4 Romano-British (AD 43 to AD 410)

The projected alignment of the Roman Road of Stane Street, the main axe between Londinium and Chichester, lies approximately 500m to the southeast of the site [MSE3726, 3726, 3726:939]. A section of Stane Street [MSE21394] has been found in Ashley Road approximately 680m from the site. Investigations on a site on the possible route of Stane Street at Downside in the 1930s [MSE5782] failed to reveal any evidence of the road, with the ground found to have been heavily disturbed.

The only other evidence on the HER from the Romano-British period is the findspot of possibly Roman pottery from a 1920s excavation at Hammond Mead on White Horse Drive [MSE3060].

## 8.5 Early medieval (AD 410 to AD 1066)

Whilst there are records of Epsom during the early medieval period, evidence from the period is limited, suggesting the site was removed from the focus of settlement activity at the time.

The findspot of a later 7th century Anglo-Saxon gold pendant [MSE3822] was recorded approximately 910m to the southeast of the site.

Deposits of probably agricultural soil containing pottery sherds dating to c. AD 900-1050 were found at the Waterloo House [MSE4797], approximately 910m to the north of the site.

## 8.6 Medieval (AD 1066 to AD 1485)

In the medieval period, Epsom was a small rural settlement<sup>14</sup>. The site appears to continue to be removed from the focus of settlement activity, with medieval evidence within the study area being limited to the parish boundary in the form of the remains of an earthwork bank and ditch between Epsom and Ashted Commons [MSE14758].

## 8.7 Post-medieval (AD 1485 to AD 1900)

Early post-medieval evidence is lacking from the study area, a likely reflection of Epsom remaining a small rural settlement. However, Woodcote Green [MSE15098], 60m to the east of the site, can be traced back to being part of Epsom Manor, which was owned by Chertsey Abbey prior to the dissolution of the lesser monasteries in 1536.

In the 17th century, springs at Epsom were found to have therapeutic properties, and this acted as a catalyst for the economic development of Epsom, turning it from a small village to an area attractive to visitors and associated services including spa infrastructure and trade<sup>15</sup>.

Woodcote Hall [MSE13622], 500m to the north of the site, was originally built in the 17th century, as was Woodcote House [13623], 100m to the east. Landscaping and stables associated with Woodcote Place [MSE13624] is recorded 300m to the northeast and also originates in this era.

Two separate excavations in South Street, approximately 800m to the north of the site, uncovered the foundations of a 17th century timber-framed building [MSE3690] and the side wall of a late 17th century building [MSE4615].

A watching brief approximately 915m to the north of the site also recorded the foundations of a 17th or 18th century building [MSE4796].

Findspots from this period are comprised of 17th century gilded harness [MSE21520], found 700m to the east of the site, and sherds of an 18th century

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<sup>14</sup> <http://www.epsomandewellhistoryexplorer.org.uk/BriefHistory.html>

<sup>15</sup> <http://www.epsomandewellhistoryexplorer.org.uk/BriefHistory.html>

slipware bowl from Holland [MSE4204], found 400m to the north of the site in South Street.

The 18th and 19th centuries saw the continued development and expansion of urban Epsom, and this is reflected in the evidence recorded in the HER and also illustrated in the historic Ordnance Survey mapping (Appendix B).

Structures dating to the 18th century include a dovecote [MSE4244] in the south of the study area, and an icehouse [MSE4761] located 390m to the north of the site. Features associated with the late 19th and early 20th century Elms garden [MSE15101] are recorded approximately 400m to the north of the site.

Evidence dating to the 19th century include boundary markers [MSE1976], [MSE3879] approximately 1km southwest from the site, the Durdans building complex [MSE5781] 400m to the east of the site, and a vaulted culvert [MSE22770] in Woodcote 350m to the northeast of the site.

Post-medieval industrial activity is recorded in Epsom Common, in the far northwest of the study area, with evidence of earthworks believed to be associated with clay extraction by brickworks [MSE14748, MSE14751].

Evidence of development continues into the 19th and 20th centuries. The Epsom Workhouse [MSE22737] 100m to the north of the site, St Michael's Mission Church [MSE22774] 800m to the east of the site, and the Durdans building [MSE13610] to the southeast all date to this period.

## 8.8 Modern (AD 1900 to present day)

In the early 20th century, the railway came to Epsom and this, plus the proximity to London, saw residential development in the area increase. Many of the HER entries from the modern period are associated with buildings, a shelter, a hospital and a church.

Rosebery Park [MSE13617], in the northeast of the study area was established in the early 20th century by Lord Rosebery as a recreation ground, and much of the original layout remains.

A number of features in the HER are associated with the First and Second World Wars. The site of First World War Woodcote Park Convalescent Hospital [MSE22548] lies to the south of the site. The Epsom War Memorial [MSE18139], and a plaque on the Epsom Methodist Church [MSE19978] commemorate local individuals lost in the First World War.

A World War 2 (WWII) Air Raid Shelter [MSE19808] is recorded to the east of the site. The site of a WWII aircraft crash [MSE16966] is recorded as being adjacent to the southern extent of the study area.

## 8.9 Archaeological events

There have been no previous archaeological investigations on the site, but there have been a number of investigations within the study area.

A detailed Gradiometer Survey [ESE15631] was undertaken at Woodcote Grove in advance of proposed office redevelopment and recorded very few anomalies of possible archaeological interest. This was followed by an Archaeological Evaluation [ESE15733]. The evaluation revealed layers of building debris, indicating the site had been landscaped during the modern period. A post-medieval vaulted brick culvert was revealed in the south-west part of the site and probably relates to Woodcote Grove House, to the south-west<sup>16</sup>. The evaluation was preceded by a Heritage Statement [ESE15630] and an Archaeological Desk Based Assessment [ESE15629]<sup>17</sup>.

An Archaeological Watching Brief [ESE368] was undertaken on hand-excavated trial pits at Waterloo House, Epsom during February to March 2000. They revealed evidence for the 17th to 18th Century origins of the building, with earlier foundations, drainage and surviving timber flooring revealed. Earlier evidence associated with later Anglo-Saxon occupation was also recorded, including a pit or ditch and a possible road or path.

An Archaeological Evaluation at Roseberry School was undertaken in March 2007 [ESE2166]. However, no features or deposits or archaeological interest were encountered.

All other event entries on the HER relate to heritage statements, desk-based assessments or built heritage surveys.

## 8.10 Cartographic sources

A historic map regression has been undertaken to illustrate how the site has changed. This is available in Appendix B.

## 8.11 Summary

Archaeological evidence within the study area dates from across the prehistoric and historic periods. The character of the existent landscape of the site and its wider surroundings was formed during the later post-medieval and modern periods. This is reflected in the prevalence of evidence from these periods, and the low number of HER entries from earlier periods.

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<sup>16</sup> According to the statement of HER Events issued by the County of Surrey.

<sup>17</sup> According to the statement of HER Events issued by the County of Surrey.



## 9 Statement of significance

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### 9.1 Introduction

The following section discusses instances where the survival of potential archaeological features and deposits within the site may have been compromised, primarily as identified from historic maps and information on the likely truncation of deposits. This is followed by a statement on the likely potential and significance of buried heritage assets within the site, derived from current understanding of the baseline conditions, past impacts and professional judgement.

### 9.2 Factors affecting archaeological survival

#### 9.2.1 Natural geology

The superficial deposits of River Terrace have potential to contain artefacts or archaeological remains relating to the early prehistoric period. River Terrace deposits were recorded in depths of 2.50m to 3m below ground level.

#### 9.2.2 Past impacts

Historic mapping illustrates that, until the early 20th century, the site had been predominately gardens or open land. Buildings were focused on the southern site boundary, fronting Woodcote Green Road, or the northern area of the site.

By the early 1930s, the site had been redeveloped, with almost all of the early buildings removed and incorporated into Epsom Hospital. Whilst variation to the layout of hospital buildings are shown to have occurred across the 20th century, a number of the original buildings remain. The site also retained areas of open land as landscaping or hardstanding and carparking across this period.

The construction and demolition of existing and prior buildings are anticipated to have resulted in the removal of potential archaeological features and deposits to formation or demolition levels. However, there is the potential for archaeological survival outside of these areas, or at depths below prior impacts.

#### 9.2.3 Likely depth/thickness of archaeological remains

Geotechnical investigation undertaken at the site indicate deposits of made ground to depths of 0.70m to 1.20m bgl. Archaeological features or deposits are likely to be encountered from this depth.

## 9.3 Archaeological potential

### 9.3.1 Prehistory

Prehistoric material has been recovered within the study area, including a Palaeolithic Acheulian handaxe, Neolithic flakes and scrapers, a Bronze Age palstave and Iron Age coins. The presence of River Terrace gravels upon the site also suggests a potential for early prehistoric evidence. However, no occupation evidence has been encountered, with all evidence to date being from findspots, therefore it is considered that there is a low potential for prehistoric evidence upon the site.

Any prehistoric evidence, if found, may be of regional significance, with a potential to contribute to an understanding of early human activity in the wider area.

### 9.3.2 Romano-British

The alignment of Roman Stane Street lies approximately 500m to the southeast of the site. However, there has been little other evidence from this period within the study area, with the only other HER record being the findspot of possible Romano-British pottery. Therefore, the site has a low potential for Roman evidence.

Any Romano-British evidence, if found, is likely to be of local significance, with a potential to contribute to an understanding of local land use during the period.

### 9.3.3 Early medieval

The site appears to be removed from the focus of activity during the early medieval period, with the only evidence being a findspot and possible agricultural soil near the limits of the study area. Therefore, the site has a low potential for early medieval remains.

Any early medieval evidence, if found, may be of local significance, with a potential to contribute to an understanding of land usage during this period.

### 9.3.4 Medieval

The site continued to be outside of the focus of settlement activity during the medieval period, with the only evidence in the study area being the record of a parish boundary. Therefore, the site is considered to have a low potential for medieval evidence.

Any medieval evidence, if found, is anticipated to be of local significance with an ability to contribute to knowledge of local land use and agriculture.

### 9.3.5 Post-medieval

Epsom remained a small rural settlement in the early post-medieval period, reflected by a lack of evidence from this time in the study area. The 17th century was associated with the start of economic development for Epsom, and the associated spread of the settlement. Historic mapping from the 19th century shows that the site was largely gardens or open land, with building at the edges.

The site is considered to have a high potential for post-medieval evidence, such as findspots, garden features or the foundations of former buildings.

Any post-medieval evidence would be of local significance, potentially contributing to the understanding of the early development of Epsom and preceding agricultural land use.

### 9.3.6 Modern

Historic mapping shows that the site was redeveloped to form part of Epsom hospital by the early 1930s. Modern archaeological remains may include foundations of the preceding buildings seen on the early 20th century maps and landscaping or garden features. The site is considered to have a high potential for such evidence.

Any modern evidence, if found, is anticipated to be of local significance, contributing to the understanding of the early 20th century development of Epsom.

## 9.4 Summary

The archaeological potential of the site, and the associated potential of anticipated evidence is summarised in Table 5.

Table 5: Archaeological Potential & Significance

Heritage asset receptor	Potential of encountering heritage assets	Potential significance of possible heritage assets
Prehistoric	Low	Regional
Romano-British	Low	Local
Early medieval	Low	Local
Medieval	Low	Local
Post-medieval	High	Local
Modern	High	Local

## 10 Impact of the proposals

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The Proposed Development will entail the demolition of the existing buildings within the site and the redevelopment of the entirety of the site.

Piled foundations are proposed at the time of this assessment. Whilst piling can have a relatively isolated single footprint the combined impact can hinder future legibility of archaeological deposits. There can also be a wider impact area from leaching, and their use can result in changes to the ground and preservation conditions for archaeological remains. Additionally, any excavation required for the construction of piling mats is also liable to have an adverse impact upon underlying archaeological deposits or features should it extend beyond the made ground, removing them to formation levels.

Any additional excavation or ground reduction, such as that associated with the installation of services or landscaping, is also liable to have adverse impacts to underlying potential archaeology to formation levels.

Below ground impacts associated with the demolition of existing buildings upon the site, such as the grubbing out of foundations, are also liable to have an isolated impact upon any archaeological remains.

Prior development of the site is anticipated to have previously had a degree adverse impact upon the survival of any potential below-ground archaeology. Therefore, the impacts as a result of the Proposed Development are anticipated to be greatest in the area of the site which are currently outside of the existing building footprints, i.e. present areas of hardstanding or landscaping.

## 11 Conclusion and recommendations

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There are no identified archaeological assets within the site.

The site has a high potential for post-medieval and modern evidence, and a low potential for evidence from the prehistoric to medieval periods. If present, these would be anticipated to be of local significance, with the exception of prehistoric remains which may be of regional significance.

Excavation work associated with the construction of the Proposed Development is liable to have an adverse impact to any potential archaeological deposits or features.

Due to the potential for archaeological survival in areas of the site which have not previously been built upon, there may be a requirement for further archaeological investigation to refine the understanding of the archaeological potential of the site.

Consultation and engagement with the Archaeological Officer will be required to agree the scope of any further archaeological investigation.

Identified adverse impacts may be offset through a programme of archaeological investigation defined through an agreed written scheme of investigation for an archaeological watching brief.

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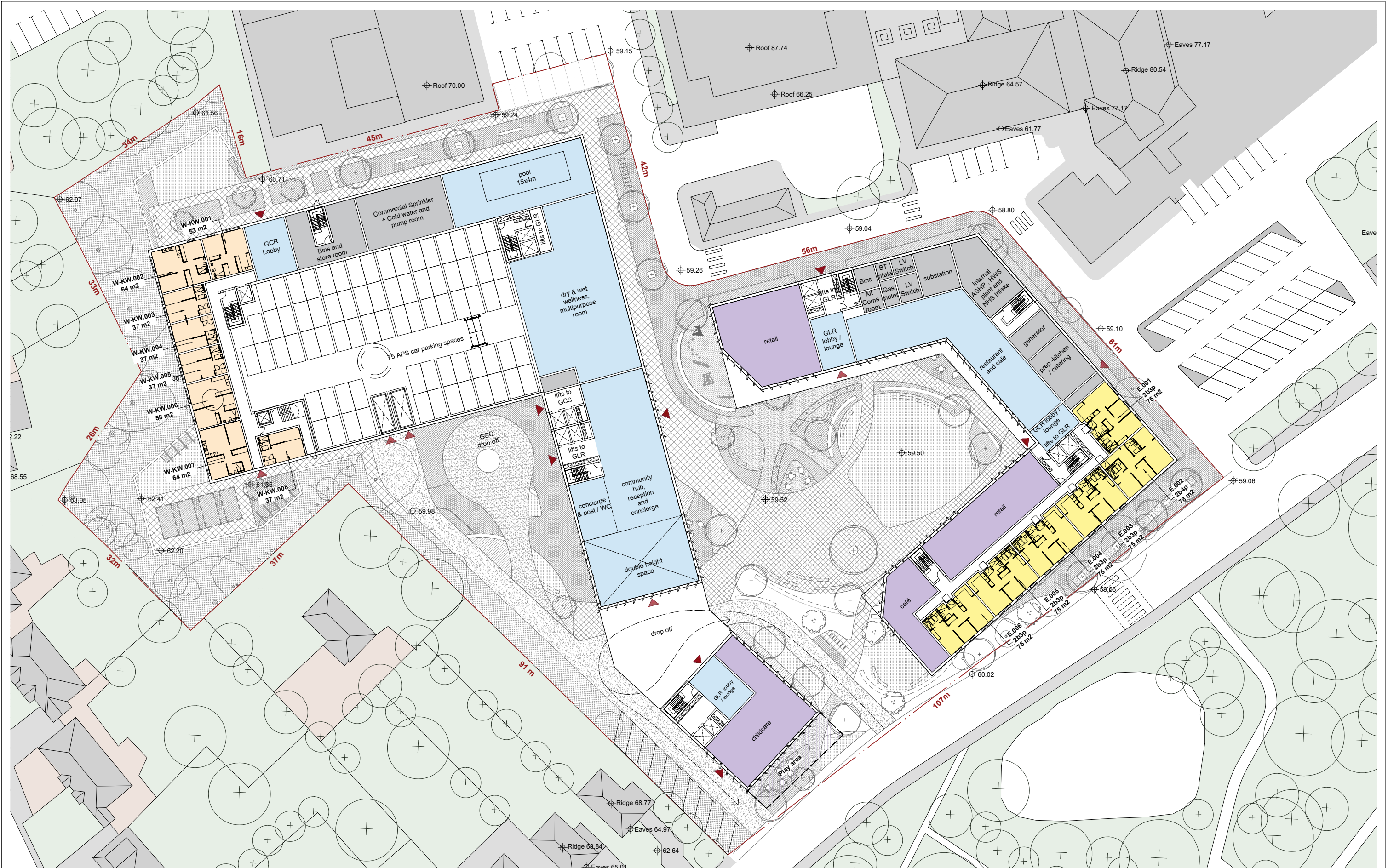
## Appendix A

### Proposed Development



# A1

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**IMPORTANT NOTES:**  
Do not scale from drawings. All dimensions shall be checked on site before commencement of work. All discrepancies shall be brought to the attention of the Architect. Larger scale drawings and written dimensions take precedence. This drawing is copyright and the property of the author, and must not be retained, copied or used without the express authority of MARCHESE PARTNERS INTERNATIONAL PTY. LTD.

**PRELIMINARY**  
NOT FOR CONSTRUCTION

REVISION	DATE	DESCRIPTION	BY	REVISION	DATE	DESCRIPTION	BY
A	16.04.19	DD - PPA 1	BO	K	04.11.19	CD - OPTION 6 - HEIGHT REDUCTION	AM
B	02.05.19	CD - OPTION 1 - ISSUED FOR COORDINATION	BO	L	14.11.19	CD - OPTION 7	AM
C	17.06.19	CD - OPTION 1 - FOR INFORMATION	PL	M	22.11.19	CD - OPTION 7	AM
D	25.06.19	CD - OPTION 1 - FOR INFORMATION	PL				
E	18.07.19	CD - OPTION 1 - 24 KEY-WORKER UNITS	AM				
F	30.07.19	CD - OPTION 2	PL				
G	16.08.19	CD - OPTION 3	PL				
H	19.09.19	CD - OPTION 4	PL				
I	15.10.19	CD - OPTION 4 - FIRE AND MEP	PL				
J	22.10.19	CD - OPTION 5 - HEIGHT REDUCTION	PL				

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· Kuala Lumpur · Auckland

CLIENT

**GUILD LIVING**

PROJECT

**GUILD LIVING AT EPSOM**

DRAWING TITLE

**LEVEL 0 - GROUND FLOOR**

SCALE	DATE	DRAWN	CHECKED
1:300@A1 1:600@A3	22.11.19	AM	DR
JOB	DRAWING	REVISION	
18120	A2.01	M	

## Appendix B

### Map Regression



Date	Map Extract	Description
1840		<p><b>Ordnance Survey. County Series. Scale: 1:2,500</b></p> <p>The majority of the site is covered by landscaped gardens associated with properties fronting Woodcote Lane and the Union Workhouse to the north. The western side of the site falls within an enclosed field.</p> <p>The immediate surrounding area appears to be mostly small fields, with focused small areas of development along the roads to the north and south.</p>

1896

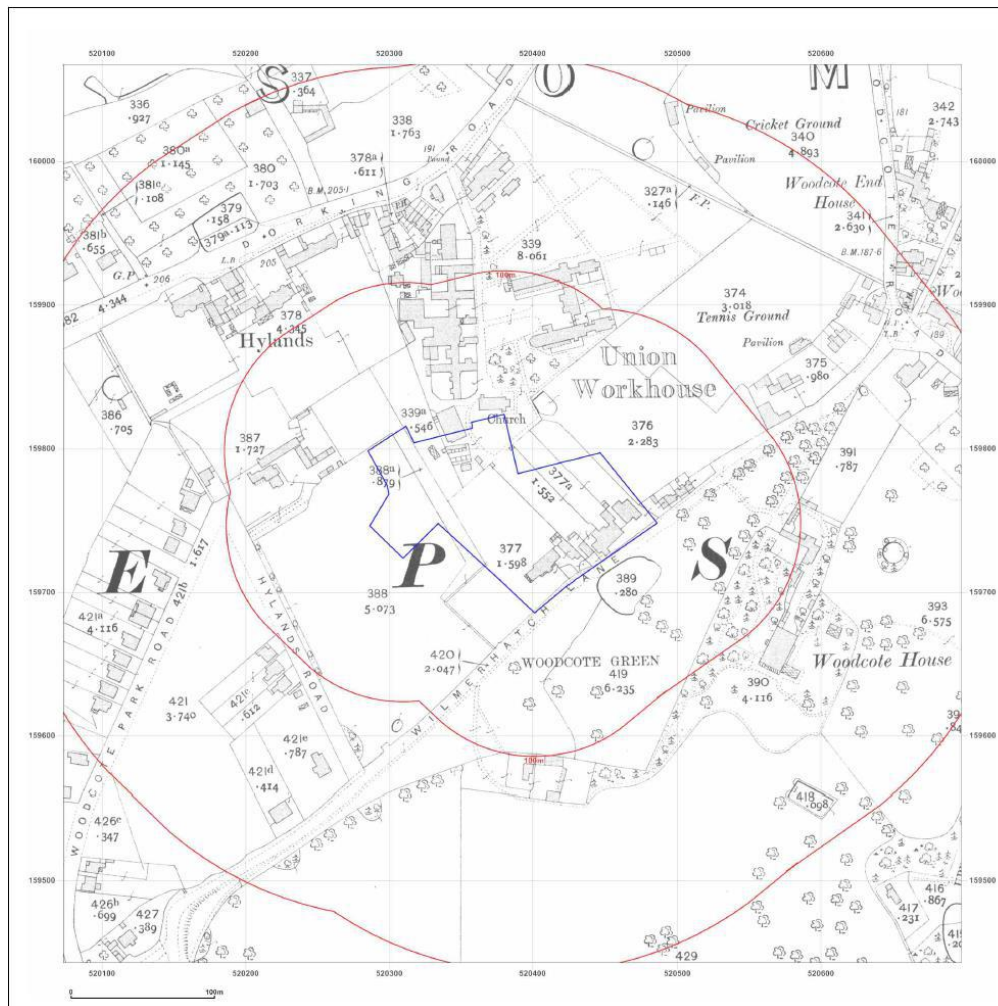
**Ordnance Survey.  
County Series.  
Scale: 1:2,500**

There has been a redevelopment of the structures in the north of the site, with the former buildings being removed and replaced.

There have also been some changes to the developments fronting Woodcote Green Road. This includes the removal of Stone House and the construction of new building in its place.

The remainder of the site remains largely unchanged from the 1840 map, remaining gardens or part of a field.

1913

**Ordnance Survey.  
County Series.  
Scale: 1:2,500**

Land usage across the site remains largely unchanged.

There have been relatively minor changes to the structures within the site boundary.

Whilst much of the surrounding area is still undeveloped, new roads and houses are appearing to the west of the site.



1932

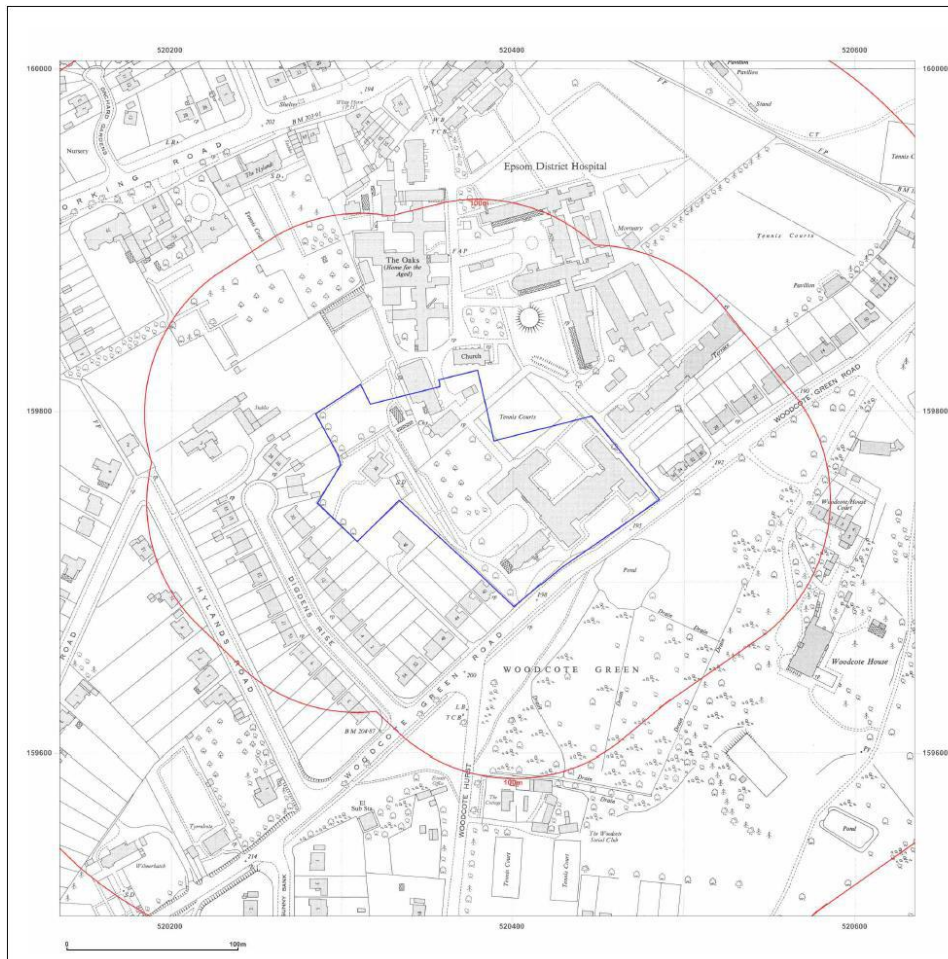


**Ordnance Survey.  
County Series.  
Scale: 1:2,500**

The majority of the site remains unchanged, with a small number of changes to the buildings in both the south and the north.

In the wider area, residential development continues to spread, particularly to the north and west of the site.

1952

**Ordnance Survey.  
County Series.  
Scale: 1:2,500**

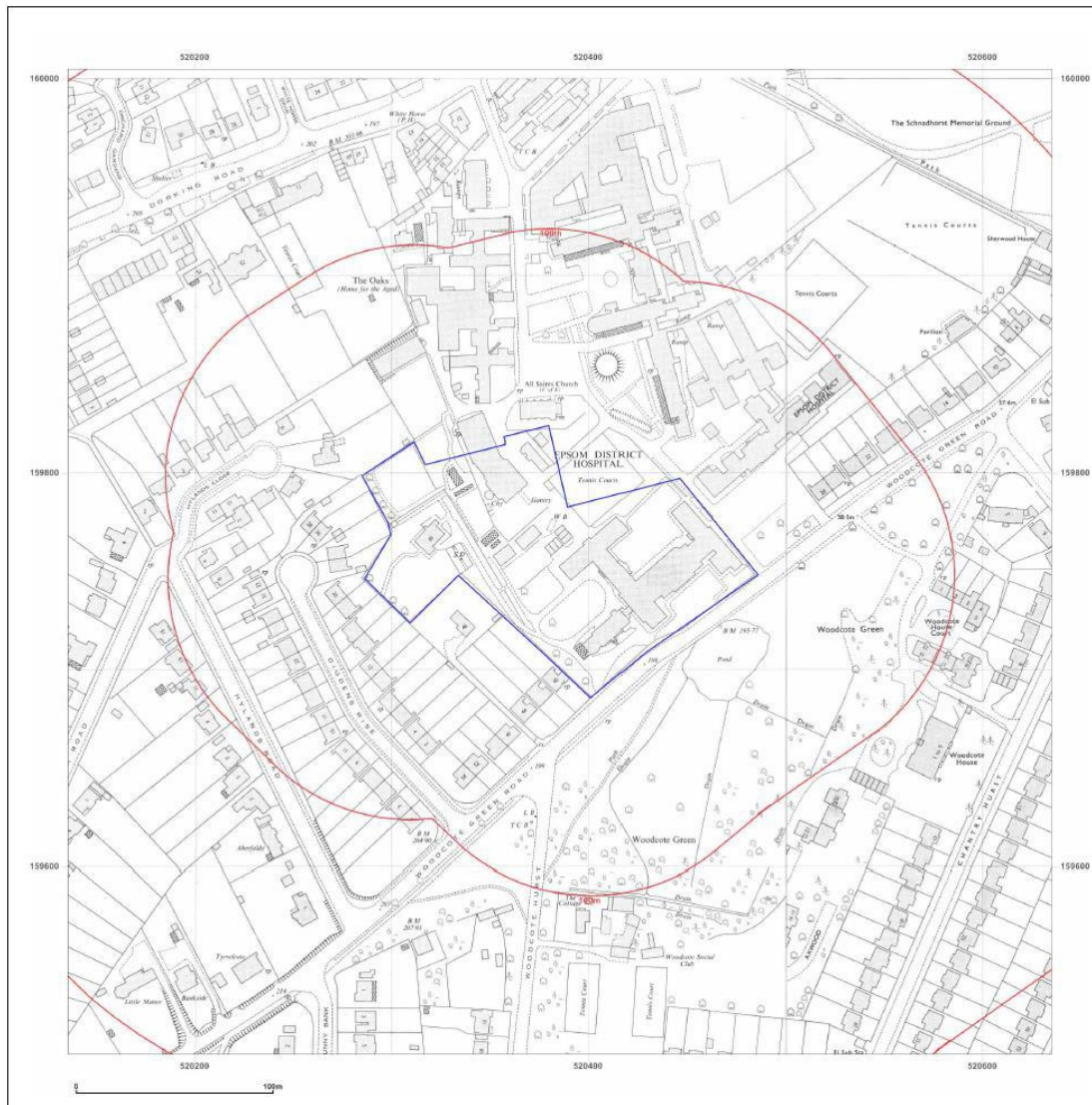
The majority of the site has been redeveloped, with almost all of the individual property divisions and buildings being removed.

The still present large building in the east of the site is seen for the first time, having replaced the houses in this area.

The central area of the site is now landscaped open space.

However, the land division and buildings in the north of the site remain.



1965-  
1970**Ordnance Survey.  
County Series.  
Scale: 1:2,500**

Changes have occurred in the northern half of the site, with a number of new buildings now in evidence.

The southern area of the site remains unchanged.

1984-  
1986**Ordnance Survey.  
County Series.  
Scale: 1:2,500**

The last of the land divisions on the site appear to have been removed.

A number of new buildings have been constructed in the north and central area of the site.

1987-  
1992**Ordnance Survey.  
County Series.  
Scale: 1:2,500**

The site remains  
unchanged since the 1984-  
86 map, with no changes  
apparent on the site.



2003

**Ordnance Survey.  
County Series.  
Scale: 1:2,500**

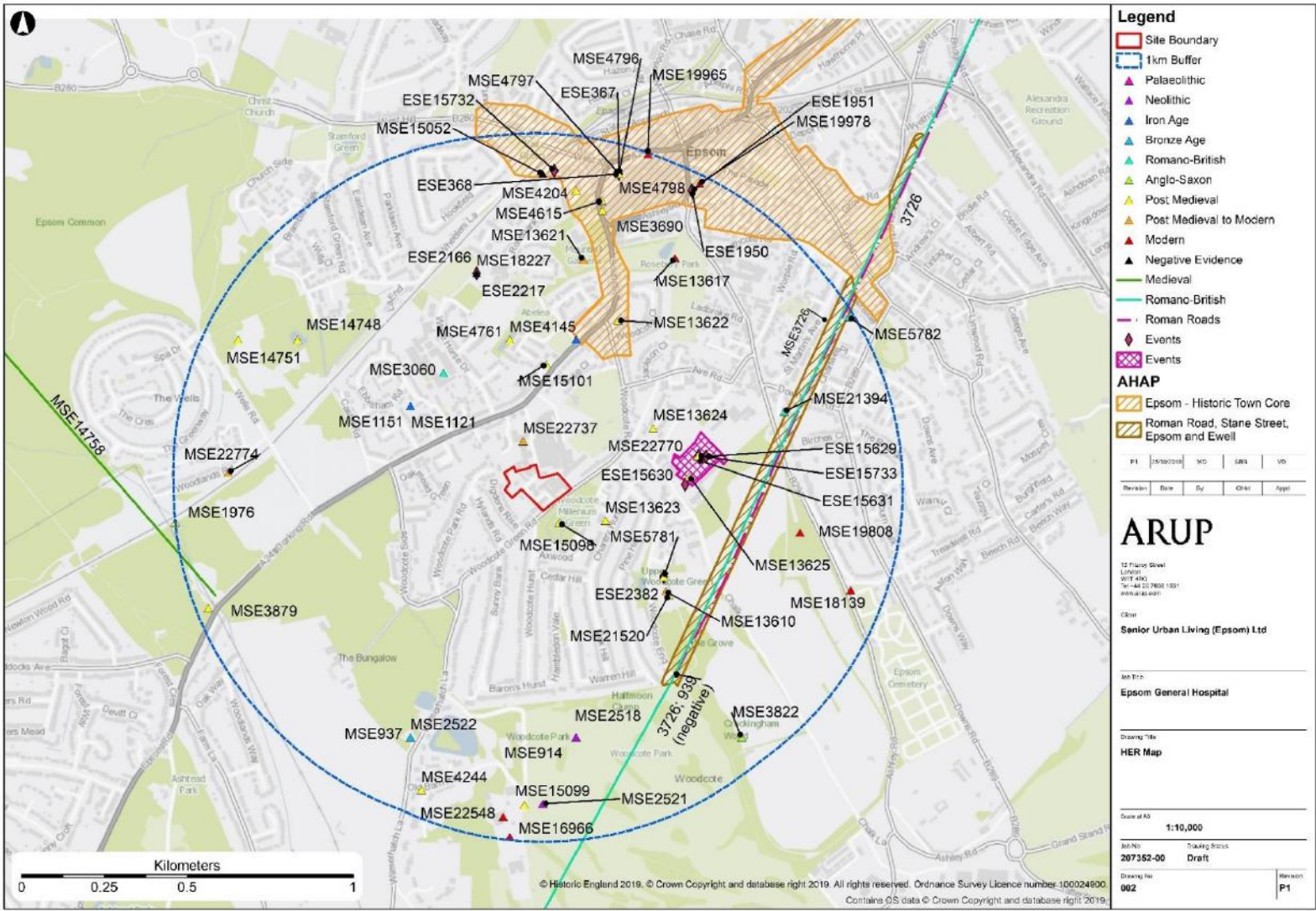
The majority of the site remains unchanged.

However, a new building has replaced the smaller of the buildings fronting Woodcote Green Road. A small building has also been added in the north of the site.

## Appendix C

### HER Map





## Appendix D

### HER Gazetteers



## D1 Monument Records

HER Reference	Name	Type	Period	Description
<b>Prehistoric</b>				
MSE2518	Acheulian Handaxe, Woodcote	Findspot	Palaeolithic	Palaeolithic Acheulian handaxe find from Woodcote. In Kingston Museum.
MSE2521	Leaf-shaped arrowhead, Woodcote Park	Findspot	Early Neolithic	A leaf-shaped arrowhead from Woodcote Park. In Kingston Museum.
MSE2522	Neolithic Flints, Epsom	Findspot	Neolithic	A Neolithic flake and scraper found in Epsom in 1884. May come from the Woodcote or Woodcote Park sites. In the London Museum.
MSE914	Neolithic scrapers and flakes, Woodcote	Findspot	Neolithic	Three Neolithic scrapers and flakes from Woodcote. In Kingston Museum.
MSE937	Bronze Age palstave, Epsom	Findspot	Bronze Age	Bronze Age bronze palstave found near Epsom. In the Lloyd Collection, London Museum.
MSE4145	Iron Age Coin, Dorking Road/Woodcote Side, Epsom	Findspot	Iron Age	Iron Age gold stater with laurate bust to the right on the obverse side and horse to the right on the reverse side.
MSE1121	Dobunnic Gold stater coin, Epsom	Findspot	Late Iron Age	A Dobunnic uninscribed gold stater, triple tailed horse type with patterned obverse, was found at Epsom circa 1910.
MSE1151	Stater coin of Tasciovanus, Epsom	Findspot	Late Iron Age	Stater of Tasciovanus, probably found at Epsom before 1923.
<b>Romano-British</b>				

HER Reference	Name	Type	Period	Description
MSE21394	Section of Stane Street, 45-49 Ashley Road, Epsom	Road	Romano-British	Stane Street located in Ashley Road slightly south of the expected line.
MSE3060	Possible Roman pottery, Epsom	Findspot	Romano-British	Pottery, possibly Roman, in Guildford Museum is reputedly from an excavation at Hammond Mead, White Horse Drive, Epsom, in 1928.
MSE5782	Possible route of Stane Street, Downside, Epsom	Road; Site	Romano-British	Investigation of this area as it lays on part of a possible route of Stane Street as hypothesised by S E Winbolt in 1936. Excavations were conducted in the gardens of 10 Downside and a neighbouring property, however the ground was found to have been heavily disturbed and no trace of the road was found.
MSE3726	Stane Street: London-Chichester Roman Road	Road	Romano-British	<p>Stane Street, the most westerly of the southern radial roads from London, is the best known because so much of it still remains in use. It was, in fact, the most important of the series, as it connected Londinium with Regnum, the tribal capital of Sussex. The course of Stane Street from London Bridge through South London lies through Tooting and Merton. The main road through Cheam to Ewell marks it, with traces of an agger remaining in the plantation along the frontage of Nonsuch Park. The London alignment ended near Ewell vicarage, followed by a line southwards to the railway near Windmill Bridge.</p> <p>The Pebble Lane alignment then begins, running through Woodcote Park, to Pebble Lane at Thirty Acres Barn. A plan of Woodcote Park dating to 1726 shows the continuation of the Dorking Way from Worlds End along the 300ft contour to Langley Bottom. This was not closed off until Frederick 6th Lord of Baltimore acquired land from Woodcote common field in 1754, see Rocque map (Info from Brian Bouchard).</p> <p>The road can now be followed easily to Burford Bridge and substantial remains of the agger, metalled with flint and pebbles, can be seen under or beside the lane. For the last mile to Juniper Hill and Burford Bridge the road bends to suit the ground, whilst maintaining its general direction. Traces of it were found on both side of the R.Mole, close to the bridge, during road alterations.</p> <p>The course of the road to Dorking ran directly south-west, crossing the Pipp Brook a little to the west of the parish church and then along South Street. From this point the road, though often buried, can be traced almost continuously, west of the houses at Holmwood, through Redlands Wood, Anstie Grange Farm, Minnickfold and Bearehurst, to Buckinhill Farm. From here the</p>

HER Reference	Name	Type	Period	Description
				road is still in use, for several miles. It often runs upon a distinct agger. South of Ockley the road makes a v-shaped divergence, to cross the Okewood Stream, resuming the alignment by a terrace up the steep bank. East of Chenies, where it runs along hedgerows with a parish boundary, the agger and flint metalling are visible, then the road is followed by a lane to Monks Farm and on towards Chichester.
<b>Anglo-Saxon</b>				
MSE3822	Anglo-Saxon gold pendant with garnet cameo, Ewell	Findspot	7th Century	Anglo-Saxon-period gold pendant, of later 7th-Century date, in which is set a garnet cameo which may depict the head of one of the Magi.
MSE4797	Later Anglo-Saxon-period occupation evidence, Waterloo House, High Street, Epsom	Buried Soil Horizon; Pit?; Ditch?; Road?; Path?	Anglo-Saxon	Layers containing pottery sherds dating to circa 900-1050 CE, probably representing a later Anglo-Saxon period agricultural soil, were found during a watching brief by Pre-Construct Archaeology. A truncated pit or ditch containing a single sherd of pottery of the same date and a gravel and flint surface were also found.
<b>Medieval</b>				
MSE14758	Parish boundary, Ashted/Epsom Common	Parish Boundary; Bank (Earthwork)	Medieval	This is the boundary between Epsom and Ashted Commons. There is little man-made to distinguish this boundary. There is a faint trace of a bank where it runs parallel with the boundary of Newton Wood, and at least one boundary stone along this length. Just beyond the south-east corner of Newton Wood, the boundary meets the Rye Brook, which it then follows south-east to the Dorking Road.
<b>Post Medieval</b>				
MSE21520	Charles II Bridle Decoration, The Durdans, Epsom	Findspot	17th Century	Gilded harness depicting the Arms of the House of Stuart, found by a metal detectorist.
MSE3690	17th century Building, Epsom	House	17th Century	A short excavation was conducted in 1980 at South Street, Epsom. The foundations of a building were uncovered. It was timber framed, with a central chimney stack and built gable end to the street. Material from the construction deposits indicate a 17th century date. Some later rebuilding had taken place.

HER Reference	Name	Type	Period	Description
MSE4615	17th century building remains, South Street, Epsom	Wall	17th Century	Side wall of a late 17th-Century building excavated by Nonsuch Antiquarian Society during the mid-1980s.
MSE4796	17th/18th century foundations and timber flooring, Waterloo House, High Street, Epsom	Open Hall House; Floor; Building	17th - 18th Century	17th/18th-Century wall foundations, an arched brick culvert and intact timber flooring was found during a watching brief by Pre-Construct Archaeology on geotechnical trial pits.
MSE13625	Woodcote Grove, Epsom	Mound; Pleasure Garden; Terrace; Stable; Garden	18th Century	Adjoining the north east front of Woodcote Grove was a noble and spacious double terrace, adorned with beautiful roses of yews and hollies, green slopes and verges, next to this is pleasant lawn planted with three avenues of trees. Adjoining the south east end, is a fine spacious double parterre and on each side of the parterre is a fine wilderness comprised of flowering shrubs and evergreen.
MSE4204	North Holland Slipware Bowl, 6 South Street, Epsom	Findspot	18th Century	Seven sherds of a vessel of North Holland slipware, with internal decoration incorporating the year 1712.
MSE4244	18th Century Dovecote: Epsom	Dovecote	18th Century	18th century circular dovecote at Woodcote Park, Wilmerhatch Lane, Epsom. It is built of red brick with an old tile roof and a central cupola.
MSE4761	Icehouse, Convent of the Sacred Hearts, Epsom	Icehouse	18th Century	Excavation of a red brick cup and dome icehouse, below a mound at the north east end of a long canal in the grounds of the Convent, by the NAS. Only modern finds were recovered, but the design of the icehouse appears early 18th century. The icehouse formerly lay within The Elms estate, which was visited and described by Celia Fiennes during her travels in Surrey between 1708 and 1712.
MSE1976	City of London Corporation Boundary Post, Epsom	Boundary Marker; Coal Duty Boundary Marker	19th Century	City of London Corporation Boundary post ('Coal Post'), of tall pyramidal type. Sited on edge of a railway embankment about 274m north-west of the standard 'coal post' on the Dorking Road and 91m south-west of Woodlands Road.

HER Reference	Name	Type	Period	Description
MSE3879	Corporation of London Tax Post	Coal Duty Boundary Marker	19th Century	Type 2e. North side of Dorking Road/Epsom Road. The London Coal and Wine Duties (Continuance) Act of 1861 redefined the boundary, corresponding to that of the Metropolitan Police District, at which duty was payable on such goods entering London. Post were set up on transport routes. Most were newly cast, others were earlier markers relocated.
MSE5781	The Durdans, Epsom	Riding School	19th Century	A survey of the Riding School Building was undertaken, which is part of The Durdans building complex in Epsom and a Grade II Listed Building. The Riding School building is a large open barn structure nine bays long with a projecting porch at the south side and a cant bay at the east end. In the gable end of the porch is a dated stone “1881” referring to the date when the building was constructed, for the 5th Earl of Rosebery and designed by George Devey as a place to train the Earl’s horses undercover.
MSE22770	Post Medieval Vaulted Culvert, Woodcote Grove, Epsom	Culvert	19th Century	A post-medieval vaulted brick culvert was revealed during an archaeological evaluation. Due to its location it was interpreted to probably relate to nearby Woodcote Grove House.
MSE13622	Woodcote Hall, Woodcote Road, Epsom	Park; Kitchen Garden; Stable; Lawn	Post Medieval	The original house was built in the 17th Century and Rebuilt in the 18th century. On the 25” OS map, the house was named ‘The Poplars’, and the grounds comprised of two separate open areas divided by a tree walk. These open areas were described as paddocks on the Sales particulars of 1915. Today, the house and associated buildings have been converted into flats and most of the ground has been built over. Only the splendid brick wall along Sweetbriar Lane remain.
MSE13623	Woodcote House, Chantry Hurst, Epsom	Conservatory; Glasshouse; Park	Post Medieval	The original house was built in the 17th century and rebuilt in the 18th century, with stables, coach houses, groom’s flat and storage sheds. The estate covered some 78 acres with most of it let out for grazing. The 1866 25” OS Map shows a small garden area close to the house planted with trees, shrubs and winding paths. A postcard dated 1898 show a large Wellingtonia and a massive Cedar of Lebanon planted on the lawn to the south west of the house. Most of the estate was sold in the 1930s for housing but some of the old oak trees that were in the park remain, incorporated into the development.
MSE13624	Woodcote Place, Epsom	Lawn; Pleasure Garden; Ha Ha; Stable	Post Medieval	The original house was built in the 17th century and rebuilt in the 18th century. It has suffered fires and has been rebuilt more than once. Sales particulars dated 1889 describe the estate of 13.5 acres, consisting of a mansion house, modern stables, two cottages and a farmery. The grounds consist of well-timbered pleasure grounds with a large lawn, shady shrubbery walks and flower beds, separated from the paddocks

HER Reference	Name	Type	Period	Description
				by a ha-ha. The estate was being sold in two plots, the northern section with the possible building potential. Today the stables are mews cottages and very little remains of the estate, only the beautiful brick walls along Madans Walk and Worple Road.
MSE14748	Quarry Hollows, Epsom Common	Quarry; Quarry	Post Medieval	A series of small quarry hollows can be seen along the east side of Epsom Common in the vicinity of Stamford Green. At least two of these are now water-filled. They are probably clay quarries excavated for the raw materials required for brickmaking. In 1663 the lord of the manor granted George Parsons a licence to dig on the common to make bricks and tiles near a place called Summersgate. The OS 6" map of 1871 marks a 'brick field' here, and shows considerably more water -filled quarries than can presently be found. The former brick works, and some of the quarries have since been built over.
MSE14751	Linear and quarrying earthworks, Epsom Common	Linear Earthwork; Quarry; Linear Earthwork	Post Medieval	A linear earthwork bank divides the quarry earthworks on Epsom Common. There is a brickworks shown on late -19th century OS maps only about 250m SE of this area, and the Court Rolls for Epsom record licences for digging clay for brickmaking from the later 17th century. It is thought these earthworks are associated with this activity. They may also be related to other quarries to the south (HER 14748).
MSE15098	Woodcote Green, Woodcote Green Road, Epsom	Park; Wood; Pond	Post Medieval	Records show that this area of Woodcote formed part of Epsom Manor, which was owned by Chertsey Abbey prior to the dissolution of the lesser monasteries in 1536. Jacob Knyff depicted the pond in the painting of The Durdans in 1673. The woodland area has appeared as Woodcote Green on Surrey maps since 1729. Woodcote Green Road originally provided direct access to Woodcote House. In 1939, Woodcote House and the surrounding land was sold to Ernest Gabriel Harwood. Part of this area was developed for Housing as the Woodcote Green Estate, and the house was divided into flats. In 1999, the Harwood family donated a large portion of the remaining woodland including the pond to be held in perpetuity by the Trustees of The Woodcote Millenium Green Trust. The Mayor of Epsom and Ewell officially opened this area, now known as Woodcote Millenium Green, in July 2000. It is maintained by volunteers and supported by charitable donations. A display panel was erected at the Green in 2004.
MSE15099	Woodcote Park, Epsom	Walled Garden; Fountain; Garden; Walled Garden; Tennis Court;	Post Medieval	Records show that this area of Woodcote Park formed part of Epsom Manor, which was owned by Chertsey Abbey prior to the dissolution of the lesser monasteries in 1536. It is shown on Rocque's map of the 1700s. The house was rebuilt in 1936 after a fire. The gardens remain in their original layout with a fountain garden to the front, bowling lawn, numerous cedars of Lebanon planted circa 1800, an icehouse, a walled garden with the original gardener's cottage

HER Reference	Name	Type	Period	Description
		Icehouse; Dovecote; Park		built into the walls, greenhouses, an old fish pond and a dovecote. At some time in the past the north-east quarter had been used as tennis courts and fruit trees survived in the central area. Both cottage and garden were in a bad condition in 2004 and a planning application was made to renovate them.
MSE15101	The Elms garden (previously The Clock House and now Hardy House), Dorking Road, Epsom	Pond; Garden; Terraced Garden; Orchard	Post Medieval	Little information on this garden is known. Maps from 1880 and 1913 show the house and gardens. Possible features include a terraced area to the front of the house, a large rectangular fish pond and a possible orchard to the north east of the house.
MSE4798	Post-medieval occupation, Waterloo House, High Street, Epsom	Wall; Rubbish Pit?; Buried Soil Horizon	Post Medieval	Various Post-Medieval features pre-dating Waterloo House found during watching brief by Pre-Construct Archaeology, including a wall foundation, garden soil layers and a possible rubbish pit.
<b>Post Medieval to Modern</b>				
MSE22737	Epsom Workhouse, Epsom	Workhouse; Infirmary	19th - 20th Century	Epsom Union Workhouse was built in 1836 on a double cruciform plan. Until about 1866 it incorporated the earlier Georgian workhouse or poorhouse, which itself was converted from part of a former residence of George, 1st Earl of Berkerley after about 1723
MSE22774	St Michael's Mission Church, Woodlands Road, Epsom	Mission Church	19th - 20th Century	Mission church, apparently of iron, built in 1878 and demolished by 1932.
MSE13610	Durdans, Woodcote End, Epsom	Ha Ha; Managed Woodland; Pleasure Garden; Italian Garden; Pond; Garden; Deer Park; Terrace; Summerhouse;	Post Medieval to Modern	House listed Grade II*, rebuilt a number of times and had strong links with Nonsuch. Existing garden features are also Listed, including the balustrade and step to the ha-ha, the ornamental gates on Chalk Lane, the wall around the park and the four horses' graves in the woodland south of the house. In the 17th century there are references to a quadripartite parterre and espalier fruit trees; a paddock stocked with deer and pasture grounds. When Lord Rosebery purchased the house in 1874 he moved the ornamental gates to the end of a newly planted lime avenue. A detailed description in 1947 refers to topiary, terraces, a stable yard, a garden railed in with a large square; a courtyard with gravel walks around a cross dividing four grass plots with

HER Reference	Name	Type	Period	Description
		Avenue (Landscape Feature); Park; Formal Garden; Stable; Kitchen Garden; Topiary Garden; Pavilion; Grotto		brass statues. A path leads out through iron carved gates onto the road. The garden to the right-hand end of the house has two gravelled walks running to a double mount creating three long, broad grass walks with flowerpots. Steps lead down to a three-sided square around the mount. Another path runs to a thicket entering a grove whilst another runs the whole length of the grove up to white gates and a view of the park. There are descriptions of a maze, grotto, seated courtyard, summerhouse and arched seats surrounded by carved stone pillars.
MSE13621	Mounthill Gardens, Epsom	Garden; Formal Garden; Lawn	Post Medieval to Modern	In 1950 the estate of Rosebank and Mounthill were purchased by the local authority and 2.4ha were set aside for the recreational purposes. Extensive landscaping was necessary and hard landscaping was started in 1963 with the provision of steps, railings and paved paths. A scented garden was established
<b>Modern</b>				
MSE13617	Rosebery Park, Ashley Road, Epsom	Common Land; Park; Pond; Pavilion; Bandstand; Lawn; Rose Garden; Lake	Modern	After the purchase of Woodcote Place (now Westgate House) in 1913 Lord Rosebery offered Epsom UDC some 11-12 acres of land, formerly part of the Common Fields, to be used as a recreation ground, and £500 towards the cost of laying out the grounds. Entrance gates were erected in 1914 and trees and shrubs planted. Originally the park had two ponds, but one was filled in and the other enlarged. Additional work from 1915 onwards included seats, a new pavilion, and a bandstand. The park keeper's lodge, storage sheds and public conveniences were built in the late 1920s and the layout of the park remains much as it did then, though the pavilion and bandstand have gone.
MSE18139	Epsom War Memorial, Epsom	War Memorial; Cross; War Memorial; War Memorial; War Memorial	Modern	Epsom War Memorial was erected in 1921 to commemorate the fallen of Epsom and Ewell, but it was not until 1923 that the 265 names of those who fell were added.
MSE19808	WWII Air Raid Shelter, Epsom	Air Raid Shelter; Air Raid Shelter	Modern	WWII air raid shelter, 50 foot underground, now used as The Elite Epsom Bunker. The site comprises of three vertical and six intersecting tunnels in a grid formation.



HER Reference	Name	Type	Period	Description
MSE19965	War Memorial, Epsom Clock Tower, Epsom	War Memorial	Modern	A war memorial consisting of a modern bronze plaque attached to the Clock tower.
MSE22548	Woodcote Park Convalescent Hospital	Army Camp; Convalescent Hospital	Modern	Military auxiliary hospital. The Woodcote Park Estate had been purchased by the Royal Automobile Club in 1913. A camp was initially set up under the Southern Command for 5,000 local volunteers with one hundred huts being constructed each housing fifty me
MSE19978	War Memorial, Epsom Methodist Church, Ewell	War Memorial	Modern	A rectangular brass plaque with foliate border and lettering in black. The inscription reads: To the glory of God and in honour of the following members of the church who fell in the Great War 1914-1918 (3 names).
MSE16966	World War Two Aircraft Crash: Epsom	Aircraft Crash Site	Modern	A World War Two aircraft crashed at Woodcote Park (RAC), Epsom/Coulsdon. The plane, P3399, a Hawker Hurricane 1 of 111 Squadron RAF, was shot down by Dorniers and crash landed on 18th August 1940 at 1330 hrs. Aircraft repaired and crashed again at Whitley 11 July 1942. Please note that we have not given a precise grid reference for this site as it is protected under the terms of the 1986 Protection of Military Remains Act. Disturbance or investigation of this site without the prior permission of the Ministry of Defence could lead to civil or criminal proceedings.
<b>Negative Evidence</b>				
MSE15052	Negative evidence: 6 West Hill, Epsom	Negative Evidence	-	Watching brief by Epsom and Ewell History and Archaeology Society revealed a chalk layer which appeared to have been a levelling for a previous outbuilding, but no finds of archaeological interest.
MSE18227	Negative evidence: Land at Rosebury School, Epsom	Negative Evidence	-	Evaluation by SCAU did not reveal any finds or features of archaeological interest.

## D2 Roman Roads

HER Reference	Name	Monument	Period	Route Name	Description
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3726	Stane street south of Ewell	Road	Roman	Stane Street/ London-Chichester	Projected course of Roman road through Epsom.
3726; 939 (negative)	Stane Street south of Epsom	Road	Roman	Stane Street/London-Chichester	Projected course of Roman road through/to south of Epsom. Route as suggested by A. Hall 2006, in MA dissertation 'Searching for Stane Street' UCL.

## D3 Events

HER Reference	Name	Event Type	Year	Summary
ESE1951	The Epsom Area Movement Study: A Stage I Archaeological Assessment	Archaeological Assessment	Jan-95	No records from the study. Source: HER Events issued by the County of Surrey.
ESE1950	Preliminary Archaeological Assessment of the Epsom Movement Study, Epsom, Surrey	Archaeological Assessment	Feb-97	A desk-based assessment was undertaken of the areas covered by three alternative schemes proposed for the alleviation of traffic congestion within Epsom town centre. None of the proposals affected any sites recorded on the SMR, but an Area of High Archaeological Potential was affected. This area had been defined on the basis of the historic core of the 17th century spa town, which had developed from an earlier village. Archaeological remains recorded in the general vicinity included Saxon and undated burials, the foundations of a 17th century timber-framed building and a dene hole which had contained possible Romano-British pottery. Roman Stane Street passed nearby. It was concluded that most of the proposed works along existing roads would have little archaeological impact due to previous disturbance, but that the construction of a new relief road, proposed for two of the options, would have a potentially greater impact. The implementation of appropriate mitigation strategies, including field evaluation, was recommended. Source: <a href="https://archaeologydataservice.ac.uk/library/browse/issue.xhtml?recordId=1059674&amp;recordType=GreyLit">https://archaeologydataservice.ac.uk/library/browse/issue.xhtml?recordId=1059674&amp;recordType=GreyLit</a>

HER Reference	Name	Event Type	Year	Summary
ESE367	Archaeological Desk-based assessment at Waterloo House, Epsom, Surrey	Archaeological DBA	2000	The associated monument date to the Anglo-Saxon period [4794], to Post Medieval occupation evidence [4798] and 17th/18th century foundations [4796]. Source: HER Events issued by the County of Surrey.
ESE368	Archaeological Watching Brief on Trial pits at Waterloo House, Epsom	Trial pits	Feb-March 2000	Archaeological watching brief by Pre-Construct Archaeology Ltd on seven trial pits hand-excavated for geotechnical technical purposes as well as to evaluate the degree of surviving sub-surface archaeology. Evidence for the 17th-18th-Century origins of the building was revealed, in the forms of earlier foundations, drainage and surviving timber flooring. Post Medieval layers pre-dating Waterloo House were also uncovered, as was residual Medieval building material. Significantly, evidence of Late Anglo-Saxon-period occupation was also noted, including a pit or ditch and a possible road or path surface. Source: HER Events issued by the County of Surrey.
ESE2382	Building Survey at The Durdans Riding School, Epsom	Building Survey	Jan-Dec 2004	A survey of the Riding School Building was undertaken, which is part of The Durdans building complex in Epsom and a Grade II Listed Building. The Riding School building is a large open barn structure nine bays long with a projecting porch at the south side and a cant bay at the east end. In the gable end of the porch is a dated stone "1881" referring to the date when the building was constructed, for the 5th Earl of Rosebery and designed by George Devey as a place to train the Earl's horses undercover. Source: HER Events issued by the County of Surrey.
ESE2217	Archaeological Desk-based Assessment of Land at Roseberry School, Epsom, Surrey	Archaeological DBA	Apr-05	No archaeological records. Source: HER Events issued by the County of Surrey.
ESE2166	Archaeological Evaluation of Land at Roseberry	Archaeological evaluation	Mar-07	The evaluation returned negative evidence (18227). Source: HER Events issued by the County of Surrey.

HER Reference	Name	Event Type	Year	Summary
	School, Epsom, Surrey			
ESE15630	Heritage Statement on land at Woodcote Grove, Epsom	Heritage Statement	Feb-Oct 2014	No archaeological record. Source: HER Events issued by the County of Surrey.
ESE15629	Archaeological Desk Based Assessment of land at Woodcote Grove, Epsom	Archaeological DBA	Sep-Oct 2014	Archaeological desk-based assessment on land at Woodcote Grove offices, Epsom, in advance of proposed new office building with associated access and parking. This included a site visit conducted on 20th August 2014. It was noted that Woodcote Grove was built in 1680 as a country house named Mount Diston. The Woodcote Grove estate was later broken up and in the 1950s the house and gardens were acquired by WS Atkins. During the site visit, a flat lawn/garden area was observed in a location that was shown as a field on the parish Tithe Map of 1843, and it was proposed that this area was unlikely to have been subject to extensive movement of material and hence the gardens were established with only superficial impact in the late 19th Century. Similar superficial impacts were posited in association with the construction of an office block in the 1960s or 1970s, and more recently at a localised level as a result of underground services installation. Source: HER Events issued by the County of Surrey.
ESE15631	Detailed Gradiometer Survey of land at Woodcote Grove, Epsom	Gradiometer Survey	Oct 2014 (one day)	The survey detected very few anomalies of possible archaeological interest. Source: HER Events issued by the County of Surrey.
ESE15732	Heritage Statement and Archaeological Appraisal prepared for 21 West Street	Heritage Statement	March 2015 (one month)	No archaeological record. Source: HER Events issued by the County of Surrey.

HER Reference	Name	Event Type	Year	Summary
	(British Legion Club) Epsom			
ESE15733	Woodcote Grove, Epsom, Surrey, Archaeological Evaluation	Archaeological evaluation	Nov-15	Evaluation by Wessex Archaeology revealed the presence of layers of building debris directly overlying natural gravel across the entire evaluation area, indicating the site had been landscaped during the modern period. A post-medieval vaulted brick culvert was revealed in the south-west part of the site that probably relates to Woodcote Grove House, further to the south-west. Source: HER Events issued by the County of Surrey.

## D4 Areas of High Archaeological Potential

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AHAP Reference	Name	Reason for AHAP	Distance from Site
EE013	Epsom - Historic Town Core	Historic Significance	1.2km
EE015	Roman Road, Stane Street, Epsom and Ewell	Ancient Road remains. It connected Londinium with Regnum, the tribal capital of Sussex.	500m

## Appendix B: Written Scheme of Investigation, Iceni 2020



29TH OF MAY  
2020

# Stage 1 Written Scheme of Investigation for an archaeological evaluation

Epsom General Hospital, Dorking Road, Epsom

Iceni Projects Limited on behalf of  
Guild Living

29th of May 2020

ICENI PROJECTS LIMITED  
ON BEHALF OF GUILD  
LIVING

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Stage 1 Written Scheme of  
Investigation for an archaeological  
evaluation



Document Issue #	Date issued	WSI by	Reviewed by	Project Manager	Notes
1	27/05/2020	Stephen McLeod Archaeology (PCIfA)	Claire Cogar Director, Archaeology (MCIfA)	Rob Tutt, Project Manager, Archaeology	First Issue
2	15/06/2020	Stephen McLeod Archaeology (PCIfA)	Claire Cogar Director, Archaeology (MCIfA)	Rob Tutt, Project Manager, Archaeology	Second issue addressing curator's comments

## Report Contents

### Non-Technical Summary

<u>1.</u>	<u>Introduction</u>	<u>2</u>
	Report Scope	2
<u>2.</u>	<u>Archaeological background</u>	<u>3</u>
	Geology, topography and site description	3
	Archaeological and historical background	3
<u>3.</u>	<u>Objectives</u>	<u>5</u>
	General Objectives	5
	Site specific objectives	5
	Statement of significance	5
<u>4.</u>	<u>Methodology</u>	<u>7</u>
	Site specific evaluation methodology	7
	Recording systems	9
	Treatment of finds and samples	10
	Report and Archive	10
<u>5.</u>	<u>Programme and site requirements</u>	<u>12</u>
	Programme	12
	Site requirements	12
<u>6.</u>	<u>Health and safety</u>	<u>13</u>
<u>7.</u>	<u>Bibliography</u>	<u>14</u>
	Appendix A – Planning background	17
	Appendix B – COVID 19 operating procedures	20

## Figures

Figure 1 Site location .....	15
Figure 2 Trench locations .....	16

## Non-technical Summary

*This document is a Written Scheme of Investigation (WSI) for an archaeological evaluation at the site of Epsom General Hospital, Dorking Road, Epsom Surrey, KT18 7EG. It is pursuant to a **Condition** that will be attached to the planning permission of Planning Application Number 19/01722/FUL, which requires an archaeological investigation of the site prior to redevelopment.*

*The evaluation will consist of 11 trenches excavated across the site by an archaeological contractor.*

*The archaeological potential of the site is:*

**Prehistoric remains:** *There is moderate potential for prehistoric Palaeolithic remains to be present, relating to unnamed river terrace gravels that extend across the majority of the site.*

**Roman remains:** *There is a low potential for remains dating to the Roman Period.*

**Medieval remains:** *There is potential for agricultural soils of low significance dating from the medieval to post-medieval period.*

**Post-medieval remains:** *The site was developed with a series of post medieval buildings present on the 19<sup>th</sup> century cartographic sources There is potential for foundations and demolition deposits associated with these buildings.*

*The results of the evaluation will determine the presence or absence of archaeology and will be used to inform the need for further archaeological fieldwork. The decision regarding the requirement for further work rests with the Archaeological Advisor to the Local Planning Authority.*

## 1. Introduction

### Report Scope

- 1.1.1 This written Scheme of Investigation (WSI) is for an archaeological evaluation on the site of Epsom General Hospital, Dorking Road, Epsom Surrey, KT18 7EG (Figure 1). It has been commissioned from Icen Projects by Guild Living.
- 1.1.2 The site is currently occupied by 20<sup>th</sup> century hospital buildings scheduled for demolition and tarmac parking areas. The site outline is irregular in shape and currently forms the southern portion of Epsom General Hospital. The site is 1.48 hectare (ha) in size and is bounded by Epsom General Hospital buildings and associated car parking to the north and east. Woodcote Green Road bounds the site to the south east and a number of residential houses bounds the west of the site. The centre of the site lies at National Grid Reference 520422 159770. Current ground level along the northern edge of the site ranges from approximately 63.09m OD in the north-west of the site, sloping down to 58.9m OD in the south-east of the site.
- 1.1.3 The proposed redevelopment involves the demolition of the existing hospital buildings, accommodation block and associated structures and redevelopment of the site to provide a new care community for older people arranged in two buildings. The **Condition** that will be attached to Planning Application Number 19/01722/FUL requires that:
- “No development shall take place until the applicant, or their agents or successors in title, has secured the implementation of a programme of archaeological work, to be conducted in accordance with a written scheme of investigation which has been submitted to and approved, in writing, by the Local Planning Authority.”*
- 1.1.4 This document is pursuant to the above Condition of Planning Application Number 19/01722/FUL.
- 1.1.5 If heritage assets of archaeological interest are identified during the evaluation, there will be a subsequent phase of archaeological work to mitigate the impacts of the development upon these assets. This phase of work will require a second written scheme of investigation (Stage 2 WSI) to be submitted to and approved by the local planning authority in writing, and that for land included within the second WSI, no demolition/development shall take place other than in accordance with that WSI.
- 1.1.6 All works will be carried out in accordance with the ClfA standards and guidance (ClfA 2014a, b and c) by an archaeological contractor.

## 2. Archaeological background

The archaeological background of the site is described in detail in the Archaeological Desk Based Assessment (DBA) (Appendix C- Arup 2019). A summary is provided here.

### Geology, topography and site description

- 2.1.1 The British Geological Society online viewer (<https://mapapps.bgs.ac.uk/geologyofbritain/home.html>) shows London Clay Formation, comprising clay and silt in the north western side of the site. The eastern part of the site is underlain by the Lambeth Group comprising clay, silt and sand.
- 2.1.2 Superficial deposits, which overlie the solid geology, are shown to comprise River Terrace Deposits (sand and gravel- superficial deposits formed up to three million years ago). In the north western corner of the site no superficial deposits are indicated to be present.

### Archaeological and historical background

#### **Prehistoric: Palaeolithic period to Iron Age (Prehistoric c800,000 BC – AD 43)**

- 2.1.3 During approximately the 4th millennium BC the transient hunter gatherer way of life of the Mesolithic gave way to a more sedentary, agriculturally based subsistence. This transition saw an increase in forest clearance and the establishment of permanent settlement and open land for arable and pastoral agriculture. With this came advance in material technology. As the prehistoric period progressed, the number and complexity of landscape monuments increased, comprising; earthwork burials, ritual sites, defended settlements and forts. The Roman invasion signalled the end of the Iron Age and prehistoric period.
- 2.1.4 Isolated findspots yielded the only prehistoric remains within 1km of the site.

#### **Roman (AD43–c410)**

- 2.1.5 The projected alignment of the Roman Road of Stane Street, the main arterial route between Londinium and Chichester, lies approximately 500m to the southeast of the site.
- 2.1.6 The DBA (Arup, 2019) records one Roman findspot of possibly Roman pottery within 1km of the site.

#### **Early Medieval (410–1066) and Medieval (1066–c16th century)**

- 2.1.7 Following the withdrawal of the Roman army from England in the early 5th century AD, Germanic ('Saxon') settlers arrived from mainland Europe, with an economy initially based on agriculture. Occupation at this time took the form of small villages and many Roman roads remained in use albeit not particularly well maintained.
- 2.1.8 By the end of the 6th century a number of Anglo-Saxon kingdoms had emerged, and as the ruling families adopted Christianity, endowments of land were made to the church. Landed estates (manors) can be identified from the 7th century onwards. With the spread of Christianity some manors had a main 'minster' church and other subsidiary churches or chapels. In the 9th and 10th centuries, the Saxon Minster system began to be replaced by local parochial organisation, with formal areas of land centred on settlements served by a parish church.
- 2.1.9 During the Early Medieval period the site appears to have lain away from any primary areas of settlement with little evidence of activity in the study area, save for some Anglo Saxon pottery sherds recorded during a Watching Brief and a spot find spot find of a later 7th century gold pendant (Arup, 2019).
- 2.1.10 It is also likely that during the Later Medieval period the site lay outside an area of primary settlement, within an area of open fields. Later Medieval evidence within the study area is limited to the parish boundary in the form of the remains of an earthwork bank and ditch between Epsom and Ashted Commons (Arup, 2019)

### **Post-medieval–modern (c16th century –present)**

- 2.1.11 Ordnance Survey mapping from 1840 shows the majority of the site covered by landscaped gardens associated with properties fronting Woodcote Lane (later Woodcote Green Road). The site was redeveloped into Epsom Hospital by 1953, with the OS mapping suggesting a large phase of land clearance and construction associated with the redevelopment of the hospital occurring from the 1930s onwards.
- 2.1.12 Mapping from the mid-1980s shows the site largely as it is today, with Rowan House fronting onto Woodcote Green Road.

### **Past Archaeological and Geotechnical Investigations**

- 2.1.13 No archaeological investigations have taken place directly on the site.
- 2.1.14 A Geo-Environmental and Geotechnical Assessment carried out in August 2018 showed that made ground deposits were recorded to depths of up to 1.90m below ground level (bgl) but were generally between 0.7 and 1.2m bgl. The made ground deposits directly overlay River Terrace deposits and weathered London Clay which were recorded to depths of between 1.10m to 15m below ground level (mbgl) (Arcadis 2019). The thickness of the river terrace deposits is recorded at between 1.10m and 1.15m.

### 3. Objectives

#### General Objectives

- 3.1.1 An archaeological evaluation is a programme of fieldwork designed to evaluate the archaeological potential of a site. It is often the first stage of fieldwork to be undertaken on a site and is used to inform the need and scope of further work.
- 3.1.2 The Chartered Institute for Archaeologists (CIFA) define an evaluation as:  
*A limited programme of non-intrusive and/or intrusive fieldwork which determines the presence or absence of archaeological features, structures, deposits, artefacts or ecofacts within a specified area or site. If such archaeological remains are present field evaluation defines their character, extent, quality and preservation, and enables an assessment of their worth in a local, regional, national or international context as appropriate.*
- 3.1.3 As such, the general objectives of any evaluation are to determine where possible:
- The nature and level of natural geology
  - The earliest deposits identified
  - The latest deposits identified
  - The character of archaeological deposits encountered
  - The extent of modern disturbance
- 3.1.4 CIFA guidelines also state that during the evaluation stage of fieldwork, archaeological remains should not be:  
*...needlessly disturbed or damaged or inappropriate or excessive cost incurred.*
- 3.1.5 The results of the evaluation will be used to establish if further fieldwork is necessary such as further evaluation, or mitigation fieldwork in advance of the development. This will be determined by consultation with the local curator; in this case the Archaeological Advisor to Surrey County Council.

#### Site specific objectives

- 3.1.6 Taking into account the archaeological and historical background of the site and its wider area, in addition to the above general objectives (3.1.3), the site specific objectives of the evaluation are:
- Ascertain (where Quaternary deposits are encountered) their extent, depth below ground surface, character, date and Palaeolithic potential.
  - Determine the presence and potential of lithic artefact evidence and faunal remains in the sediments encountered.
  - Determine the presence and potential of palaeoenvironmental evidence in the sediments encountered.
  - Determine the presence of, or potential for, undisturbed primary context Palaeolithic occupation surfaces in the sediments encountered.
  - Is there evidence of other prehistoric activity on the site?
  - Does evidence of medieval/post-medieval agriculture survive on site?
  - Do remains of 19th century development survive on site?
- 3.1.7 Archaeological fieldwork of this type in Surrey is undertaken with consideration to the research priorities set out in Surrey Archaeological Research Framework.

#### Statement of significance

- 3.1.8 The following is an update on the Assessment of Significance provided in the desk-based assessment (ARUP 2019).
- 3.1.9 Considering the archaeological potential of the site, the significance of archaeological



remains that may survive on the site is likely to be:

**Prehistoric.** Chance prehistoric finds will likely be of Local Significance, whilst settlement activity may be of Sub-regional or Regional Significance.

**Roman.** Chance Roman finds will likely be of Local Significance, whilst Roman settlement evidence is unlikely, this may be of Regional Significance.

**Medieval/post-medieval.** Agricultural remains from this period will be of Local significance.

**Nineteenth century.** Remains of development dating to this period will likely be of Local/negligible significance.

- 3.1.10 The significance of remains encountered during the evaluation will be summarised in the report on that work.

## 4. Methodology

### Site specific evaluation methodology

- 4.1.1 The methodology implemented will comprise two distinct stages. **Step One** will comprise the standard archaeological evaluation methodology while **Step Two** will comprise the methodology for excavation of a machine sondage (slot) through terrace gravels, once any archaeology within the trench has been recorded.
- 4.1.2 The archaeological evaluation will consist of the excavation of 11 trenches, the proposed locations of which are shown on Figure 2.
- 4.1.3 If terrace gravels are present a sondage to sample potential Palaeolithic remains (**Step Two**) will be excavated in 5 of the trenches containing the gravels. These will ideally be in 5 trenches that give an evenly distributed sample across the site such as in trenches 1,4,6,10 & 11)
- 4.1.4 Actual trench locations on site may vary slightly due to unforeseen obstructions, logistical/practical reasons or health and safety issues and at a safe distance from surrounding structures. Reasonable judgement will be used by the supervising archaeologist if the trenches need to be relocated.
- 4.1.5 Any major amendment to trench layout or quantity will be agreed in advance with the archaeological curator at Surrey County Council.

Trench	Dimensions	Estimated depth to top of natural deposits
1	20 x 2m	0.7–1.2m
2	20 x 2m	0.7–1.2m
3	20 x 2m	0.7–1.2m
4	30 x 2m	0.7–1.2m
5	20 x 2m	0.7–1.2m
6	30 x 2m	0.7–1.2m
7	20 x 2m	0.7–1.2m
8	20 x 2m	0.7–1.2m
9	20 x 2m	0.7–1.2m
10	20 x 2m	0.7–1.2m
11	20 x 2m	0.7–1.2m

*Table 1 Summary of proposed investigation*

### Step One

- 4.1.6 Trenches will be set out by the offset method using tapes and known points on site. Where this is not possible GPS/electronic survey may be necessary.
- 4.1.7 The trenches will be CAT scanned and opened by a mechanical excavator (JCB or slew tracked type) by the Principal Contractor using a toothless ditching bucket under the supervision of the attending archaeologist. The location of the trenches and breaking out of slab will also, where necessary, be monitored.
- 4.1.8 Machine excavation will continue until the first meaningful archaeological horizon is reached, as determined by the supervising archaeologist. Investigation will then proceed by hand including cleaning, appropriate excavation and recording in plan and/or section. Machine excavation under careful archaeological supervision may be necessary to remove homogenous deposits of limited archaeological value to enable the investigation of underlying, potentially more significant, remains.
- 4.1.9 Excavation will continue until significant archaeological deposits, remains and/or

- structures have been reached or natural deposits are encountered. Features cut into the natural deposits will be investigated. This may be by 'half section' if appropriate.
- 4.1.10 Pits and post holes will be 100% excavated although in some instances such as for health and safety reasons this may be by 'half section' if appropriate.
  - 4.1.11 Structural remains and other areas of significant and specific activity (domestic, industrial, hearths etc) may be fully excavated unless; it is deemed more appropriate for them to be left 'in-situ' and excavated fully during archaeological mitigation; or it is not practical or safe to fully excavate them within the confines of a trench.
  - 4.1.12 Linear features such as ditches and gulleys will be characterised by excavating 25% of each linear feature's exposed area plus all terminals and intersections.
  - 4.1.13 Layers may be fully excavated if they obscure more significant underlying remains. Otherwise slots may be dug through the deposits in order to characterise them.
  - 4.1.14 The sampling strategy will be held under continuous review and amended as necessary in consultation with the archaeological curator at Surrey County Council.
  - 4.1.15 Excavation may be limited by health and safety constraints such as depth. It is not expected that trenches during **step one** will exceed 1.2m in depth with isolated archaeological features extending beyond this.
  - 4.1.16 If in a trench modern deposits are seen extending considerably deeper than 1.2m, with natural deposits or archaeological deposits not visible, it will be assumed that modern truncation has taken place. Deeper machine dug slots may be needed to confirm this, safety permitting.
  - 4.1.17 The spoil created during excavation will be scanned regularly for artefacts.
  - 4.1.18 The evaluation will not be carried out at the expense of significant remains and it may be necessary to preserve such remains in-situ, to be dealt with during subsequent archaeological mitigation works if needed.
  - 4.1.19 If human remains are found, they will be left in situ and covered. They will not be excavated unless their removal is essential and a Ministry of Justice licence is obtained.
  - 4.1.20 If significant remains are to be left in situ they will be covered with terram or similar with care taken to ensure that they are covered with soft material during backfilling.
  - 4.1.21 Trenches that contain no significant archaeological remains or are not being sampled for Palaeolithic remains (**step two**) will be backfilled once the archaeological curator for Surrey County Council has seen them during either a site visit, or remotely by digital photography and given consent.
  - 4.1.22 The archaeological curator for Surrey County Council will visit site to view trenches containing archaeological remains prior to them being backfilled.

## *Step Two*

- 4.1.23 In 5 trenches where river terrace gravels are identified, they will undergo sampling for Palaeolithic remains. This will be undertaken by a machine dug sondage through the gravels at one end of the trench. Sieving of the gravels on site and sampling, if appropriate, will take place. The gravels are expected to be c1.5m thick, overlying London clay.
- 4.1.24 The work will be directed by a Geoarchaeologist with experience of recording and interpreting Pleistocene sediments. The textural characteristics (grain-size, consolidation, colour, material and sedimentary structures) of sedimentary units will be recorded, and the shape and nature of their lithostratigraphic contacts (dip, conformity and overall geometry). Test pits will be entered at the maximum safe depth (based on an assessment of the ground conditions by a competent person) to record the upper stratigraphy. After excavation has progressed beyond this depth, recording will typically take place without entering the test pit. It may, however, be occasionally necessary to widen and step out the upper part of a test pit to allow direct access to its lower part, for instance for controlled artefact/fossil recovery, to investigate for the presence of an undisturbed landsurface, or for controlled sediment sampling.
- 4.1.25 Machine excavation will be carried out in horizontal spits of max. 10cm.

- 4.1.26 A representative section from each test pit will be drawn at a scale of 1:20 and photographed in colour (digital) once excavation has reached its full depth, and at appropriate stages in the course of excavation if features of interest are revealed. Other sections will also be drawn and/or photographed as appropriate, particularly where more complex stratigraphy is encountered. A series of working shots will also be maintained during the course of the fieldwork.
- 4.1.27 Spit-samples of at least 150 litres will be numbered, their position in the stratigraphic sequence recorded, and set aside at regular c. 25cm intervals as excavation progresses. At least 100 litres from each spit-sample will be dry-sieved on site through a c. 1cm mesh for recovery of lithic artefacts and faunal remains. If the sediment encountered is not suitable for dry-sieving (i.e. too clayey), excavation will proceed in shallower spits of c. 5cm, looking carefully for the presence of any archaeological evidence, and the spit samples will also be carefully investigated by hand (using archaeological trowels) for any archaeological evidence. The remainder of the spit-sample may be sampled for palaeoenvironmental biological remains (see details below) or clast lithology, if appropriate.
- 4.1.28 The presence/potential for palaeoenvironmental micro-biological evidence such as pollen, insects, molluscs and small vertebrates will be assessed for each sediment unit by field inspection by the Palaeolithic/Quaternary specialist. He/she will consider the potential of the sediments encountered, and guide sampling as appropriate (including specifying any special needs for off-site processing methods). Provision should be built into the archaeological programme for processing any samples taken and reporting on the results at the evaluation stage.

#### Recording systems

- 4.1.29 A unique site code will be issued by the archaeological contractor.
- 4.1.30 The recording system used during the evaluation, including written and drawn records, will be the 'London system' based on the Museum of London Archaeology Service site manual (MoLAS 1994) and will be fully compatible with the Surrey museum receiving body.
- 4.1.31 This will include, where appropriate:
- Written records on pro forma context sheets detailing deposit colour, shape, composition, texture, depth, width, length, inclusions, finds etc accompanied by a measured sketch and interpretation. For cuts this will include dimensions, description of cut angles, profile, sketch and interpretation. For structures this will include dimensions, building material type, building material dimensions, course pattern, bonding material description as with deposits, detailed measured sketch. Description terms will be those set out in the MoLAS manual.
  - Specific proforma context sheets for skeletons, coffins, timber and structures will be used where appropriate.
  - Hand drawn measured plans on drafting film at a scale of 1:20 using drawing conventions as set out in the MoLAS manual.
  - Hand drawn measured sections on drafting film at a scale of 1:10 or 1:20 using drawing conventions as set out in the MoLAS manual.
  - Context, photographic and sample registers.
  - Digital photographs with and without scales.
  - A stratigraphic 'Harris' matrix compiled and fully checked during the course of the excavation.
- 4.1.32 Archaeological deposits will be levelled to Ordnance Datum (m OD) from a known height benchmark.
- 4.1.33 Archaeological trench locations will be recorded either with electronic survey equipment or by the manual offset measurement technique where appropriate. Trench locations will be

tied into the National Grid system.

#### Treatment of finds and samples

- 4.1.34 Finds will be recovered from stratigraphic units and a sample of them retained to help characterise the archaeological deposits. It may not be necessary for the purpose of the evaluation to retain all finds.
- 4.1.35 Bulk environmental samples (40-60 litre) of deposits may be retrieved from suitable stratigraphic units if necessary. These may require offsite processing via tank flotation.
- 4.1.36 The sampling strategy should be developed in consultation with the archaeological curator for Surrey County Council during the works. Environmental and scientific dating sampling may need to be discussed with the science advisor.
- 4.1.37 Processed finds and samples will be assessed off site by appropriate specialists.
- 4.1.38 Marking, bagging and boxing of finds will follow the Surrey Museum receiving body guidelines.
- 4.1.39 Specialist assessment of finds and environmental remains will be carried out by qualified and experienced external specialists
- 4.1.40 Should gold, silver or other finds definable as treasure be made, they will be reported to the Coroner as stipulated in the Treasure Act of 1996, amended 2003.
- 4.1.41 Permission will be sought from the landowner, by the archaeological contractor carrying out the work, to deposit all finds with the archive receiving body, in this case Surrey Museum. This will be secured via a signed Deed of Transfer.

#### Report and Archive

- 4.1.42 An Evaluation Report will be produced within 2 weeks of the completion of the field work and will be made available to the client and Historic England. Submission of the report to the Local Planning Authority will be carried out by the client or their planning consultant.
- 4.1.43 The Evaluation Report shall include:
  - Summary
  - Introduction
  - Archaeological, historical and topographic background
  - Methodology
  - Results
  - Finds summary
  - Answering of original research aims
  - Discussion of potential and significance
  - Proposed development impact and conclusions
  - Location figures and figures detailing archaeological findings
  - Bibliography
  - OASIS form
- 4.1.44 Along with the finds archive, the physical and digital project archive will be deposited at the Surrey museum receiving body. The archive will be prepared in accordance to the standards set out in *Society of Museum Archaeologists: Towards an Accessible Archive. The Transfer of Archaeological Archives to Museums: Guidelines for Use in England, Northern Ireland, Scotland and Wales (1995)*. The minimum standard for a site archive is set out in *Management of Recording Projects in the Historic Environment (2015)*.
- 4.1.45 A GIS Shape file showing the trench locations and site outline shall be supplied to the Surrey Historic Environment Record (HER).
- 4.1.46 A short summary of the results of the evaluation will be submitted for inclusion in the appropriate academic journals.



## 5. Programme and site requirements

### Programme

- 5.1.4 The evaluation will commence once the WSI has been submitted to and approved by the local authority in writing on the recommendation of the archaeological curator to Surrey County Council.
- 5.1.5 The Surrey County Council advisor will be given 5 days notice of the work starting on site, and will be kept updated as the work progresses, as well as being given access to site to look at the trenches.
- 5.1.6 Due to the current ongoing restrictions relating to COVID 19 Surrey County Council may not undertake site visits. To enable Surrey County Council to monitor the works if restrictions are in place, the following measures will be implemented:
- Regular site photos and summary reports
  - Virtual progress meetings
  - Video site walkover
- 5.1.7 The exact start date and duration of the archaeological evaluation will depend on the Site Contractor's or client's programme of works and the nature and extent of any archaeological remains encountered.

### Site requirements

- 5.1.8 The archaeological team will need safe and unrestricted access to the trench locations, which will be the responsibility of the Principal Contractor.
- 5.1.9 If a Principal Contractor is present on site, the archaeological team will require access to welfare and some provision for secure on site storage.
- 5.1.10 If fieldwork is to take place during COVID 19 restrictions, the principal contractor will need to ensure that government advice is followed, and safe working practices are implemented. See Appendix B.

## **6. Health and safety**

- 6.1.1 A site-specific Risk Assessment Method Statement (RAMS) will be produced separately by the archaeological contractor. This should be read in conjunction with this document.
- 6.1.2 As fieldwork is to take place during COVID 19 restrictions, the principal contractor will need to ensure that government advice is followed, and safe working practices are implemented. See Appendix B.



## 7. Bibliography

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Figure 1  
Site Location





Figure 2 Trench locations



**IMPORTANT NOTES:**  
Do not scale from drawings. All dimensions shall be checked on site before commencement of work. All discrepancies shall be brought to the attention of the Architect. Larger scale drawings and written dimensions take precedence. This drawing is copyright and the property of the author, and must not be retained, copied or used without the express authority of MARCHESE PARTNERS INTERNATIONAL PTY. LTD.

**PLANNING**  
NOT FOR CONSTRUCTION

REVISION	DATE	DESCRIPTION	BY
-	20/12/19	PLANNING APPLICATION SUBMISSION	DR

APPLICATION SITE BOUNDARY  
AREA: 1.47 hectares

**marchesepartners**

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· Kuala Lumpur · Auckland

0 5 10 20

CLIENT  
**GUILD LIVING**

PROJECT  
**GUILD LIVING AT EPSOM**

**Legal & General**

DRAWING TITLE PROPOSED SITE PLAN			
SCALE 1:500@A1 1:1000@A3	DATE 20.12.19	DRAWN AM	CHECKED DR
JOB 18120	DRAWING 18120-MPI-XX-XX-DR-A-01_003	REVISION -	



### National Planning Policy Framework (NPPF)

The Government issued the National Planning Policy Framework (NPPF) in March 2012 (DCLG 2012) and supporting Planning Practice Guidance in 2014 (DCLG 2014). The 2012 NPPF has been revised and a new NPPF was published in July 2018, with a revised edition published February 2019 (MHCLG 2019).

The NPPF section concerning “Conserving and enhancing the historic environment” (section 12 of the NPPF 2012) has been replaced by NPPF 2018 Section 16, reproduced in full below:

**Para 184.** Heritage assets range from sites and buildings of local historic value to those of the highest significance, such as World Heritage Sites which are internationally recognised to be of Outstanding Universal Value. These assets are an irreplaceable resource, and should be conserved in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of existing and future generations.

**Para 185.** Plans should set out a positive strategy for the conservation and enjoyment of the historic environment, including heritage assets most at risk through neglect, decay or other threats. This strategy should take into account:

- a) the desirability of sustaining and enhancing the significance of heritage assets, and putting them to viable uses consistent with their conservation;
- b) the wider social, cultural, economic and environmental benefits that conservation of the historic environment can bring;
- c) the desirability of new development making a positive contribution to local character and distinctiveness; and
- d) opportunities to draw on the contribution made by the historic environment to the character of a place.

**Para 186.** When considering the designation of conservation areas, local planning authorities should ensure that an area justifies such status because of its special architectural or historic interest, and that the concept of conservation is not devalued through the designation of areas that lack special interest.

**Para 187.** Local planning authorities should maintain or have access to a historic environment record. This should contain up-to-date evidence about the historic environment in their area and be used to:

- a) assess the significance of heritage assets and the contribution they make to their environment; and
- b) predict the likelihood that currently unidentified heritage assets, particularly sites of historic and archaeological interest, will be discovered in the future.

**Para 188.** Local planning authorities should make information about the historic environment, gathered as part of policy-making or development management, publicly accessible.

### Proposals affecting heritage assets

**Para 189.** In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary. Where a site on which development is proposed includes, or has the potential to include, heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation.

**Para 190.** Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this into account when considering the impact of a proposal on a heritage asset, to avoid or minimise any conflict between the heritage asset's conservation and any aspect of the proposal.

**Para 191.** Where there is evidence of deliberate neglect of, or damage to, a heritage asset, the deteriorated state of the heritage asset should not be taken into account in any decision.

**Para 192.** In determining applications, local planning authorities should take account of:

- a) the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
- b) the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and
- c) the desirability of new development making a positive contribution to local character and distinctiveness.

### **Considering potential impacts**

**Para 193.** When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.

**Para 194.** Any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification. Substantial harm to or loss of:

- a) grade II listed buildings, or grade II registered parks or gardens, should be exceptional;
- b) assets of the highest significance, notably scheduled monuments, protected wreck sites, registered battlefields, grade I and II\* listed buildings, grade I and II\* registered parks and gardens, and World Heritage Sites, should be wholly exceptional.

**Para 195.** Where a proposed development will lead to substantial harm to (or total loss of significance of) a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or total loss is necessary to achieve substantial public benefits that outweigh that harm or loss, or all of the following apply:

- a) the nature of the heritage asset prevents all reasonable uses of the Site; and
- b) no viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation; and
- c) conservation by grant-funding or some form of not for profit, charitable or public ownership is demonstrably not possible; and
- d) the harm or loss is outweighed by the benefit of bringing the Site back into use.

**Para 196.** Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.

**Para 197.** The effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.

**Para 198.** Local planning authorities should not permit the loss of the whole or part of a heritage asset without taking all reasonable steps to ensure the new development will proceed after the loss has occurred.

**Para 199.** Local planning authorities should require developers to record and advance understanding of the significance of any heritage assets to be lost (wholly or in part) in a manner proportionate to their importance and the impact, and to make this evidence (and any archive generated) publicly accessible. However, the ability to record evidence of our past should not be a factor in deciding whether such loss should be permitted.

**Para 200.** Local planning authorities should look for opportunities for new development within Conservation Areas and World Heritage Sites, and within the setting of heritage assets, to enhance or better reveal their significance. Proposals that preserve those elements of the setting that make a positive contribution to the asset (or which better reveal its significance) should be treated favourably.

**Para 201.** Not all elements of a Conservation Area or World Heritage Site will necessarily contribute to its significance. Loss of a building (or other element) which makes a positive contribution to the significance of the Conservation Area or World Heritage Site should be treated either as substantial harm under paragraph 195 or less than substantial harm under

paragraph 196, as appropriate, taking into account the relative significance of the element affected and its contribution to the significance of the Conservation Area or World Heritage Site as a whole.

**Para 202.** Local planning authorities should assess whether the benefits of a proposal for enabling development, which would otherwise conflict with planning policies, but which would secure the future conservation of a heritage asset, outweigh the disbenefits of departing from those policies.

### Local planning policy

Following the Planning and Compulsory Purchase Act 2004, Planning Authorities have replaced their Unitary Development Plans, Local Plans and Supplementary Planning Guidance with a new system of Local Development Frameworks (LDFs). UDP policies have been either 'saved' or 'deleted'. In most cases archaeology policies are likely to be 'saved' because there have been no significant changes in legislation or advice at a national level, whilst Built Heritage policies often have been subject to change and strengthening, following the lead of the NPPF (2012 and 2018). On occasion Supplementary Planning Documents (SPDs) may also apply.

The principal existing local plan policies relating to archaeology within the historic environment are as follows:

### ***Epsom and Ewell Local Plan***

Epsom and Ewell Borough Council is preparing a new Local Plan (Epsom and Ewell Local Plan 2017-2037: A New Local Plan.) The new plan will cover the period to 2037. The Current Plan (Epsom and Ewell Core Strategy 2007) states:

#### **3.7 The Built Environment**

3.7.4 It is also desirable to provide for the protection and care of finite archaeological remains, especially those of national importance. The Borough contains two Scheduled Ancient Monuments - the site of Nonsuch Palace and its associated remains, and St Mary's Church Tower in Ewell. Additionally, there is one identified County Site of Archaeological Importance in the Borough - 'Diana's Dyke', a site close to Nonsuch Palace. In line with Planning Policy Guidance 16: Archaeology and Planning, the Council will promote the protection, preservation and enhancement of sites of archaeological interest and of their setting. A positive approach will be taken when facilitating new development in areas of high archaeological potential, with appropriate protection provided to future discoveries of archaeological interest.

#### **Policy CS 5**

The Council will protect and seek to enhance the Borough's heritage assets including historic buildings, conservation areas, archaeological remains, ancient monuments, parks and gardens of historic interest, and other areas of special character. The settings of these assets will be protected and enhanced.

Construction sites operating during the COVID 19 pandemic need to strictly follow government advice and ensure that the workforce is protected and the risk of spreading the virus is minimised.

Iceni Projects staff will not operate on a site where the latest government advice is not followed and where measures are not put in place to protect the site workforce. Iceni Projects will require the Principal Contractor to implement the relevant safety measures.

Government advice will vary given the state of the pandemic. The following measures are relevant to current advice (as of 15.05.2020).

### **People should not go to site if:**

- They have symptoms of COVID 19 such as a high temperature, cold/flu symptoms or a new dry cough. They should follow guidance on self isolation.
- They are living with someone in self isolation.
- They are vulnerable to the virus (age, medical conditions, pregnant)

### **Travel to site**

- Site staff should avoid public transport when travelling to/from site.
- Parking for cars and secure onsite bike storage should be considered
- Hand cleaning facilities/sanitiser should be provided at entrances/exits

### **Access/egress**

- Unnecessary site visitors should be turned away
- Contact points on entry such as hand scanners should not be used
- Queueing or gathering at access/egress points should not be allowed
- Safe distance measures should be implemented at security/reception
- Security/reception areas and any unavoidable contact points should be regularly cleaned

### **Hand washing facilities should be regularly cleaned and kept topped up**

#### **Welfare facilities**

- The number of people using toilets at any one time should be restricted and people should not have to pass close to each other in them
- Consider supplying more toilet facilities
- Hands should be washed before and after using toilets
- Toilets should be cleaned more frequently, especially contact points
- Break times should be staggered to reduce the number of workers using toilets and canteen facilities
- Workers should sit at least 2m apart in canteens and changing facilities.
- Kettles, taps, handles etc should be regularly cleaned
- Canteens and changing facilities should be fully cleaned after each shift use
- The provision of additional canteen and changing facilities should be considered

#### **Safe distance working**

- Site staff should maintain a safe distance of at least 2m at all times
- Tasks that require workers to get closer than this should be avoided
- Shared tools and equipment should be regularly cleaned, and gloves worn when using
- Workers should avoid physical contact with one another

- PPE should not be shared

**Procedure if someone falls ill**

- If an individual develops symptoms of COVID 19 they should return home immediately and follow self-isolation advice







**Archaeological Evaluation Report  
Land at Epsom General Hospital  
Dorking Road, Epsom  
Surrey**

**NGR: 520422 159770**

**ASE Project No: 200356  
Site Code: EGH20**

**ASE Report No: 2020181  
OASIS id: archaeol6-403190**

**By Thomas Simms**

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## **Abstract**

*This report presents the results of an archaeological evaluation and geoarchaeological test pitting carried out by Archaeology South-East at Epsom General Hospital, Dorking Road, Epsom, Surrey between 22nd July and 2nd September 2020. The fieldwork was commissioned by Icen Projects Limited on behalf of Guild Living.*

*Eleven archaeological evaluation trenches were investigated. Aside from two 18<sup>th</sup>-19<sup>th</sup> century wall foundations found in Trench 11, the archaeological horizon was found to be devoid of significant archaeological features, deposits and finds and has been disturbed by multiple services and modern truncations in the area of Trenches 5, 6, 7, 8, 9 and 10.*

*Five deeper geoarchaeological trenches were also investigated. GTPs 1, 4 and 7 showed a remnant of fluvial sand and gravel incising the London Clay by 1.5m depth. GTPs 10 and 11 showed a deeper, more extensive and well-preserved fluvial channel thought to indicate the mid-channel conditions of the dry valley within which the site lies. In GTP11 the base of the fluvial gravels overlay a clay which preserved plant remains and a sample was retained for palaeoenvironmental potential. No artefacts or ecofacts were recovered and the potential for undisturbed, primary context Palaeolithic archaeology is considered low. However the organic deposits and well preserved fluvial sequence in this part of the site, suggest potential of regional importance for reconstructing the quaternary environments and evidence of the environmental change of the palaeolandscape of the south Thames tributaries.*

## **CONTENTS**

<b>1.0</b>	<b>Introduction</b>
<b>2.0</b>	<b>Background</b>
<b>3.0</b>	<b>Methodology</b>
<b>4.0</b>	<b>Archaeological Results</b>
<b>5.0</b>	<b>Geoarchaeological Results</b>
<b>6.0</b>	<b>The Finds</b>
<b>7.0</b>	<b>Discussion and Conclusions</b>

**Bibliography**  
**Acknowledgements**

**HER Summary**  
**OASIS Form**

**Appendix 1: Archaeologically negative trenches: list of recorded contexts**

## **TABLES**

Table 1: Quantification of site paper archive  
Table 2: Quantification of artefact and environmental samples  
Table 3: Trench 11 list of recorded contexts  
Table 4: GTP1 Lithology  
Table 5: GTP4 Lithology  
Table 6: GTP7 Lithology  
Table 7: GTP10 Lithology  
Table 8: GTP11 Lithology  
Table 9: List of Palaeoenvironmental Samples

## **FIGURES**

Figure 1: Site location  
Figure 2: Trench locations  
Figure 3: Trench 11  
Figure 4: Trench 11 and 1868 Ordnance Survey 25 inch map  
Figure 5: Photographs  
Figure 6: Photographs

## **1.0 INTRODUCTION**

### **1.1 Site Background**

- 1.1.1 Archaeology South-East was commissioned by Icen Projects Limited on behalf of Guild Living to undertake an archaeological evaluation and geoarchaeological test pitting at Epsom General Hospital NGR 520422 159770 (Figure 1).

### **1.2 Geology and Topography**

- 1.2.1 The site lies within a dry valley forming part of the south bank drainage of the River Thames. The dry valley flows north to feed into the Hogsmill Stream.
- 1.2.2 The British Geological Society online viewer shows London Clay Formation, comprising clay and silt in the north western side of the site. The eastern part of the site is underlain by the Lambeth Group comprising clay, silt and sand (BGS 2020). Superficial deposits recoded as undifferentiated River Terrace Deposits are also mapped by the BGS as occupying the valley at this point. These are considered to have potential for Palaeolithic archaeology.

### **1.3 Planning Background**

- 1.3.1 The evaluation is being undertaken at the request of Surrey County Council in support of the redevelopment of the site to a new care community for older people which includes the demolition of existing hospital buildings, accommodation block and associated structures.

### **1.4 Scope of Report**

- 1.4.1 This report details the results of the trial trench evaluation and geoarchaeological test pitting undertaken intermittently from 22nd July and 2<sup>nd</sup> September 2020.



## **2.0 BACKGROUND**

### **2.1 Introduction**

- 2.1.1 The results of an Archaeological Desk Based Assessment (DBA) taken from the Written Scheme of Investigation (WSI; Icen, 2020) are summarised below.

### **2.2 Prehistoric: Palaeolithic to Iron Age**

- 2.2.1 During approximately the 4th millennium BC the transient hunter-gatherer way of life of the Mesolithic gave way to a more sedentary, agriculturally based subsistence. This transition saw an increase in forest clearance and the establishment of permanent settlement and open land for arable and pastoral agriculture. With this came advances in material technology. As the prehistoric period progressed, the number and complexity of landscape monuments increased, comprising; earthwork burials, ritual sites, defended settlements and forts. The Roman invasion signalled the end of the Iron Age and prehistoric period.

- 2.2.2 Isolated find spots have yielded the only prehistoric remains within 1km of the site

### **2.3 Roman**

- 2.3.1 The projected alignment of the Roman Road of Stane Street, the main arterial route between Londinium and Chichester, lies approximately 500m to the southeast of the site.
- 2.3.2 The DBA records one Roman find spot of possibly Roman pottery within 1km of the site.

### **2.4 Medieval**

- 2.4.1 Following the withdrawal of the Roman army from England in the early 5th century AD, Germanic ('Saxon') settlers arrived from mainland Europe, with an economy initially based on agriculture. Occupation at this time took the form of small villages and many Roman roads remained in use albeit not particularly well maintained.
- 2.4.2 By the end of the 6th century a number of Anglo-Saxon kingdoms had emerged, and as the ruling families adopted Christianity, endowments of land were made to the church. Landed estates (manors) can be identified from the 7th century onwards. With the spread of Christianity some manors had a main 'minster' church and other subsidiary churches or chapels. In the 9th and 10th centuries, the Saxon Minster system began to be replaced by local parochial organisation, with formal areas of land centred on settlements served by a parish church.
- 2.4.3 During the early medieval period the site appears to have lain away from any primary areas of settlement with little evidence of activity in the study area, save for some Anglo Saxon pottery sherds recorded during a Watching Brief and a spot find of a later 7th century gold pendant.

- 2.4.4 It is also likely that during the later medieval period the site lay outside an area of primary settlement, within an area of open fields. Later medieval evidence within the study area is limited to the parish boundary in the form of the remains of an earthwork bank and ditch between Epsom and Ashted Commons.

## **2.5 Post Medieval – Modern**

- 2.5.1 Ordnance Survey mapping from 1840 shows the majority of the site covered by landscaped gardens associated with properties fronting Woodcote Lane (later Woodcote Green Road). The site was redeveloped into Epsom Hospital by 1953, with the OS mapping suggesting a large phase of land clearance and construction associated with the redevelopment of the hospital occurring from the 1930s onwards.
- 2.5.2 Mapping from the mid-1980s shows the site largely as it is today, with Rowan House fronting onto Woodcote Green Road.

## **2.6 Project Aims and Objectives**

- 2.6.1 The general aims of the archaeological investigation in summary taken from the WSI (Iceni 2020) are to determine where possible:
- *The nature and level of natural geology*
  - *The earliest deposits identified*
  - *The latest deposits identified*
  - *The character of archaeological deposits encountered*
  - *The extent of modern disturbance*
- 2.6.2 Taking into account the archaeological and historical background in addition the site specific objectives of the evaluation are:
- *Ascertain (where Quaternary deposits are encountered) their extent, depth below ground surface, character, date and Palaeolithic potential.*
  - *Determine the presence and potential of lithic artefact evidence and faunal remains in the sediments encountered.*
  - *Determine the presence and potential of palaeoenvironmental evidence in the sediments encountered.*
  - *Determine the presence of, or potential for, undisturbed primary context Palaeolithic occupation surfaces in the sediments encountered.*
  - *Is there evidence of other prehistoric activity on the site?*
  - *Does evidence of medieval/post-medieval agriculture survive on site?*
  - *Do remains of 19th century development survive on site?*

### **3.0 METHODOLOGY**

(Figure 2)

#### **3.1 Fieldwork Methodology**

- 3.1.1 The archaeological methodology was set out in the Written Scheme of Investigation (Iceni, 2020). All work was carried out in accordance with that document and in line with the relevant professional standards and guidelines of the Chartered Institute for Archaeologists (CIfA 2020).
- 3.1.2 11 trenches were excavated. Trenches 1, 5, 7, 8, 9, 10, 11 were 20m x 2.0m as set out in the WSI (ibid). Trench 2 had to be shortened by c 4m at its southern end to avoid tree canopies, as was Trench 3 on its northern and southern ends by c 9m. Trench 4 was shortened by c 9m at its north-eastern end for traffic management issues and Trench 6 was shortened c 4m at its north eastern end to avoid services.
- 3.1.3 Actual trench locations were accurately recorded using GPS digital survey kit and are illustrated on Figure 2.
- 3.1.4 All trenches were excavated under constant archaeological supervision using a 13-tonne 360° mechanical excavator equipped with a toothless ditching bucket. Each trench was excavated in spits of c.100mm until the top of the underlying natural substrate was revealed.
- 3.1.5 All deposits were recorded using standard ASE recording sheets and photographed, recorded, and drawn as appropriate.

#### **3.2 Geoarchaeological Methodology**

- 3.2.1 Five Geoarchaeological Test Pits (GTPs) were to be excavated in Trenches 1, 4, 7, 10, and 11, providing a sample across half the trenches considered to have potential for Quaternary deposits across the sites. The location of GTP1 was moved to the end of Trench 2 as access to Trench 1 was not possible on the day of the fieldwork. GTPs 1, 4, 7, 10 and 11 were then excavated in the manner set out below.
- 3.2.2 Where Quaternary deposits were encountered they were excavated in accordance with the standard ASE methodologies for geoarchaeological test pitting as follows.
- 3.2.3 The test pits were excavated using a 1.8m wide toothless bucket in shallow spits which did not exceed 100mm in thickness and maintaining a flat test pit base and vertical sides as far as possible. A sample of 100litres of sediment from each 200mm spit was put to one side and sifted for ecofacts and artefacts.
- 3.2.4 Each unique sedimentary deposit was recorded in terms of lithology (particle size, colour, consistency), coarse comments, structure and bedding characteristics. A representative section was drawn for each GTP at 1:20 scale and a digital photographic record was made.

3.2.5 Samples were taken as appropriate.

### 3.3 Archive

3.3.1 The site archive is currently held at the offices of ASE and will be deposited at a suitable repository in due course. The contents of the archive are tabulated below.

Context sheets	57
Section sheets	0
Plans sheets	0
Colour photographs	0
B&W photos	0
Digital photos	68
Context register	1
Drawing register	0
Watching brief forms	0
Trench Record forms	11

Table 1: Quantification of site paper archive

Bulk finds (quantity e.g. 1 bag, 1 box, 0.5 box 0.5 of a box )	0
Registered finds (number of)	0
Flots and environmental remains from bulk samples	0
Palaeoenvironmental specialists sample samples (e.g. columns, prepared slides)	1
Waterlogged wood	0
Wet sieved environmental remains from bulk samples	0

Table 2: Quantification of artefact and environmental samples

## 4.0 ARCHAEOLOGICAL RESULTS

### 4.1 Trenches 1, 2, 3, 4, 5, 6, 7, 8, 9 and 10

4.1.1. These trenches were archaeologically negative. No archaeological deposits, features or finds were uncovered. A table showing the stratigraphy in these trenches is in Appendix 1 at the rear of this report and they are shown on Figures 5 and 6.

### 4.2 Trench 11

(Figure 3)

Context	Type	Interpretation	Length m	Width m	Depth m	Height m AOD
11/001	Layer	Concrete/Tarmac	Trench	Trench	0.15	59.61
11/002	Layer	Made ground	Trench	Trench	0.05	-
11/003	Layer	Colluvium	Trench	Trench	0.55	-
11/004	Layer	Natural	Trench	Trench	0.05 +	58.41
11/020	Masonry	Wall	Trench	0.42 - 0.61	0.30	59.31
11/021	Cut	Construction cut	Trench	1.38	0.30	59.31
11/024	Masonry	Wall	Trench	0.43 - 0.62	0.30	59.31

Table 3: Trench 11 list of recorded contexts

- 4.2.1 Trench 11 was orientated approximately north east – south west and was excavated to a maximum depth of 0.75m.
- 4.2.2 The natural clay geology [11/004] was exposed beneath colluvium [11/003] and made ground deposits [11/002] topped by Tarmac [11/001]. There was no surviving subsoil or topsoil.
- 4.2.3 Two parallel brick wall foundations were recorded crossing the trench. The southernmost of these [11/024] was made from unfrogged brick of an 18<sup>th</sup> to late 19<sup>th</sup> century date. The wall survived to 3 courses high (c. 0.30m) and was built of header courses bonded with a lime mortar, smoothly pointed. The basal course stepped out from the upper two courses. No construction cut was visible, suggesting that the foundation was trench built.
- 4.2.4 The other wall [11/020] was made from frogged brick of an 18<sup>th</sup> or 19<sup>th</sup> century date. The wall survived to 6 courses high (c. 0.50m) and was built in English bond or English Garden Wall bond with a lime mortar, smoothly pointed. The basal course stepped out only slightly and was constructed of bricks on end. The wall sat within a wide rubble-filled construction cut, suggesting that it was built free standing.
- 4.2.5 No other archaeological deposits, features or finds were uncovered.

## 5.0 GEOARCHAEOLOGICAL EVALUATION RESULTS

### 5.1 Introduction

5.1.1 Five Geoarchaeological Test Pits (GTPs) were excavated in single day in July and August 2020. Weather conditions in this period consisted of largely warm temperatures and bright sunshine.

### 5.2 GTP1

Depth (m)	m (OD)	Deposit Type	Description	Sample
0	61.7	Tarmac	Tarmac over subbase of brick and gravel.	-
0.5	61.2	Head Deposit	Clay. Stiff. Yellow Brown. 10% poorly sorted, subangular to rounded flint gravel 10-60mm. Structureless.	-
1.3	60.4	Fluvial sand and Gravel	Coarse sand, Brownish Yellow, Unconsolidated. 60% moderately sorted, sub-rounded to rounded flint gravel 10-25mm. Upper surface truncated, preserving the lower remains of channel deposits incising the underlying units.	10 Litre Gravel Sample
1.5	60.2	London Clay	Clay. Very Stiff, Purple Grey to Black at depth. Contains 5% yellow sandy nodules.	-
2	59.7	Base	Base of Hole	-

Table 4: GTP1 Lithology

5.2.1 GTP1 showed a heavy truncated remnant of a fluvial deposits incising the Palaeogene solid geology. The upper part of the fluvial sequence seems to have been impacted upon by a periglacial gellifluction flow (Head Deposit).

### 5.3 GTP4

Depth	m (OD)	Deposit Type	Description	Sample
0	61.2	Topsoil	Tarmac over sub-base of brick and gravel.	-
0.65	60.55	Head Deposit	Clay with sand, Greenish-Yellow, Structureless, Compact, 10% poorly sorted, sub-Angular flint gravel 10-30mm	-
0.85	60.35	Fluvial sand and Gravel	Medium Sand with Clay. Yellow Brown. Horizontally bedded. Soft 60% sorted sub-angular-sub rounded flint gravel 10-130mm	<4.1> 10 litre gravel sample.
1.2	60.0	Fluvial sand and Gravel	Medium Sand with Clay. Brown. Horizontally bedded. 60% sorted sub-angular-sub rounded flint gravel 10-180mm.	-
1.4	59.8	London Clay	Clay. Very Stiff, Purple Grey to Black at depth. Contains 5% yellow sandy nodules.	-
2.0	59.2	Base	Base of Hole	

Table 5: GTP4 Lithology

5.3.1 GTP4 showed the apparent basal remnants of a Pleistocene fluvial deposits incised into London Clay and overlain by a thin remnant of colluvial Head Deposits which truncated it. No artefacts or ecofacts were encountered and no

deposits suitable for dating or palaeoenvironmental assessment were encountered.

#### 5.4 GTP7

Depth	m (OD)	Deposit Type	Description	Sample
0	59.8	Tarmac	Tarmac over sub-base of brick and gravel.	-
0.3	59.5	Made Ground	Modern brick, concrete and gravel with tarmac	-
0.45	59.35	Fluvial sand and Gravel	Medium Sand with Clay. Yellow Brown. Horizontally bedded. Soft 40% sorted sub-angular-sub rounded flint gravel 10-60mm	-
1.2	58.6	Fluvial sand and Gravel	Medium Sand with Clay. Yellow Brown. Horizontally bedded. Soft 70% sorted sub-angular-sub rounded flint gravel 10-120mm	-
1.7	58.1	London Clay		
2.0	57.8	Base	Base of Hole	-

Table 6: GTP7 Lithology

5.4.1 GTP7 showed the apparent basal remnants of a Pleistocene fluvial deposits incised into London Clay and overlain and truncated by modern Made Ground. No artefacts or ecofacts were encountered and no deposits suitable for dating or palaeoenvironmental assessment were encountered.

#### 5.5 GTP10

Depth	m (OD)	Deposit Type	Description	Sample
0	59.8	Tarmac		-
0.07	59.73	Made Ground		-
0.2	59.6	Weathered Alluvium	Orange brown mottled grey green, dry sandy clay, compact, rooted	-
0.4	59.4	Fluvial sand and Gravel	Orange brown sand and gravel, sand is fine and clayey (30%). Undulated upper boundary. 70% SA-A, 20-70mm flint	-
0.9	58.9	Fluvial sand and Gravel	Orange brown sand and gravel. Sand is medium and slightly clayey (30%)	-
1.3	58.5	Fluvial sand and Gravel	Light grey brown slightly clayey sand. 70% SA 30-100mm flint and cobbles	-
1.5	58.3	Fluvial sand and Gravel	Clean sand and gravel, sand is medium, wet 90% SA-SR 30-80mm flint	-
1.8	58.0	Fluvial sand and Gravel	Orange brown sand and gravel, sand is medium (20%), slightly clayey, larger lumps of clay with depth 80% SA-SR 30-70mm flint	-
2.2	57.6	Organic Clay	Mid blue grey soft clay with frequent herbaceous organic remains and rooting. Well-preserved.	<10.1> bulk <10.3> column
2.25	57.55	London Clay	Blue grey clay, stiffer with depth	<10.2> bulk
2.4	57.4	Base	Base of Hole	-

Table 7: GTP10 Lithology

5.5.1 GTP10 showed a deeper, better preserved mid-channel fluvial sequence in the centre of the dry valley. No colluvial Head Deposits were preserved at the location but a fining upward sequence of fluvial deposits were preserved. This appeared to overlie, and possibly truncate an organic deposit containing plant macrofossils.

## 5.5 GTP11

Depth	m (OD)	Deposit Type	Description	Sample
0	59.7	Concrete		-
0.15	59.55	Made Ground	Gravel, hardcore, tarmac.	-
0.2	59.5	Colluvium	Mid brown sandy clay with 5% SA flint and occasional chalk flecks, soft	-
0.75	58.95	Fluvial sand and Gravel	Mid brown sandy clayey gravel, less clayey with depth, sand is medium-coarse 50% SA-A flint gravel 20-70mm	
1.3	58.4	Fluvial sand and Gravel	Grey brown mottled orange sand and gravel, sand is medium 70% SA-SR 40-60mm flint	-
1.6	58.1	Fluvial sand and Gravel	mid grey mottled orange sand and gravel with frequent iron deposit/ weathering, sand is medium-coarse 80% SA-A 20-60mm flint	- -
1.9	57.8	Fluvial sand and Gravel	orange brown mottled grey sand and gravel, sand is fine-medium 40% SA-R 20-60mm flint	-
2	57.7	Fluvial sand and Gravel	orange brown sand and gravel, sand is coarse, wet, water ingress 80% SA-SR 10-80mm flint with cobbles	<11.1>
2.2	57.5	Weathered surface of Lambeth	grey mottled purple/orange compact clay with iron-stained rooting and occasional organic remains. Weathered, blocky	-
2.25	57.45		Base of Hole	-

Table 8: GTP11 Lithology

5.5.1 GTP11 also showed a deeper, better preserved mid-channel fluvial sequence in the centre of the dry valley. Here some Head Deposits and possibly more recent Holocene colluvium were preserved at the location. The Head Deposit appeared to partially truncate almost 1.5m of fluvial deposits. This appeared to overlie, and possibly, truncate an organic deposit containing plant macrofossils.



## 5.6 Palaeoenvironmental Samples

5.6.1 Samples were taken as a record of gravel from GTP1, GTP4 and GTP 11. The organic clay recorded at the base of the GTP10 sequence was sampled for organic material pollen and other palaeoenvironmental indicators.

Sample number	Depth	Sample Type	Sample Size (L)	Palaeoenvironmental assessment potential	Reason
<1.1>	1.3	bulk	10	Gravel	Lithology
<4.1>	0.85	bulk	10	Gravel	Lithology
<10.1>	2.2-2.25m	bulk	5	Plant macros, pollen	possible land surface on top of Lambeth, plant macros and pollen assessment would summarise preservation potential and may characterise the past environment.
<10.2>	2.25-2.3m	bulk	2	Plant macros, pollen	to check to see if this is Lambeth
<10.3>	2.2-2.28m	column	-	Micromorphology, pollen	To characterise this possible landsurface
<11.1>	2.2-2.25	bulk	2	Plant macros, pollen	possible weathered land surface on top of Lambeth, plant macros and pollen assessment would summarise preservation potential and may characterise the past environment. The results could be compared with <1>

Table 9: List of Palaeoenvironmental Samples

## **6.0 THE FINDS**

### **6.1 Summary**

- 6.1.1 A small assemblage of finds was recovered during the evaluation and were washed and dried or air dried as appropriate. They were subsequently quantified by weight and bagged by material and context. All finds have been packed and stored following ClfA guidelines (2020).

### **6.2 The Ceramic Building Material by Rae Regengsberg**

- 6.2.1 Two pieces of brick, one incomplete and one full brick, weighing 4,234g were recovered from two contexts in trench 11.
- 6.2.2 The incomplete brick was collected from context [11/024]. It was 117mm wide and 67mm thick, had sharp arrises, general neat form characteristics, and an orange fabric with abundant quantities of medium quartz. The dimensions are not consistent with any legislated brick sizes, however, the neat form may point to an 18<sup>th</sup> to late 19<sup>th</sup> century date range.
- 6.2.3 The complete brick was found in context [11/020]. The dimensions were as follows: 236 x 100 x 70 mm, again this does not fit with any brick size legislation. It had sharp arrises, a shallow irregular frog, and neat form characteristics. The fabric was consistent with the MOLA 3032 fabric, which is a dark red to purple colour with fine yellow speckles on the surface and varying quantities of quartz (MOLA 2014). This fabric has a broad date range from the mid-17<sup>th</sup> to the 19<sup>th</sup> century, however, the form and frogging suggest an 18<sup>th</sup> or 19<sup>th</sup> century date. Frogging on bricks only became common in Sussex from the 18<sup>th</sup> century according to Beswick (1993, 108) and the same can be said for the rest of the south-east. The brick was also almost fully vitrified, and there was lime mortar that was also partially vitrified, indicating that the brick in situ was exposed to high temperatures. Although no soot was evident, hence it was not exposed to an open fire.
- 6.2.4 All the material was quantified by form, weight and fabric and recorded on standard recording forms. This information was entered into a digital Excel table. Fabrics were identified with the aid of a x20 binocular microscope. The bricks have been retained should they prove useful for future works. In the event of no further work, they can be discarded.

## **7.0 DISCUSSION AND CONCLUSIONS**

### **7.1 Overview of stratigraphic sequence**

- 7.1.1 The trenches revealed a similar sequence of natural geology overlain by multiple made ground layers. A subsoil/colluvium layer was uncovered within Trenches 1, 5, 6, 7, 8 and 11. The natural clay substrate was located at heights of between 58.41 and 62.22 AOD.
- 7.1.2 Trenches 1, 2, 3, 4, 5, 6, 7, 8, 9 and 10 were archaeologically negative. No archaeological deposits, features or finds were uncovered.
- 7.1.3 Two wall foundations were found in Trench 11.

### **7.2 Deposit survival and existing impacts**

- 7.2.1 The archaeological horizon was preserved in patches, with the natural geology sealed by c 0.76m – 1.17m of overburden consisting of multiple made grounds underlying a layer of Tarmac/concrete. Modern disturbances including live services were found throughout Trenches 5, 6, 7, 8, 9, and 10.

### **7.3 Discussion of archaeological remains by period**

#### **Palaeolithic/Pleistocene**

- 7.3.1 The western part of the site (GTP1, 4 and 7) persevered a truncated sequence of fluvial sands and gravels overlain but a thin and similarly truncated head deposit. This sequence offered little potential for palaeoenvironmental analysis and no artefacts or ecofacts were recovered. Fluvial sand and gravel was observed filling shallow channels cut into the surface of the London Clay
- 7.3.2 Towards the centre of the Dry Valley, GTPs 10 and 11 showed a longer, more developed fluvial sequence overlain by lower energy fluvial deposits (weathered alluvium) and a colluvium with chalk flecks. The site therefore has the potential to locally preserve Late Pleistocene-Early Holocene sequences. At the base of fluvial deposits in GTP10 an organic clay with apparently good palaeoenvironmental potential was encountered. This was sampled for further assessment of potential. No artefacts were found within this sequence.
- 7.3.3 The fluvial sands and gravels are interpreted as resulting from the Pleistocene flow of the River Thames. These gravels are poorly understood in terms of age and wider archaeological potential, however no gravel deposits were located here that either contained artefactual evidence or were suitable for further analysis.

#### **Later Prehistoric**

- 7.3.4 The possible colluvium observed at GTP11 maybe be of Holocene age and consequently might more widely have potential for preserving late prehistoric archaeology.

## **Post Medieval**

- 7.3.5 In Trench 11 two 18-19<sup>th</sup> century wall foundations were found. An approximate overlay of the 1868 Ordnance Survey 25 inch map (Figure 4) suggests that these most likely formed the foundations of one or two of the houses that had stood on the site prior to the development of the hospital.

## **7.4 Potential impact on archaeological remains**

- 7.4.1 The proposed development consists of the demolition of current hospital buildings with associated structures and the construction of a care community arranged in two buildings. The impact of any construction activity upon significant archaeological deposits, features or finds seems unlikely in the evaluated areas and also in the areas where hospital buildings exist. Nevertheless, there may be some potential for Palaeolithic/Pleistocene and/or later prehistoric archaeological survival at depth.

## **7.5 Consideration of research aims**

- 7.5.1 The evaluation was successful in fulfilling the general aims and objectives of the evaluation.
- 7.5.2 In regards to the site specific research objectives:

*Ascertain (where Quaternary deposits are encountered) their extent, depth below ground surface, character, date and Palaeolithic potential.*

Under made ground, the entire investigated area of the site preserves an envelope of Quaternary deposits observed between 0.1 and 2.25m depth below ground level. These deposits, comprising colluvium and fluvial sands and gravels reach their deepest extent in GTP10 (2.25m depth)

*Determine the presence and potential of lithic artefact evidence and faunal remains in the sediments encountered.*

No stone artefacts were encountered in the sample, there is potential for them to be persevered in these types of sediments. No remains of invertebrate or vertebrate fauna were encountered.

*Determine the presence and potential of palaeoenvironmental evidence in the sediments encountered.*

One unit, the organic clay in GTP10, has the potential to deliver a palaeoenvironmental signature.

*Determine the presence of, or potential for, undisturbed primary context Palaeolithic occupation surfaces in the sediments encountered.*

On the basis of the high energy and truncated nature of the fluvial sediments, and the mass movement characteristics of the overlying head deposits we consider the potential for primary context, undisturbed Palaeolithic signatures

to be low across the studied area. If the organic clay were better understood, its potential could be more fully determined.

The sites main interest, at the moment, is as an archive of palaeolandscape development.

*Is there evidence of other prehistoric activity on the site?*

The encountered colluvium could be the result of later prehistoric landscape use (agriculture).

*Does evidence of medieval/post-medieval agriculture survive on site?*

No.

*Do remains of 19th century development survive on site?*

Yes. In Trench 11 two 18-19th century wall foundations were found pertaining to buildings that pre-date the hospital.

## **7.6 Conclusions**

- 7.6.1 Eleven archaeological evaluation trenches were investigated. Aside from two 18<sup>th</sup>-19<sup>th</sup> century wall foundations found in Trench 11, the archaeological horizon was found to be devoid of significant archaeological features, deposits and finds and has been disturbed by multiple services and modern truncations in the area of Trenches 5, 6, 7, 8, 9 and 10.
- 7.6.2 Five deeper geoarchaeological trenches were also investigated. GTPs 1, 4 and 7 showed a remnant of fluvial sand and gravel incising the London Clay by 1.5m depth. GTPs 10 and 11 showed a deeper, more extensive and well-preserved fluvial channel thought to indicate the mid-channel conditions of the dry valley within which the site lies. In GTP10 the base of the fluvial gravels overlay a clay which preserved plant remains and a sample was retained for palaeoenvironmental potential. No artefacts were recovered and the potential for undisturbed, primary context Palaeolithic archaeology is considered low. However the organic deposits and well preserved fluvial sequence in this part of the site (GTP10 and 11), suggest potential of regional importance for reconstructing the quaternary environments and evidence of the environmental change of the palaeolandscape of the south Thames tributaries.
- 7.6.3 It is recommended that if further work is required, it should take the form of off-site palaeoenvironmental assessment of the samples retained from GTP10 and GTP11. Possible options for the palaeoenvironmental assessment of the clay containing plant remains, are laid out in Table 9 of this report.

## **BIBLIOGRAPHY**

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MOLA 2014b, Medieval and post-medieval brick and drain fabric codes, available online: <https://www.mola.org.uk/medieval-and-post-medieval-brick-and-drain-fabric-codes> (accessed 30 September 2019)

## **ACKNOWLEDGEMENTS**

ASE would like to thank Iceni Projects Limited on behalf of Guild Living for commissioning the work and for their assistance throughout the project, and Nigel Randall County Archaeologist Surrey County Council for his guidance and monitoring. The fieldwork was undertaken by Thomas Simms and Matt Pope. Justin Russell produced the figures for this report; Jon Sygrave the excavations, Dan Swift the post-excavation process.

## HER Summary

Site code	EGH20				
Project code	200356				
Planning reference					
Site address	Epsom General Hospital, Dorking Road, Epsom, Surrey				
District/Borough	Epsom				
NGR (12 figures)	520422 159770				
Geology	London Clay Formation, compromising clay and silt and Lambeth Group comprising clay, silt and sand				
Fieldwork type	Eval				
Date of fieldwork	22nd July and 2 <sup>nd</sup> September 2020				
Sponsor/client	Iceni Project Ltd				
Project manager	Jon Sygrave				
Project supervisor	Thomas Simms and Matt Pope				
Period summary	Palaeolithic				
Project summary	<p>This report presents the results of an archaeological evaluation and geoarchaeological test pitting carried out by Archaeology South-East at Epsom General Hospital, Dorking Road, Epsom, Surrey between 22nd July and 2nd September 2020. The fieldwork was commissioned by Iceni Projects Limited on behalf of Guild Living. Eleven archaeological evaluation trenches were investigated. Aside from two 18th-19th century wall foundations found in Trench 11, the archaeological horizon was found to be devoid of significant archaeological features, deposits and finds and has been disturbed by multiple services and modern truncations in the area of Trenches 5, 6, 7, 8, 9 and 10.</p> <p>Five deeper geoarchaeological trenches were also investigated. GTPs 1, 4 and 7 showed a remnant of fluvial sand and gravel incising the London Clay by 1.5m depth. GTPs 10 and 11 showed a deeper, more extensive and well-preserved fluvial channel thought to indicate the mid-channel conditions of the dry valley within which the site lies. In GTP11 the base of the fluvial gravels overlay a clay which preserved plant remains and a sample retained for palaeoenvironmental potential. No artefacts or ecofacts were recovered and the potential for undisturbed, primary context Palaeolithic archaeology is considered low. However the organic deposits and well preserved fluvial sequence in this part of the site, suggest potential of regional importance for reconstructing the quaternary environments and evidence of environmental change palaeolandscapes of the south Thames tributaries.</p>				

## OASIS Form

**OASIS ID: archaeol6-403190**

### Project details

Project name      An Archaeological Evaluation at Land at Epsom General Hospital, Dorking Road, Epsom, Surrey

Eleven archaeological evaluation trenches were investigated. Aside from two 18th-19th century wall foundations found in Trench 11, the archaeological horizon was found to be devoid of significant archaeological features, deposits and finds and has been disturbed by multiple services and modern truncations in the area of Trenches 5, 6, 7, 8, 9 and 10.

### Short description of the project

Five deeper geoarchaeological trenches were also investigated. GTPs 1, 4 and 7 showed a remnant of fluvial sand and gravel incising the London Clay by 1.5m depth. GTPs 10 and 11 showed a deeper, more extensive and well-preserved fluvial channel thought to indicate the mid-channel conditions of the dry valley within which the site lies. In GTP11 the base of the fluvial gravels overlay a clay which preserved plant remains and a sample retained for palaeoenvironmental potential. No artefacts or ecofacts were recovered and the potential for undisturbed, primary context Palaeolithic archaeology is considered low. However the organic deposits and well preserved fluvial sequence in this part of the site, suggest potential of regional importance for reconstructing the quaternary environments and evidence of environmental change palaeolandscape of the south Thames tributaries.

Project dates      Start: 22-07-2020 End: 02-09-2020

Previous/future work      No / Not known

Type of project      Field evaluation

Site status      None

Current Land use      Other 15 - Other

Monument type      1 None

Monument type      1 None

Significant Finds      1 None

Significant Finds      1 None

Methods & techniques      "Test Pits"

Development type      Housing estate

Prompt      Direction from Local Planning Authority - PPG15

Position in the planning process      Not known / Not recorded

### Project location

Country      England

Site location      SURREY EPSOM AND EWELL EPSOM Epsom General

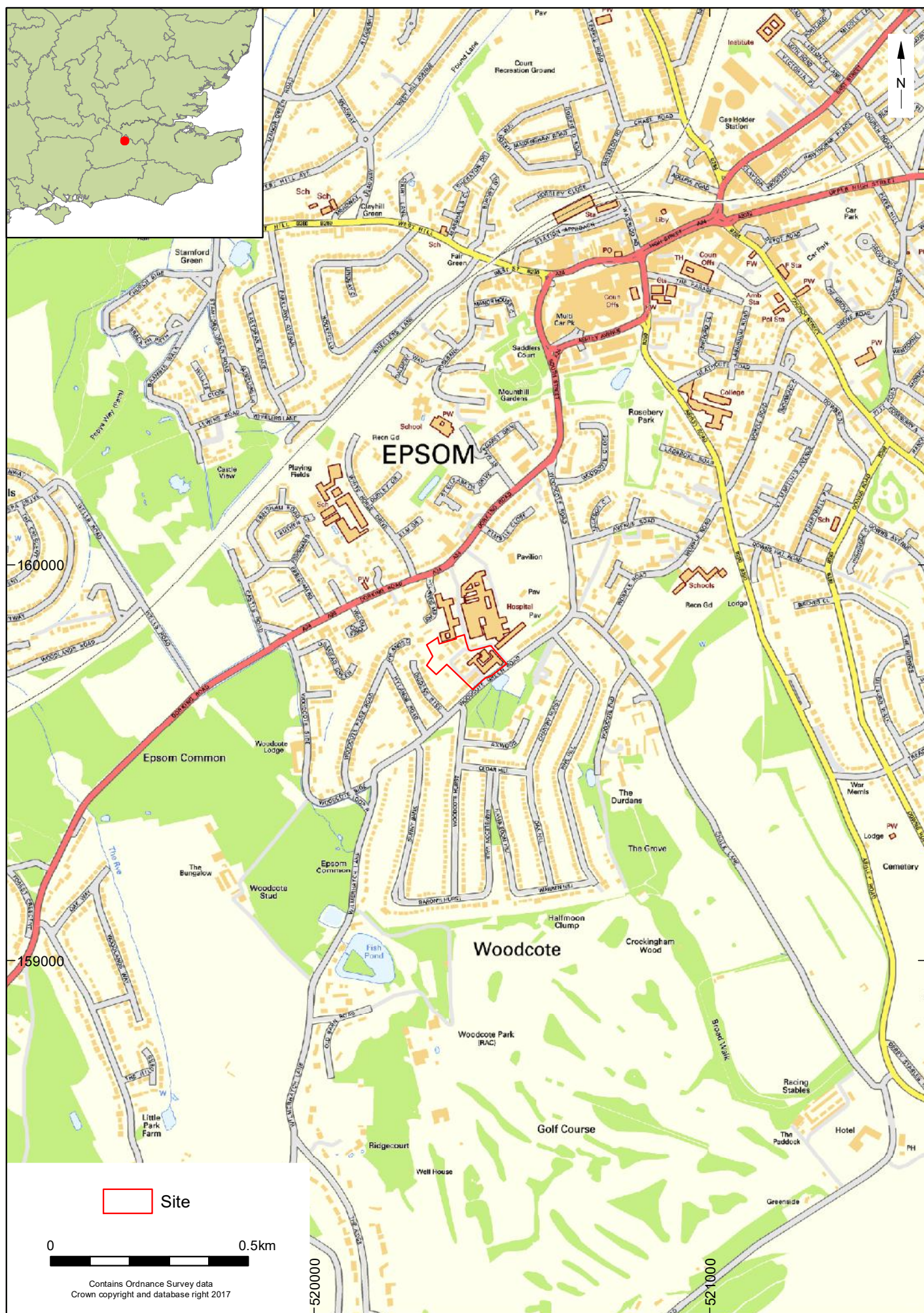


	Hospital, Dorking Road, Epsom, Surrey
Postcode	KT18 7EG
Study area	500 Square metres
Site coordinates	TQ 520422 159770 50.922614094242 0.163499828851 50 55 21 N 000 09 48 E Line
Lat/Long Datum	Unknown
Height OD / Depth	Min: 58.41m Max: 62.22m
Project creators	
Name of Organisation	Archaeology South-East
Project brief originator	n/a
Project design originator	consultant
Project director/manager	Jon Sygrave
Project supervisor	Thomas Simms
Type of sponsor/funding body	Consultant
Name of sponsor/funding body	Iceni Projects Ltd
Project archives	
Physical Archive recipient	ASE
Digital Archive recipient	ASE
Digital Media available	"Database","Images raster / digital photography","Survey","Text"
Paper Archive recipient	ASE
Paper Contents	"none"
Paper Media available	"Context sheet","Notebook - Excavation',' Research',' General Notes","Report"
Entered by	Thomas Simms (thomas.simms@ucl.ac.uk)
Entered on	9 September 2020

### Appendix 1: Archaeologically negative trenches: list of recorded contexts

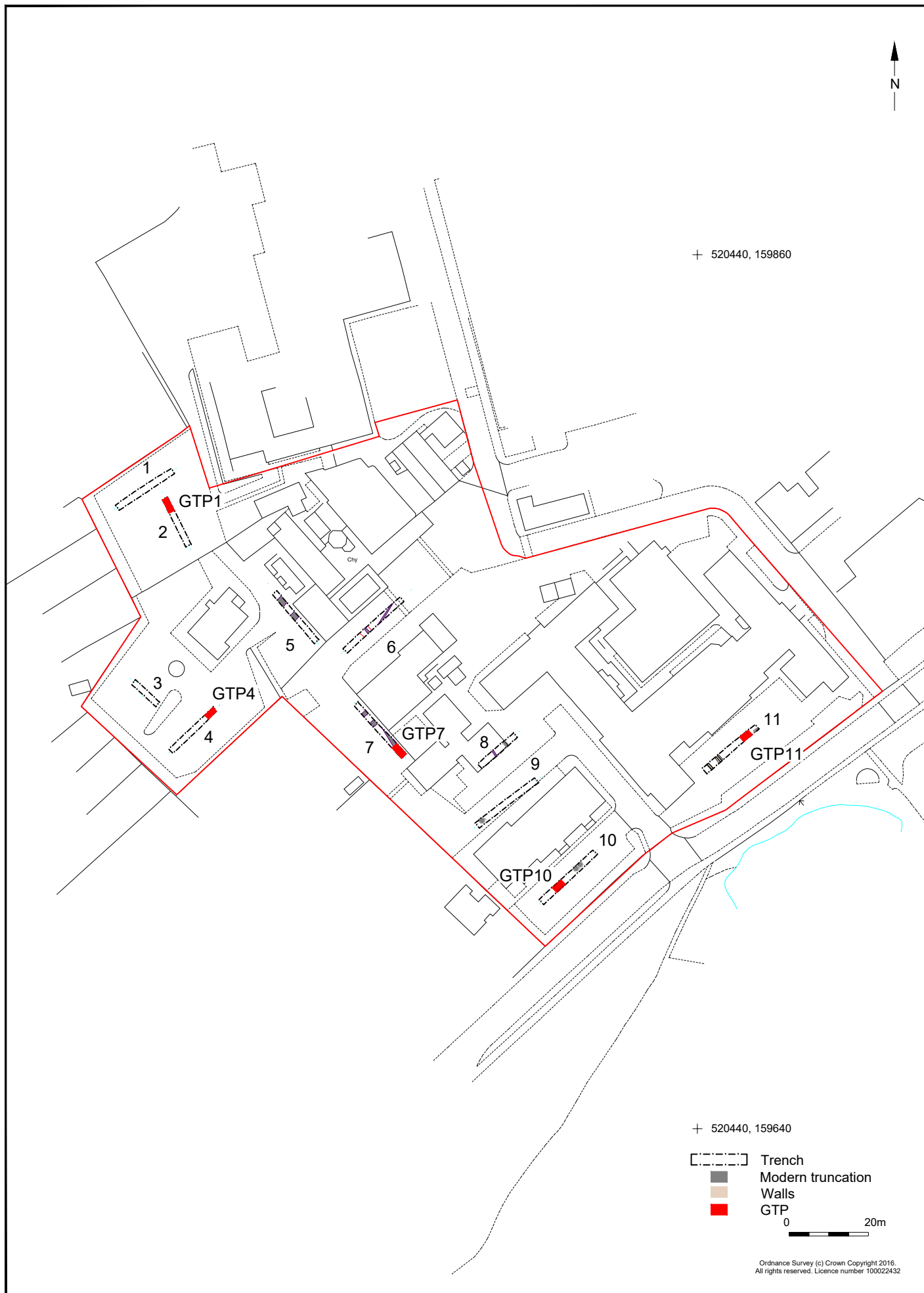
Trench	Context	Type	Interpretation	Depth m	Height m AOD
01	01/001	Layer	Tarmac	0.07 – 0.11	61.7529 – 61.6512
01	01/002	Layer	Made Ground	0.06 – 0.10	-
01	01/003	Layer	Made Ground	0.07 - 0.15	-
01	01/004	Layer	Buried topsoil	0.10 – 0.15	-
01	01/005	Layer	Subsoil	0.10 – 0.20	
01	01/006	Layer	Natural	0.08 +	61.146 – 61.8005
02	02/001	Layer	Tarmac	0.06 – 0.10	61.3259 – 61.685
02	02/002	Layer	Made Ground	0.05 – 0.09	-
02	02/003	Layer	Made Ground	0.06 – 0.14	-
02	02/004	Layer	Made Ground	0.07 – 0.23	-
02	02/005	Layer	Made Ground	0.17	-
02	02/006	Layer	Natural	0.11 +	60.7614 – 60.9283
03	03/001	Layer	Tarmac	0.07 – 0.09	62.11 – 62.33
03	03/002	Layer	Made Ground	0.40 - 0.48	-
03	03/003	Layer	Made Ground	0.27 – 0.28	-
03	03/004	Layer	Made Ground	0.16	-
03	03/005	Layer	Natural	0.17 +_	61.36 – 61.63
04	04/001	Layer	Tarmac	0.08 – 0.11	61.24 – 61.88
04	04/002	Layer	Made Ground	0.36 – 0.50	-
04	04/003	Layer	Made Ground	0.19 – 0.20	-
04	04/004	Layer	Natural	0.10 +	61.28
04	04/005	Layer	Natural	0.18 +	60.44
05	05/001	Layer	Tarmac	0.04 – 0.12	60.1166 – 60.4219
05	05/002	Layer	Concrete	0.15 – 0.20	-
05	05/003	Layer	Made Ground	0.40 – 0.58	-
05	05/004	Layer	Alluvium / Colluvium	0.23	-
05	05/005	Layer	Natural	0.08 +	59.4864 – 59.9988
06	06/001	Layer	Tarmac	0.13 – 0.17	61.58 – 62.22
06	06/002	Layer	Made Ground	0.10 – 0.21	-
06	06/003	Layer	Made Ground	0.18 – 0.41	-
06	06/004	Layer	Made Ground	0.19 – 0.26	-
06	06/005	Layer	Made Ground	0.12 – 0.17	-
06	06/006	Layer	Natural	0.06 +	60.68 - 60.79
06	06/007	Layer	Colluvium	0.67	-
07	07/001	Layer	Tarmac	0.08 – 0.17	59.88 – 60.18
07	07/002	Layer	Made Ground	0.16 – 0.20	-
07	07/003	Layer	Made Ground	0.20 – 0.35	-
07	07/004	Layer	Colluvium	0.28 – 0.36	-
07	07/005	Layer	Natural	0.10 +	59.2 - 59.28
08	08/001	Layer	Tarmac	0.09 – 0.12	59.3 – 59.53

<b>Trench</b>	<b>Context</b>	<b>Type</b>	<b>Interpretation</b>	<b>Depth m</b>	<b>Height m AOD</b>
08	08/002	Layer	Made Ground	0.10 – 0.15	-
08	08/003	Layer	Made Ground	0.20 – 0.44	-
08	08/004	Layer	Colluvium	0.20	-
08	08/005	Layer	Natural	0.08 +	58.78 – 58.75
09	09/001	Layer	Tarmac	0.2	60.18 – 59.88
09	09/002	Layer	Made Ground	0.07 – 0.08	-
09	09/003	Layer	Made Ground	0.2 – 0.23	-
09	09/004	Layer	Made Ground	0.30 – 0.33	-
09	09/005	Layer	Made Ground	0.10 – 0.29	-
09	09/006	Layer	Natural	0.10 +	59.2 - 59.28
10	10/001	Layer	Tarmac	0.07	59.86
10	10/002	Layer	Made Ground	0.35	-
10	10/003	Layer	Natural	0.02 +	59.44

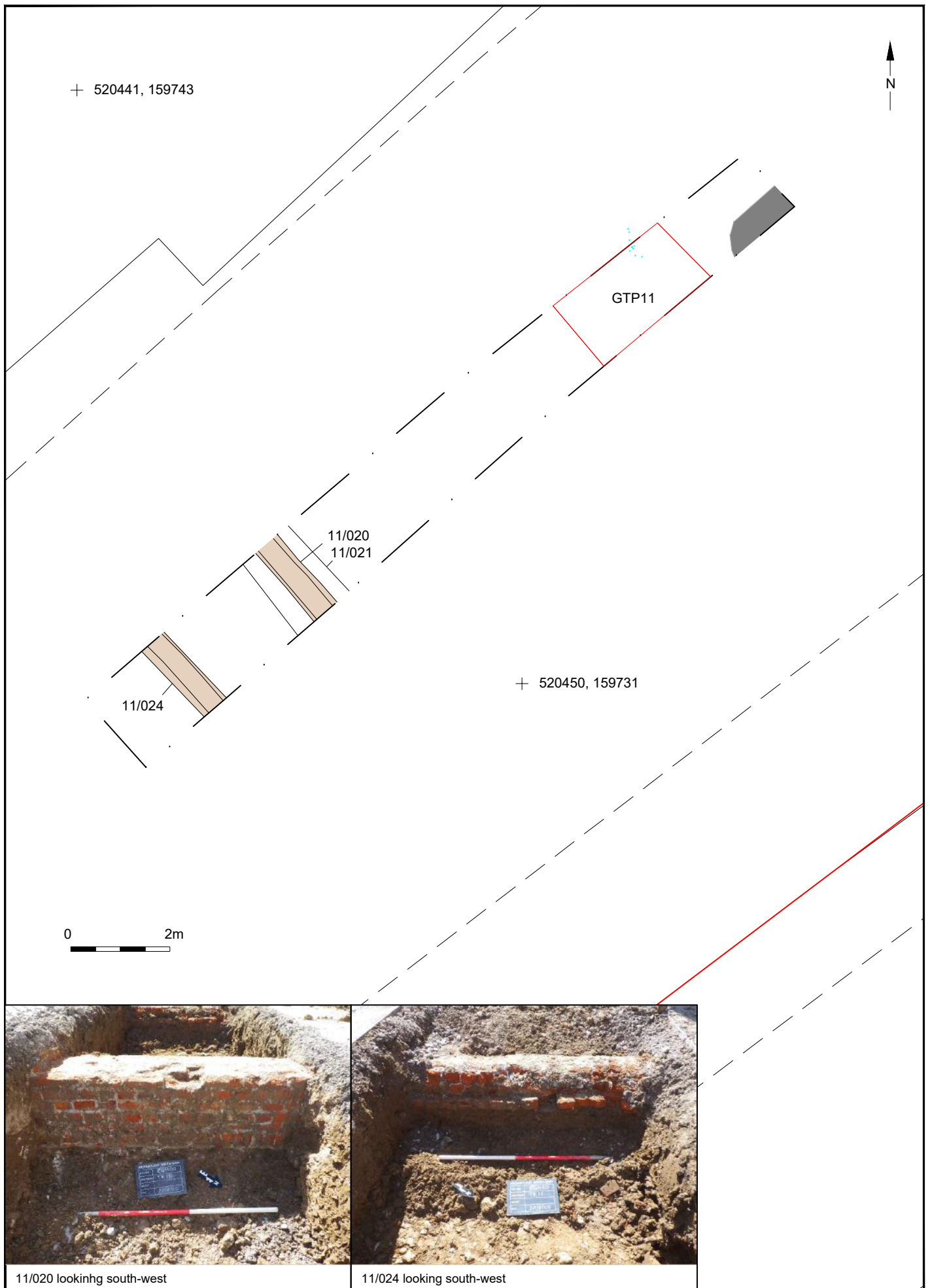


© Archaeology South-East		Epsom General Hospital, Dorking Road	Fig. 1
Project Ref: 200356	Sept 2020	Site location	
Report Ref: 2020181	Drawn by: JR		

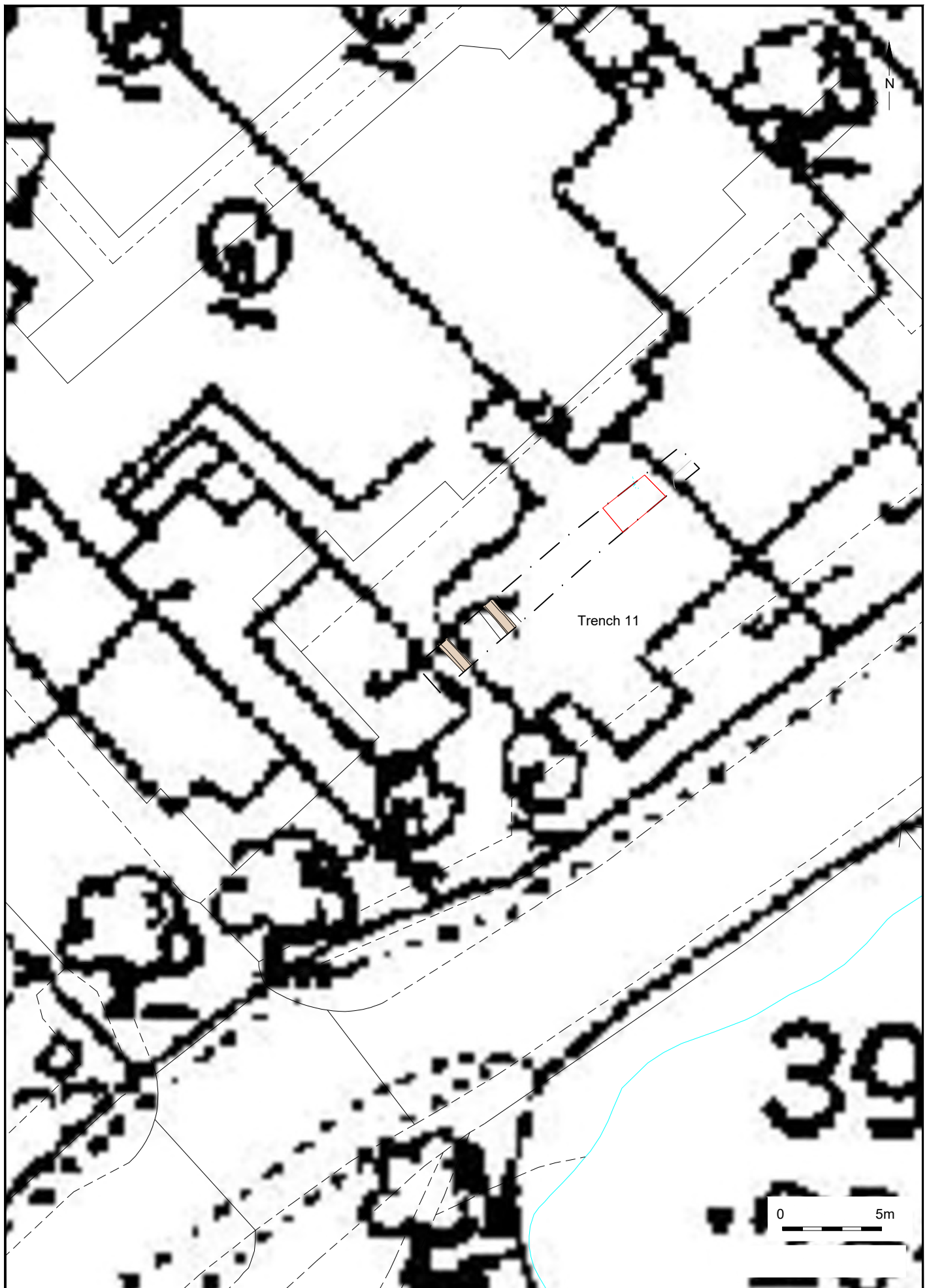




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Project Ref: 200356	Sept 2020	Trench location	
Report Ref: 2020181	Drawn by: JR		



© Archaeology South-East		Epsom General Hospital, Dorking Road	Fig. 3
Project Ref: 200356	Sept 2020	Trench 11 plan	
Report Ref: 2020181	Drawn by: JR		



© Archaeology South-East		Epsom General Hospital, Dorking Road	Fig. 4
Project Ref: 200356	Sept 2020	Trench 11 and 1868 Ordnance Survey 25 inch map	
Report Ref: 2020181	Drawn by: JR		



Trench 4 looking north-east



Trench 6 looking west



Trench 7 looking south-west



Trench 8 looking south-west

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Project Ref: 200356	Sept 2020	Photographs	
Report Ref: 2020181	Drawn by: JR		





GTP1 looking north



GTP4 looking west



GTP7 looking south-east

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Project Ref: 200356	Sept 2020	Photographs	
Report Ref: 2020181	Drawn by: JR		

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## Appendix D: Correspondence

**From:** [Nigel Randall](#)  
**To:** [Rob Tutt](#)  
**Cc:** [Stephen McLeod](#)  
**Subject:** RE: Epsom eval. complete  
**Date:** 15 October 2020 18:52:29  
**Attachments:** [image002.png](#)  
[image005.png](#)  
[image001.png](#)

---

Dear Rob,

Thank you for the evaluation report and your recommendations.

The report is generally acceptable but I have noticed a couple of points that suggest that a previous report has been used (which is in itself acceptable) but that some of the data from that report has been left in and is therefore not relevant to the site being reported.

I have a particular concern about section 7.3.3 which appears to contradict the trench stratigraphy data, and 6.2.3 which references Sussex, which may be correct in that context or may be an error. I think it would be useful for the report to be given a thorough read-through to ensure that there are no further points of a similar nature.

I agree with the recommendation for further off-site palaeoenvironmental assessment on the samples retained from GTP 10 and GTP 11 and that no further site work is required in respect of the development.

I would like the report revised to take into consideration the points above. If the report is submitted to the LPA prior to the post-excavation analysis being completed, I will recommend that the condition is maintained until the analysis has been completed and its results included in the evaluation report as an addendum or appendices. Alternatively, your client will need to provide a undertaking to complete the analysis and I will need to see a purchase order or written confirmation from yourself that the funds are in place for the agreed costs once the assessment and analysis programme has been agreed. At that point, I would be able to discharge the condition.

I hope my comments are clear but please come back to me if you have any queries.

Kind regards,

Nigel

---

Nigel Randall  
Archaeological Officer (Development Control)

Historic Environment Planning  
Surrey County Council  
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Mob: 07973 949 929

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Nigel Randall  
Archaeological Officer (Development Control)  
Historic Environment Planning  
Surrey County Council

05.10.2020  
Via email

Dear Nigel,

Following on from the archaeological evaluation at Land at Epsom General Hospital, I write to provide a recommendation for your consideration regarding potential further work. This letter accompanies the evaluation report (ASE, Sept 2020).

No significant archaeological remains were present in any of the trenches. The evaluation demonstrated that the interest on the site is geo-archaeological in nature and consists of some deep fluvial channel deposits and an organic clay, potentially a preserved palaeolandsurface. The deepest channel deposits were seen in the south eastern part of the site in GTPs 10 & 11 and the organic clay was present only in GTP 10. The report concludes that *'the organic deposits and well preserved fluvial sequence in this part of the site, suggest potential of regional importance for reconstructing the quaternary environments and evidence of the environmental change of the palaeolandscape of the south Thames tributaries.'*

The evaluation has successfully characterised the archaeological and geo-archaeological potential of the site. I would like to recommend that if any further work (mitigation) is required to fulfil the archaeological condition, that this work consists of an off-site palaeoenvironmental assessment on the samples retained from GTP 10 and GTP 11 and that no further site work is required.

Please do get in touch if you would like to discuss this further.

Best regards,

**Rob Tutt BA (Hons) MCIfA**  
Project Manager, Archaeology

telephone: 020 3435 4214  
mobile: 07769 218 565  
email: [rtutt@iceniprojects.com](mailto:rtutt@iceniprojects.com)



As of 1<sup>st</sup> April 2020 the Surrey HER has new pricing for its services. For more information, please see <https://www.surreycc.gov.uk/land-planning-and-development/historical-planning/historic-environment-record>

---

**From:** Rob Tutt [mailto:rtutt@iceniprojects.com]  
**Sent:** 07 October 2020 10:00  
**To:** Nigel Randall <nigel.randall@surreycc.gov.uk>  
**Cc:** Stephen McLeod <SMcLeod@iceniprojects.com>  
**Subject:** RE: Epsom eval. complete

Hi Nigel,

Please find attached ASE's evaluation report for Epsom Hospital along with a letter of recommendation from us on the nature of potential further work.

Please get in touch if you would like to discuss aspects of this further. I look forward to your response.

All the best,  
Rob

**Rob Tutt BA (Hons) MCIfA**  
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**From:** [Nigel Randall](#)  
**To:** [Rob Tutt](#)  
**Subject:** RE: Land at Epsom Hospital - Evaluation  
**Date:** 15 June 2020 15:04:09  
**Attachments:** [image001.png](#)  
[image006.png](#)  
[image007.png](#)  
[image003.png](#)  
[Epsom Hospital WSI - Icen June 2020.pdf](#)

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Hi Rob,

Thanks for the WSI. Only a couple of very minor points but otherwise fine. I've added my comments to the attached copy.

Could you let me have the revised document and ask your client to submit it in consideration of the condition attached to their permission? The condition will be maintained until all the archaeological work has been completed, any post-excavation requirements have been resourced and the full results reported.

I will respond accordingly when consulted by the LPA.

Regards,

Nigel

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Nigel Randall  
Archaeological Officer (Development Control)

Historic Environment Planning  
Surrey County Council  
Tel: 01483 518773  
Mob: 07973 949 929

Room 340, Surrey County Hall, Penrhyn Road, Kingston upon Thames. KT1 2DW



As of 1<sup>st</sup> April 2020 the Surrey HER has new pricing for its services. For more information, please see <https://www.surreycc.gov.uk/land-planning-and-development/historical-planning/historic-environment-record>

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**From:** Rob Tutt [mailto:[rtutt@iceniprojects.com](mailto:rtutt@iceniprojects.com)]  
**Sent:** 15 June 2020 09:36  
**To:** Nigel Randall <[nigel.randall@surreycc.gov.uk](mailto:nigel.randall@surreycc.gov.uk)>  
**Subject:** RE: Land at Epsom Hospital - Evaluation

Hi Nigel,

Thanks for the offer - our client would like you to review the WSI, which is attached.  
Is it possible to do this over the next couple of days? They're keen to submit as soon as they can.

Thanks again,  
Rob

**Rob Tutt**  
Project Manager, Archaeology

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**From:** Nigel Randall <[nigel.randall@surreycc.gov.uk](mailto:nigel.randall@surreycc.gov.uk)>  
**Sent:** 09 June 2020 18:02  
**To:** Rob Tutt <[rtutt@iceniprojects.com](mailto:rtutt@iceniprojects.com)>  
**Subject:** RE: Land at Epsom Hospital - Evaluation

Hello Rob,

Thank you for sending the draft trench layout. I'm happy with the sample level provided and the trench locations; they should provide a clear understanding of the site's potential.

I look forward to receiving the WSI. Again, I will be pleased to review it prior to its submission, should your client wish.

Kind regards,

Nigel

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Nigel Randall  
Archaeological Officer (Development Control)

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**From:** Rob Tutt [<mailto:rtutt@iceniprojects.com>]  
**Sent:** 09 June 2020 17:09  
**To:** Nigel Randall <[nigel.randall@surreycc.gov.uk](mailto:nigel.randall@surreycc.gov.uk)>  
**Subject:** RE: Land at Epsom Hospital - Evaluation

Hi Nigel,

Thanks for this. The client and I are working with the NHS to get the trenching done prior to demo. Because it's a fairly complex scheme in terms of phasing and manoeuvrability on site I just wanted to explore all options. Like I say, it looks like pre-demo should be workable.

I've attached a proposed trench plan. The trenches are all 20m (by 2m) apart from the two which are labelled as 30m. This represents 240m of trenching, 10 shy of the 250m. Unfortunately we can't get one in the area shaded in purple as there is a web of live services in this area. Are you happy with this draft proposal?

As discussed c5 trenches will have a deep 'Palaeo' slot excavated at one end to test the gravels.

Many thanks,  
Rob

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