

Senior Living Urban (Epsom) Ltd

Land at Epsom Hospital

Archaeological Desk-Best
Assessment

Draft 1 | 12 December 2019

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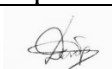
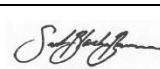

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Executive summary

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.

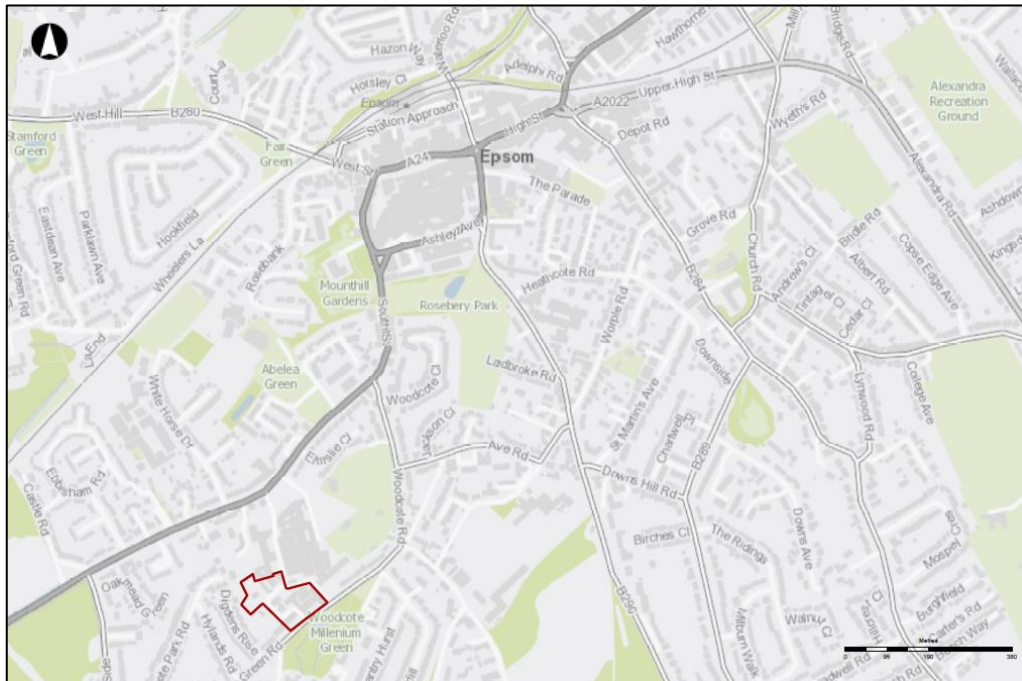


Figure 1: **Site Location**

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

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) mapping¹. 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 Assessment².

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.

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

² *Pers comm*, email 23-10-2019.

4 Legislation and policy review

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 ³ (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* ⁴.

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,

³ Available at:

https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/810197/NPPF_Feb_2019_revised.pdf

⁴ 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 NPPF⁵ (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)⁶, and analysing significance in heritage assets (Advice Note 12⁷). 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 assessments⁸ and providing consultancy advice in the historic environment⁹. 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"> a) the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;

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

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

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

⁸ Available at: https://www.archaeologists.net/sites/default/files/CIfAS%26GDBA_3.pdf

⁹ Available at: https://www.archaeologists.net/sites/default/files/CIfAS&GCommissioning_1.pdf

Policy Reference	Summary
	<ul style="list-style-type: none"> 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.
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 Council¹⁰. 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

¹⁰ Surrey County Council (2016). *Interim Surrey Local Strategic Statement*.

(LDF)¹¹, 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

Policy Reference	Summary
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">• create attractive, functional and safe public and private environments;• reinforce local distinctiveness and complement the attractive characteristics of the Borough;• make efficient use of land and have regard to the need to develop land in a comprehensive way.

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

5 Designated archaeological assets

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

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 mapping¹² 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 2018¹³. 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.

¹² British Geological Survey (BGS) Geology of Britain (2019) (Online)

¹³ 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

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 settlement¹⁴. 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 trade¹⁵.

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

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

¹⁵ <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-west¹⁶. The evaluation was preceded by a Heritage Statement [ESE15630] and an Archaeological Desk Based Assessment [ESE15629]¹⁷.

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.

¹⁶ According to the statement of HER Events issued by the County of Surrey.

¹⁷ According to the statement of HER Events issued by the County of Surrey.

9 Statement of significance

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

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

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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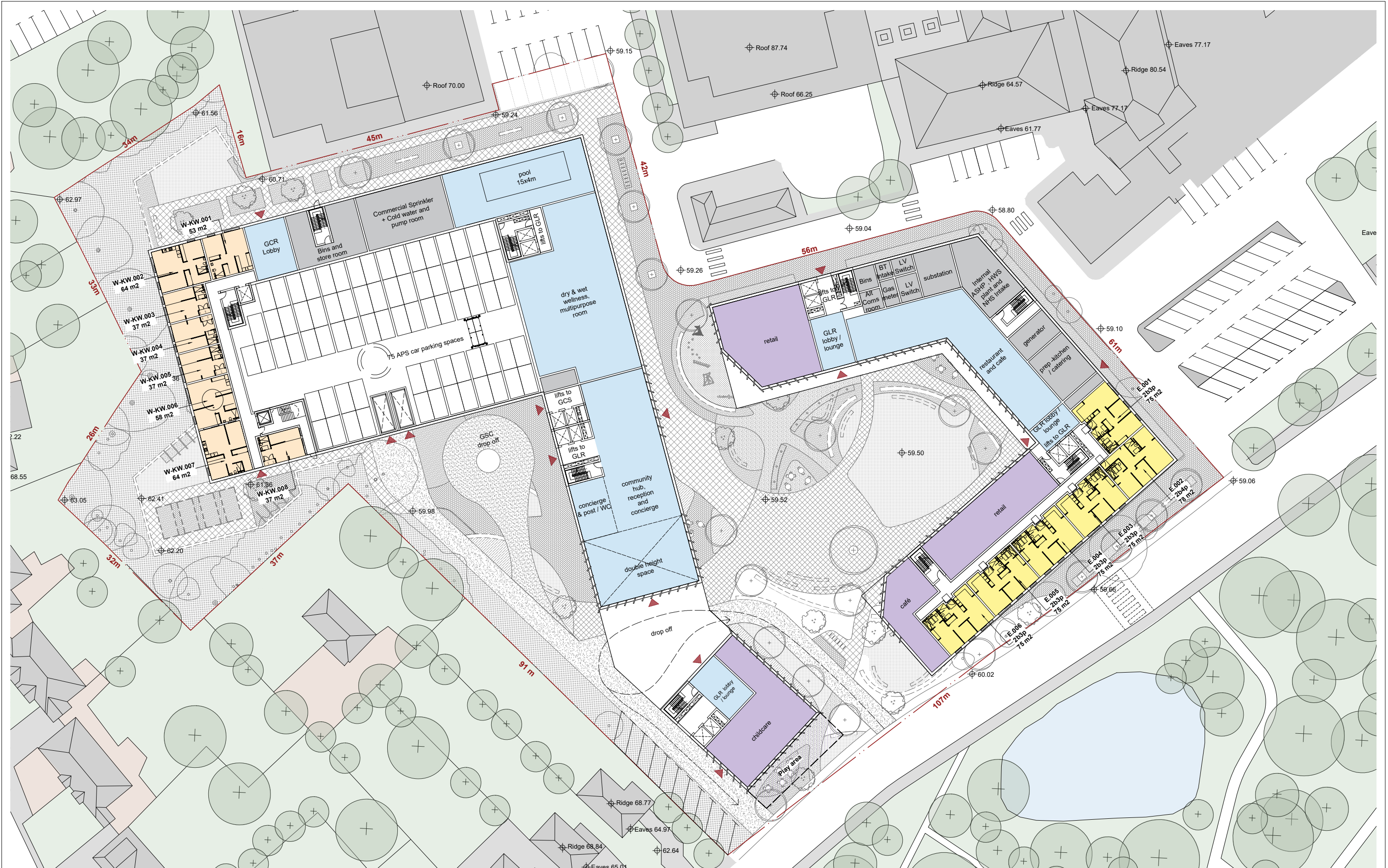
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Appendix A

Proposed Development

A1



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
A	16.04.19	DD - PPA 1	BO
B	02.05.19	DD - OPTION 1 - ISSUED FOR COORDINATION	BO
C	17.06.19	CD - OPTION 1 - FOR INFORMATION	PL
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

REVISION	DATE	DESCRIPTION	BY
K	04.11.19	CD - OPTION 6 - HEIGHT REDUCTION	AM
L	14.11.19	CD - OPTION 7	AM
M	22.11.19	CD - OPTION 7	AM

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CLIENT

GUILD LIVING

PROJECT

GUILD LIVING AT EPSOM

Legal & General

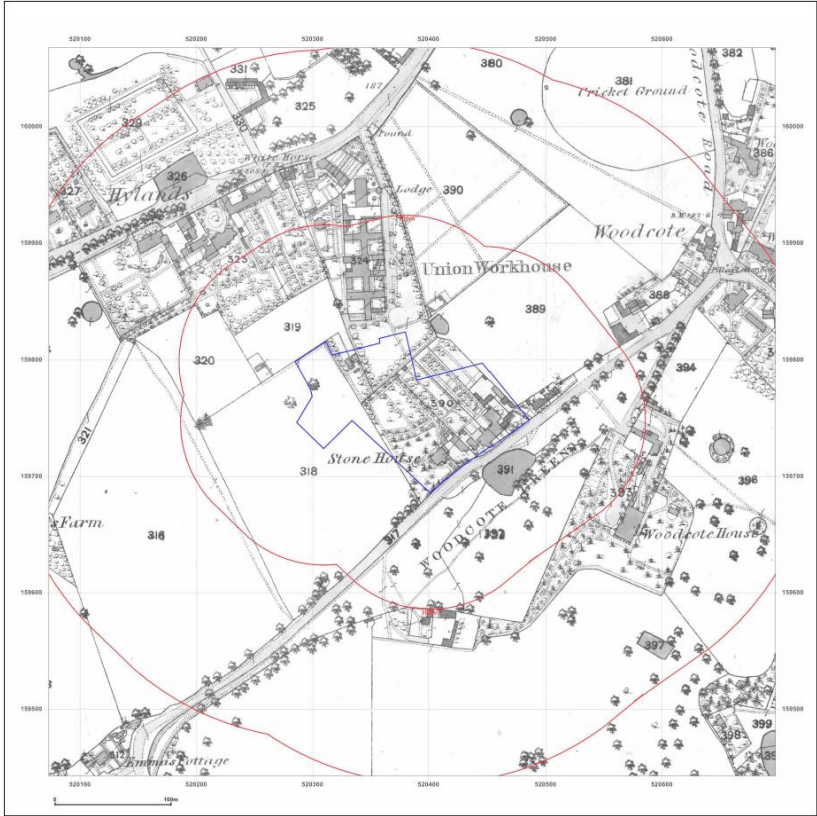
DRAWING TITLE


LEVEL 0 - GROUND FLOOR

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JOB	DRAWING	REVISION	
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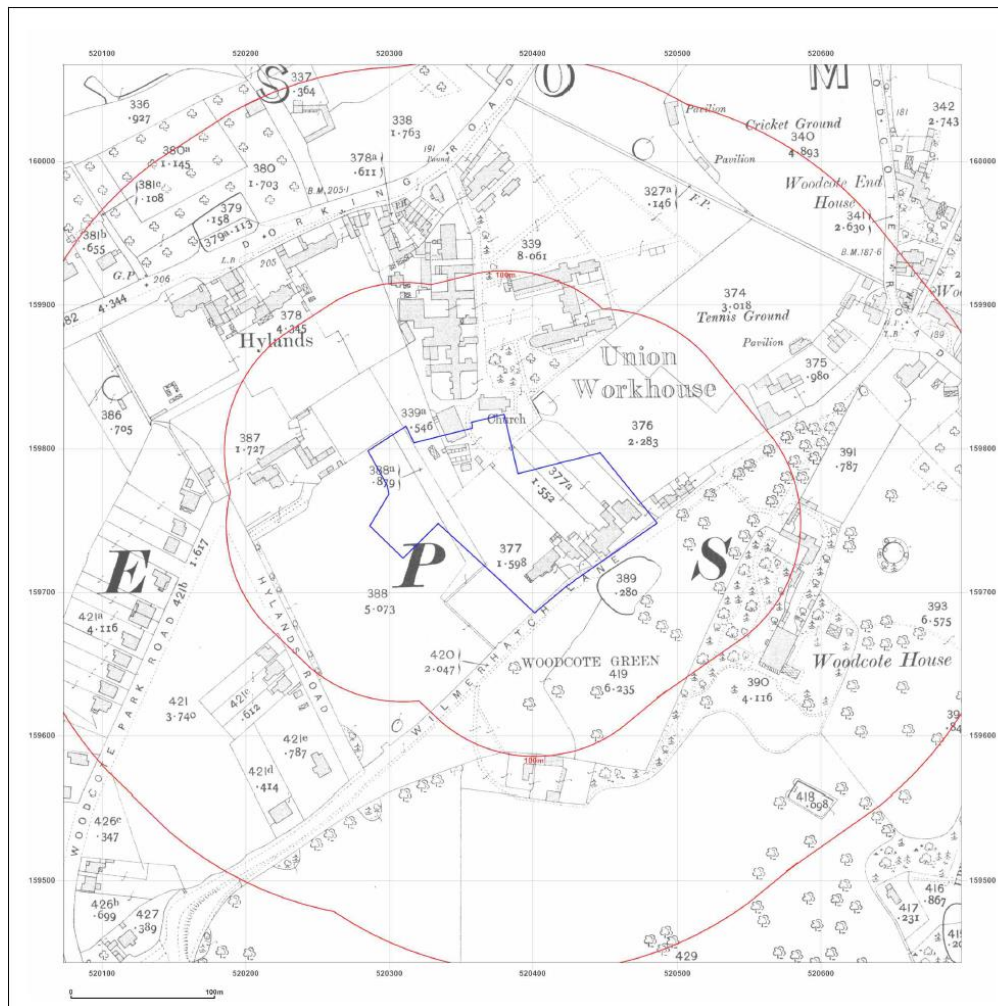
Appendix B

Map Regression

Date	Map Extract	Description
1840		<p>Ordnance Survey. County Series. Scale: 1:2,500</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>

<p>1896</p>		<p>Ordnance Survey. County Series. Scale: 1:2,500</p> <p>There has been a redevelopment of the structures in the north of the site, with the former buildings being removed and replaced.</p> <p>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.</p> <p>The remainder of the site remains largely unchanged from the 1840 map, remaining gardens or part of a field.</p>
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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

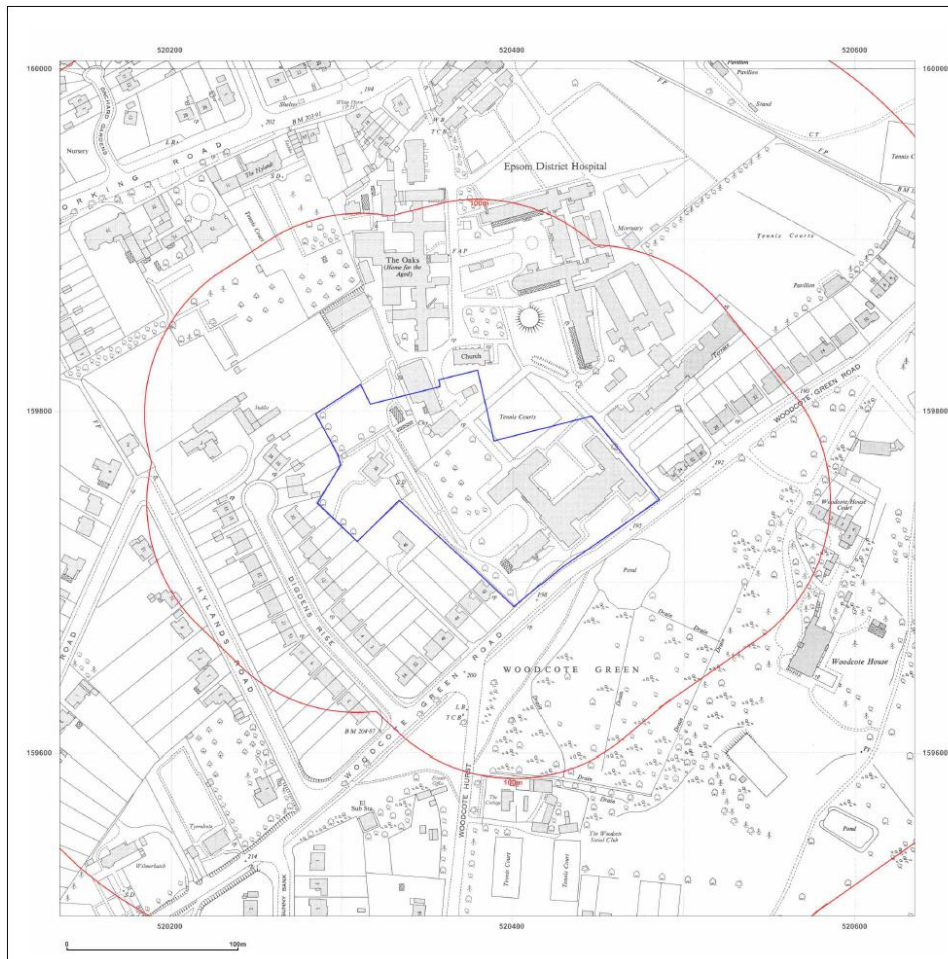


**Ordnance Survey.
County Series.
Scale: 1:2,500**

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

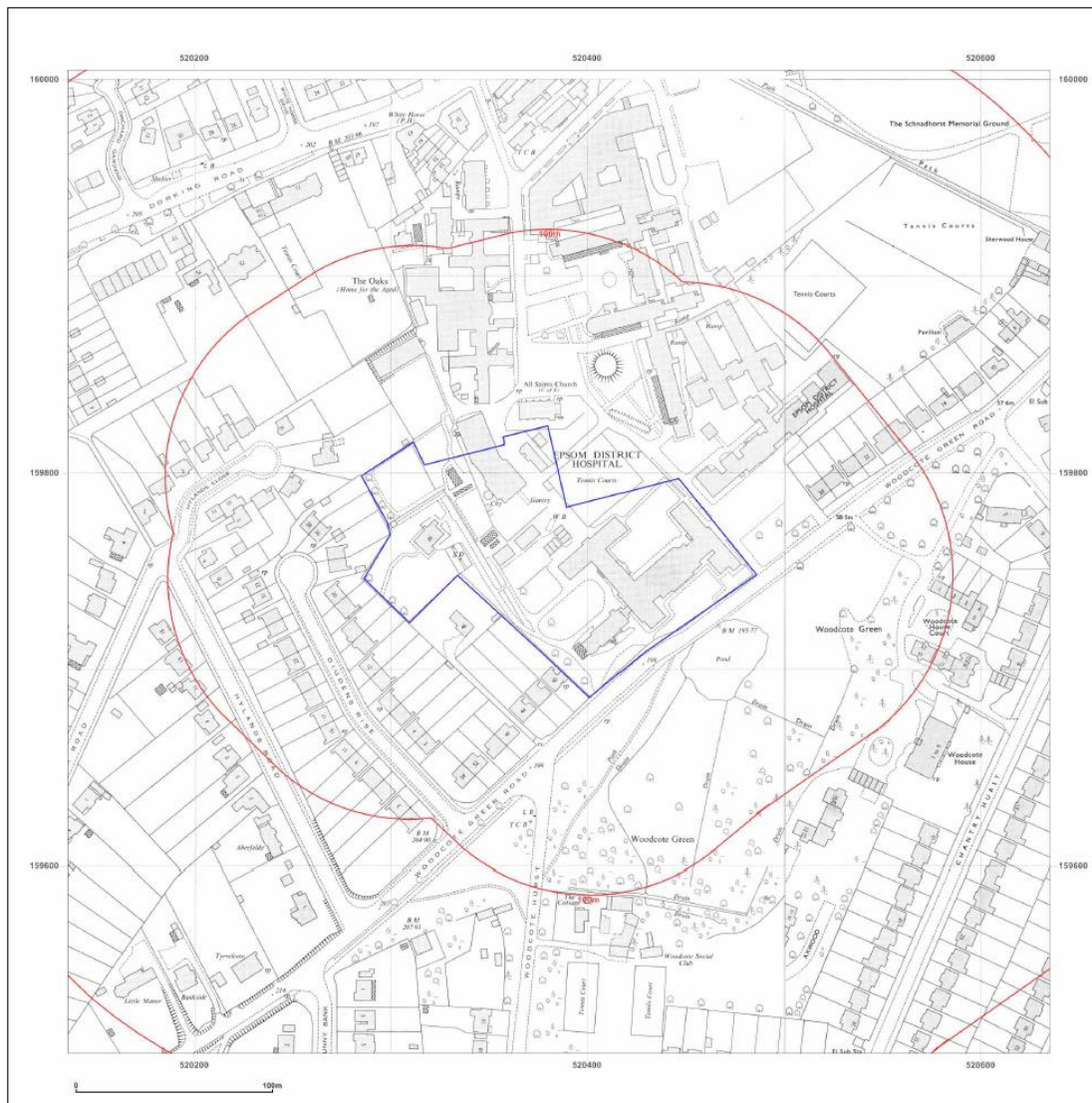
**Ordnance Survey.
County Series.
Scale: 1:2,500**

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

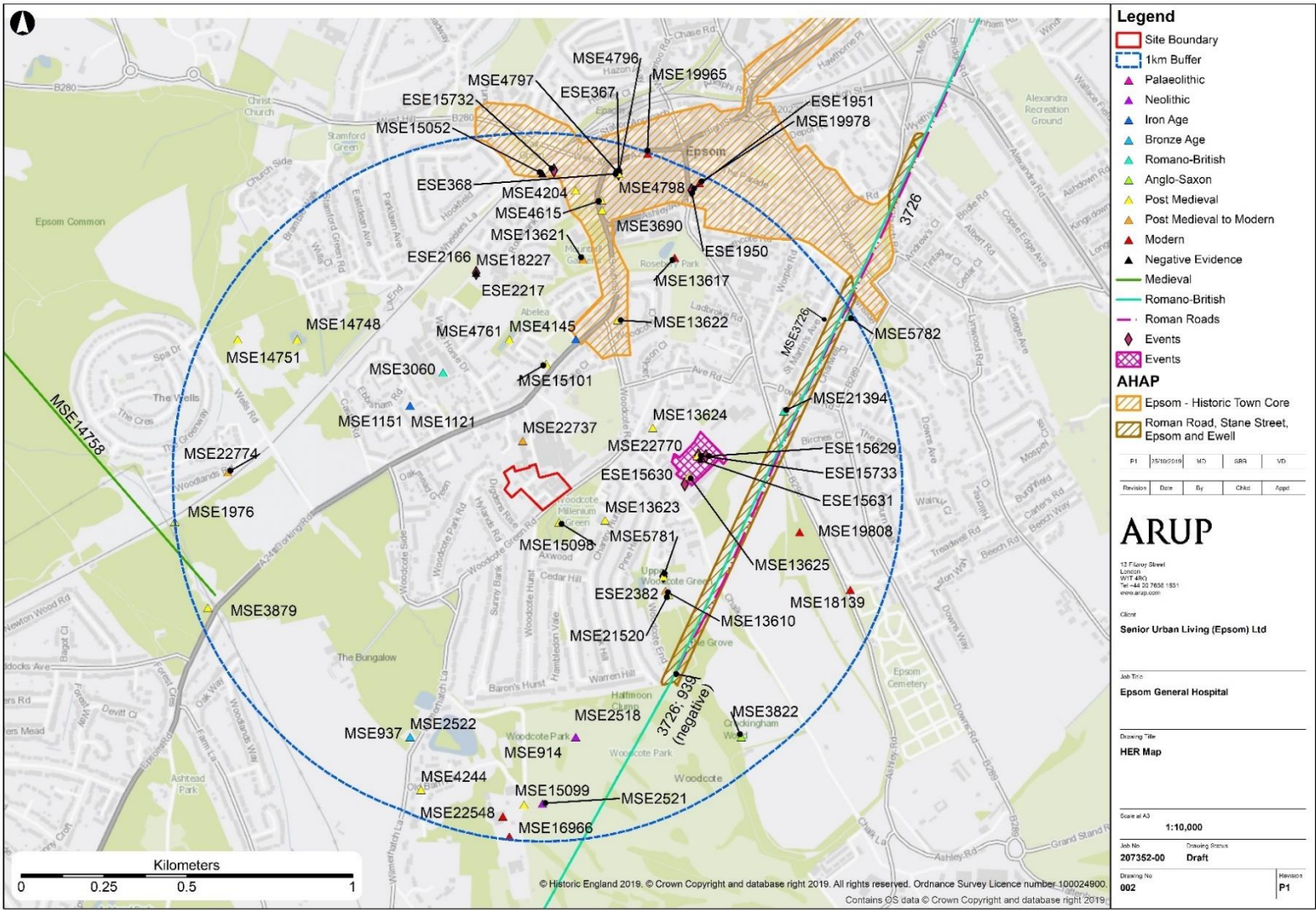
**Ordnance Survey.
County Series.
Scale: 1:2,500**

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
Prehistoric				
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.
Romano-British				

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.
Anglo-Saxon				
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.
Medieval				
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.
Post Medieval				
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.
Post Medieval to Modern				
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
Modern				
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.
Negative Evidence				
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: https://archaeologydataservice.ac.uk/library/browse/issue.xhtml?recordId=1059674&recordType=GreyLit

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

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