



**Chris Butler MCIfA  
Archaeological Services Ltd**



**A Desk Based Assessment  
for land at  
Streamside,  
Harpers Road,  
Ash,  
Surrey**

Project No. CBAS0946

By  
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## **Summary**

*A Desk Based Assessment was carried out on the site of Streamside and land to the north, Harpers Road, Ash, Surrey to establish the likely presence and importance of any archaeological remains that may be affected by a proposed re-development of the Site, and to consider the impact on the setting of surrounding heritage assets.*

*This Desk based Assessment has established that there is no known evidence for activity throughout prehistory. A possible Roman road may run through the site, although this is only postulated and has not been found nearby on this route. The probability of archaeology being present is assessed as low for most periods, and slightly raised to moderate for the Roman, medieval and Post medieval periods.*

*Apart from the existing buildings, and past agricultural and tree planting activity, there has been limited past impact on any surviving archaeological remains. However, it has not been possible to establish whether there is below-ground archaeology present on the Site due to the non-intrusive nature of this desk based assessment, and the lack of any archaeological work having been undertaken at or near the site in the past. Given that our understanding of the archaeological potential of the Site is currently limited, it is recommended that a programme of archaeological works is carried out as a condition of planning.*

*The proposed development will have a low negative impact on the setting of the nearby Listed Building, York House, whilst the development will have no impact on the setting of other Listed Buildings in the wider landscape. The proposed development will be consistent with other similar developments in the wider landscape, and will thus not be out of character in its landscape setting.*

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## 1.0 Introduction

- 1.1 Chris Butler Archaeological Services Ltd (CBAS Ltd) was commissioned by Andrew Kamm, Bourne Homes, Langborough House, Beales Lane, Wrecclesham, Farnham, Surrey (the Client) to prepare a Desk Based Assessment for Streamside, Harpers Road, Ash, Surrey (centre point SU90450 50784; Figs. 1 & 2), hereafter referred to as the 'Site', in order to establish the likely presence and significance of any archaeological remains which may be affected by the proposed residential development of the Site (Fig. 3).
- 1.2 The Site is located on the western side of Harpers Road, Ash, Surrey, 500m east of Ash railway station. Just north of the current property a stream runs in an east to west axis dividing the Site into two. Streamside occupies the southern part of the site, and the northern part is covered with heathland scrub vegetation and mature trees.
- 1.3 It is situated at a height of between *c.* 77-81m OD and is relatively flat, gently sloping up to the northern end of the Site. According to the British Geological Survey<sup>1</sup>, the bedrock geology of the Site comprises of sand from the Bagshot Formation, Sedimentary Bedrock formed approximately 48 to 56 million years ago in the Palaeogene Period. Local environment previously dominated by shallow seas.
- 1.4 Listed Buildings, Conservation Areas and Scheduled Monuments have statutory protection. There are 12 Listed Buildings within a 1km radius of the Site, the closest being the Grade II listed (List entry No. 1029653) 16<sup>th</sup> century timber framed house called York House (MSE8297) *c.* 90m to the north of the Site (Fig. 4). The Site is not located in a Conservation area and there are no Scheduled Ancient Monuments within the study area.
- 1.5 The Site is not within an Area of High Archaeological Potential (AHAP), the closest being Ash Manor & Old Manor Cottage (MSE8653), 0.52km to the south-west of the Site.
- 1.6 This Desk Based Assessment initially covers the objectives and scope of the report, then discusses the methodology used in the survey, followed by a review of the archaeological and historical assets located within a 1km radius of the Site centre. Before conclusions are drawn together, former impacts upon any potential archaeology within the Site are assessed, as is the possible impact of any future development upon this potential archaeology.

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<sup>1</sup> <http://mapapps.bgs.ac.uk/geologyofbritain/home.html>

## **2.0 Objectives and Scope**

- 2.1** The objective of this report is to gain information about the known or potential archaeological resource within the Site and its immediate area. This information will include that relating to the presence or absence of any archaeology, its character, extent, date, integrity and state of preservation, and the relative quality of the potential archaeological resource.
- 2.2** This information will allow an assessment of the merit of the archaeology in context to be made, leading to the formulation of a strategy for the recording, preservation and management of the resource or, where necessary, the formulation of a strategy for further investigation where the character and value of the resource is not sufficiently defined to permit a mitigation strategy or other response to be outlined.
- 2.3** The report will consider the archaeological resource within a Study Area with a 1km radius around the Site Centre. The survey will also take into account sites further afield where these may be considered to have an impact or relevance to the Site in its landscape setting.
- 2.4** It should be noted that this report can only take into account the existing known archaeology, and by its nature cannot provide a complete record of the archaeological resource of the Site. Its intention is to provide an overview of the known archaeology within the Study Area, from which judgements can be made about the potential archaeological resource of the Site itself.
- 2.5** The setting of the development will also be considered in relation to both designated and non-designated historic assets. This follows the guidance set out by Historic England<sup>2</sup>.

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<sup>2</sup> English Heritage 2015. *The Setting of Heritage Assets. Historic Environment Good Practice Advice in Planning*: 3.

### 3.0 Methodology

3.1 This Desk based Assessment has been prepared in accordance with the requirements of the *National Planning Policy Framework* (Department for Communities and Local Government 2012), and the *Standard and Guidance for Historic Environment Desk-based Assessment* (Chartered Institute for Archaeologists 2014).

3.2 The research for this Desk based Assessment has included an analysis of the following resources:

- Surrey Historic Environment Record (Information gained 07/12/2017);
- Site Visit (04/12/2017)
- Historic mapping;
- *A History of the County of Surrey: Volume 3*. Originally published by Victoria County History, London, 1911
- [www.normandyhistorians.co.uk](http://www.normandyhistorians.co.uk);
- <http://www.ashmuseum.org.uk/lochist.htm>
- Office library resources;
- Online resources;
- Google Earth; and
- British Geological Survey.

3.3 The following maps were used:

- Rocque's Map 1768
- Lindley & Crossley Map 1793
- 1816 OS Draft Map
- C & G Greenwood Map 1823
- 1<sup>st</sup> Edition OS Map 1871 – 1886
- 2<sup>nd</sup> Edition OS Map 1897
- 3<sup>rd</sup> Edition OS Map 1916
- 4<sup>th</sup> Edition OS Map 1935
- 1944 OS Map
- 1969 - 1972 OS Map

Information gained from the map regression exercise is contained within the post-medieval section below.

3.4 The monuments recorded on the HER are shown on Figs. 4 & 5.

## **4. Archaeological & Historical Background**

- 4.0.1 This section considers each archaeological period in turn, reviewing the known archaeological resource of the Study Area, briefly defining its location, extent, character, date, integrity, state of preservation and quality. An HER search for a 1km area around the site was undertaken (07/12/2017).
- 4.0.2 The review of each period will also bring in evidence for that period from a wider area, especially where there is little known archaeological evidence locally. This will enable a more accurate judgement to be made about the archaeological potential of the Site. This evidence will include that taken from similar landscapes and geologies.
- 4.0.3 The HER records 11 archaeological interventions to have taken place within the Study Area (ESE1545, 1546, 1773, 2623, 2626, 3110, 15426, 115428, 15431, 15504 & 15731), none of which have any impact on the site. A total of 35 monuments, 11 listed buildings and 2 find spots are recorded on the Surrey HER within the Study Area, and these are discussed below where relevant.

### **4.1 Prehistory (800,000BC to 43AD)**

- 4.1.1 There are no prehistoric sites or find spots known from the Study Area. Mesolithic flintwork has been found in the wider area, with a number of find spots in Normandy and Wanborough Parishes<sup>3</sup>. The location of the site adjacent to a stream may indicate the presence of hunter-gatherer activity dating the Mesolithic period, although the probability is low.
- 4.1.2 The recent discovery of Middle and Late Bronze Age settlement and enclosures, with pottery, struck flint and burnt flint, at Christ's College School, Guildford, and the excavation of an Iron Age settlement site at Pirbright indicates that there is potential for finding sites of these periods, however the probability of finding Neolithic, Bronze Age and Iron Age activity at the site is considered to be low.

### **4.2 Roman Period (43AD to 410AD)**

- 4.2.2 The possible east-west route of the London to Winchester Roman road (MSE4619), is situated to the south of the Site (Fig. 5). A north-east to south-west branch which passes through the Site to join it has been extrapolated and is not proven. The projected course of the Roman road is also plotted crossing a site at The Croft, Ash, although no evidence was found of the road during an excavation carried out there (MSE22505).

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<sup>3</sup> Wymer, J. J. 1977 *Gazetteer of Mesolithic sites in England and Wales*, CBA Research Report No. 22

4.2.2 A possible Roman pit produced pottery dated to 50-160AD during an excavation at the The Croft, Ash, 0.85km to the south-west of the Site (MSE22503), and further excavation revealed the north-west corner of a Romano-British ditched enclosure and probable outlying fields and paddocks (MSE22505).

4.2.3 There are other Roman sites in the wider landscape<sup>4</sup>, including Villa's and the temple at Wanborough. It is likely that the surrounding area included Roman villas, rural settlement and a predominantly agricultural landscape. The probability of Roman remains being found is assessed as being low to moderate.

### 4.3 The Saxon Period (410AD to 1066AD)

4.3.1 There are no Saxon sites or find spots known from the Study Area, although Henley in Ash with a *leah* ending indicates a possible settlement as the result of woodland clearance<sup>5</sup>. Ash is a common Old English place name (often found associated with other elements), from *aesc* meaning '[place at the] ash tree'<sup>6</sup>. In this case it is first recorded in AD1170 as 'Essa', and in the 13th century as 'Esche' or 'Assche'.

4.3.2 The likelihood of finding Saxon remains at the Site is considered to be low.

### 4.4 The Medieval Period (1066AD to 1500AD)

4.4.1 The Domesday Book of 1086 makes no mention to the village of Ash. It would have been in the Woking Hundred; Henley, Worplesdon and Wyke being noted as the nearest manors<sup>7</sup>.

4.4.2 Grade II listed building (List Entry No.1029647), the Church of St Peter (MSE8291) dates to the 12<sup>th</sup> Century, positioned 0.7km to the west of the Site. The church has a 12<sup>th</sup> century south door and walls, some 13<sup>th</sup> century remains in the Chancel, with a 15<sup>th</sup> century tower, and 16<sup>th</sup> century south porch; and was restored in 1865.

4.4.3 Ash Manor, is Grade II listed building (List Entry No.1294794:MSE8653) of possible 13<sup>th</sup> Century origin and is positioned 0.52km south-west of the Site. It comprises a small square homestead moat which formerly enclosed Ash Manor House. The north-west and greater part of the south arms are water filled and in good condition. The house was largely rebuilt in the 16<sup>th</sup> and 17<sup>th</sup> centuries.

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<sup>4</sup> Bird, D.G. 1987 'The Romano-British period in Surrey' in Bird & Bird (Eds) *The Archaeology of Surrey to 1540*, Surrey Archaeology Society.

<sup>5</sup> Brandon, P. 1998 *A History of Surrey*, Phillimore

<sup>6</sup> Mills, A D, 1998, *Dictionary of English Place-Names*, Oxford

<sup>7</sup> Morris, J. (Ed.). 1975. *Domesday Book: Surrey*. Chichester: Phillimore.



- 4.4.4 A 14<sup>th</sup> Century hall house, called Hartshorn, is Grade II listed (List Entry No.1188299), positioned 0.73km west of the Site.
- 4.4.5 Medieval white ware pottery has been identified at a kiln site at Manfield School, Ash (MSE5385 & MSE5386). During field-walking in 1988, a scatter of roof tile fragments and 13<sup>th</sup>/14<sup>th</sup> century pot sherds, almost all of which were coarse white ware, were found 0.9km east of the Site (MSE3256)<sup>8</sup>, suggesting possible occupation., 0.75km to the west. 14<sup>th</sup> century pottery was found at Lime Crescent (MSE2702).
- 4.4.6 There is documentary evidence that two medieval farmsteads were in place at Foreman's Farm in 1255 (MSE14442) and Wyke Farm in 1197 (MSE14007), 0.55km to the south-west and east respectively. Ash village (MSE14444) also has documentary evidence that it developed during the medieval period.
- 4.4.7 Most of the archaeological evidence for medieval activity within the Study Area relates to the growth of Ash Village and surrounding farms. There is no evidence for medieval remains on or in the immediate vicinity of the Site, so the possibility of finding medieval remains is considered to be low to moderate.

#### **4.5 *The Post Medieval Period (1500AD to the Present Day)***

- 4.5.1 York House is an originally timber framed house (List entry No.1029653:MSE8297), situated in Harper's Road to the north-east of the Site. It was rebuilt in brick and has a 19<sup>th</sup> century extension on its south side. A Frances Frith photograph of 1906 shows the house before the current trees and shrubs had grown along the Harper's Road boundary<sup>9</sup>.
- 4.5.2 Other Grade II listed 16<sup>th</sup> century buildings Nos. 1, 2, 3 (Old Rectory) & The Old Rectory (List entry No.1029654:MSE8298), 0.7km to the west. Two 17<sup>th</sup> century Grade II listed buildings are identified in the study area as a timber framed barn, Old Barn (List Entry No.1029652:MSE8296) and a timber framed house, Ashmead House (List Entry No.1188335:MSE8375) both positioned 0.51 km and 0.75 km to the south-west respectively.
- 4.5.3 Two 18<sup>th</sup> century Grade II listed buildings are highlighted; East Wyke Farm Cottages (List Entry No.1377711:MSE8709) 485m east of the Site. The Oast House & Stable (associated with Ash Manor House) (List Entry No.1029650:MSE8295) 500m south-west. Ash Manor and Old Manor Cottage comprise a Grade II Listed medieval manor house rebuilt in the 16<sup>th</sup> -17<sup>th</sup> centuries (DSE5638). A Grade II listed 18<sup>th</sup> Century tomb, known as Peter Chest tomb (List Entry1188296:MSE8368) is in position within the church of St Peter, 0.7km to

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<sup>8</sup> *Surrey Archaeological Society Bulletin*, 3-4 (Serial). SSE2019 - 1988

<sup>9</sup> <http://www.ashmuseum.org.uk/lochist.htm>

the west of the Site. There are two 19<sup>th</sup> Century Grade II listed buildings and one 19<sup>th</sup> Century monument within the study area.

- 4.5.4 There is evidence for Post medieval pottery production within the study area. 16th/17th century pottery, indicating a possible kiln was found at Ash Leigh (MSE2767), and at Manfield School, excavation revealed a considerable quantity of mainly early 17<sup>th</sup> century Border Ware, including wasters and kiln furniture (MSE5385) indicating a kiln nearby. Field names on the Tithe map 'Kiln Field' (MSE14446) and 'Pot Shop Field' (MSE14009), may be the site of further kilns. Post medieval pottery has also been found on an excavation at Near Grange Road, Ash in 1965-66 (MSE2704).
- 4.5.5 There is also evidence for brick and tile production in the vicinity of the site during the Post medieval period. One Post-medieval brick and tile production site is in the area of Follyhatch, West Wyke (MSE3257), whilst The lane has been widened and deepened by the quarrying of Bagshot beds clay at this point, and there are several heads of clay that contain innumerable fragments of brick and tile wasters of 17/18th century types (MSE14006). A large mound with brick debris (MSE3258) could be a brick production site, whilst 'Brick Field' as shown on the 1st Edition OS map of 1872 (MSE14011) could be another.
- 4.5.6 The earliest available map is Rocque's map of 1768 (Fig. 6). This clearly shows the stream running through the site, and shows the site to be within cultivated fields. To the north of the site the buildings forming the farm complex around York House can be seen. Lindley & Crossley's map of 1793 does not show the stream, but shows a building in the vicinity of the site (Fig. 7). This is not shown on any other map.
- 4.5.7 In 1792 a George Harper inherited a cottage in Ash and garden in Ash/Wyke, and in 1839 the part in Wyke was still owned by George Harper. The Harper family gave their name to Harper's Road which had previously been called Nightingale Lane.<sup>10</sup>
- 4.5.8 The OS map of 1816 (Fig. 8), shows no buildings situated on the Site however, Ash Crock Kilns are positioned to just to the north on the opposite side of the road, adjacent to York House (MSE8297)<sup>11</sup>. Pot Shop Field took its name from Ash Crock Kilns, and was formerly known as 'Bents'. The C & G Greenwood Map of 1823 (Fig. 9) shows the stream running through the site, but no other detail.
- 4.5.9 The 1<sup>st</sup> Edition OS map of 1871 – 1886 (Fig. 10) and 1897 2<sup>nd</sup> Edition OS map (Fig. 11) shows the Site has no building in place, the Ash Crock Kilns site has now become a Public House and the South Eastern Railway line (Reading & Reigate Branch) is now in place. The site is situated in two fields with the stream separating them.

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<sup>10</sup> [www.normandyhistorians.co.uk](http://www.normandyhistorians.co.uk) 2013 *A History of Every Property in Normandy*

<sup>11</sup> *Ibid.*

- 4.5.10 The 3<sup>rd</sup> Edition OS map of 1916 (Fig. 12) and the 4<sup>th</sup> Edition OS 1935 (Fig. 13) show little change to the area surrounding the Site and continues to have no building in place. The local stream network now has directional arrows showing the flow of water. By 1944 the OS map shows a building (the current bungalow) in place on the site for the first time and names the adjacent 'Harpers Road' (Fig. 14). All of these maps still show the northern part of the site as being a field.
- 4.5.11 The OS map of 1969 - 1972 (Fig. 15) shows the current building 'Streamside' named for the first time, and with the northern part of the site shown as scrub woodland. More houses have now been built to the south of the Site beside Harpers Road, all the way down to the railway line and a wooded area is now to the west and south-west behind these houses and the Site. York House is named for the first time.
- 4.5.12 The 1999 Google Earth image (Fig. 16) shows the site much as it is today, with the southern part of the site occupied by Streamside bungalow, garage and other outbuildings, and the northern part of the site covered with shrubs and trees.

## 5.0 Site Visit by David Atkin

- 5.1 The site was visited on the 4<sup>th</sup> December 2017 by David Atkin. The Site is located to the east of the village of Ash, on the western side of Harper's Road, and is divided into two parts, the northern part (Land at Harper's Road) situated to the north of Streamside (Plate 1). Access to both sites is off Harper's Road, although the sites are accessed independently as Streamside is separated from the Land at Harpers Road site by a managed stream, which also runs along the eastern side of the site adjacent to Harper's Road.



Plate 1: Current entrance to Streamside

- 5.2 The Streamside site is partly developed with a bungalow built around the late 1930s - early 1940's (as suggested by the map evidence) with more modern, later 20<sup>th</sup> century constructions comprising a garage, covered swimming pool and three wooden sheds set within the grounds to the side and rear of the bungalow. A parking area is situated to the east of the bungalow. A modern dwelling (Oakside Cottage) lies to the south of 'Streamside' beyond a 2.1m high brick wall, which forms part of the southern boundary towards the front of the site.
- 5.3 To the rear of the bungalow most of the garden area is grassed (Plate 2). The covered swimming pool is at the north end of the site (Plate 3) with a horticultural area with the brick footings for two greenhouses, sheds etc occupying the southern part of the site. The site is surrounded by fencing with low shrubs, with the majority of the western boundary consisting of immature hedging. Immediately beyond the site boundary to the west are fields with numerous parked cars, and beyond the southern boundary are a number of mobile homes.



Plate 2: South end of Streamside site



Plate 3: North end of Streamside site

- 5.4** The northern boundary of Streamside comprises a number of mature trees and bushes, and incorporates the stream which runs east to west across the site (Plate 4). The stream is clearly managed, and has brickwork revetment close to the road. There are no earthworks or other potential archaeological features noted at Streamside, and all of the boundaries are modern, apart from the northern boundary adjacent to the stream.



Plate 4: Stream forming the northern boundary of Streamside.

- 5.5** The second part of the site is situated to the immediate north of the Streamside site, access to which is from Harper's Road. This part of the site is largely open and comprises scrub vegetation with mature trees surrounding the boundary of the site, and a few trees retained within the site (Plates 5 & 6). The 1999 (Fig. 16) and later aerial images show the site to have been covered with trees, and the site shows signs of having been cleared in the last few years with some ground disturbance caused by plant machinery. There are no earthworks or other features that would indicate anything of archaeological interest on this part of the site, which appears to have been a field until the later 20<sup>th</sup> century.



Plate 5: Northern part of site looking South



Plate 6: Northern part of site looking North

- 5.6** The outlook from the site to the east is onto Harper's Road, and is mostly limited by the trees and hedge on the east side of the road. Harper's Road itself is slightly sunken with a bank on its east side (Plate 7). Further north and opposite the northern part of the site is York House, a Grade II Listed Building, situated on the east side of the road, which is set back from the road and in a slightly lower position, and is partly shielded by a low wall and trees (Plate 8).



Plate 7: View south along Harper's Road



Plate 8: View north along Harper's Road

- 5.7** To the west of the site the outlook is open fields with views to the village of Ash, 0.5km distant, and the spire of St. Peter's church can be seen, although the church itself which is Grade II Listed, is largely obscured by houses and Ash railway station (Plates 9 & 10).
- 5.8** Immediately to the south of the site are modern buildings and mobile homes. To the southwest of the site, the railway line runs northwest to southeast c250m from the site, on a slightly raised embankment. C.600m from the site and beyond the railway line is Ash Manor and other buildings, which are Grade II Listed (Plates 11 & 12).



Plates 9 & 10: The views to the west towards Ash.



Plates 11 & 12: View south-west towards Ash manor

## 6.0 Impact of Development

### 6.1 Archaeological Impact

6.1.1 Given the evidence accumulated during this Desk based assessment, the probability of finding remains from each of the different archaeological periods is shown in Table 1 below.

**Table 1:** Archaeological potential for each period

<b>Period</b>	<b>Potential</b>
Palaeolithic	Low
Mesolithic	Low
Neolithic	Low
Bronze Age	Low
Iron Age	Low
Roman	Low to moderate
Saxon	Low
Medieval	Low to moderate
Post-Medieval	Low to moderate

6.1.2 The Site has no known archaeological sites other than the possible projected line of the London to Winchester Roman road running through the proposed area of development (Fig. 5). The stream that runs through the Site has been a feature in place for many years, no doubt being an attraction to the area for wildlife and humans, and may have been a site used by early hunter gatherer groups during the Mesolithic period.

6.1.3 It is likely that the site remained as scrub land or lightly wooded through to the Saxon period, and was only cleared for agricultural purposes during the medieval period. The village of Ash originated during the medieval period, with the nucleus of occupation being centred on the church, although Ash Manor which originated in the 13<sup>th</sup> century is situated c600m to the southwest of the Site.

6.1.4 It appears the Site remained without any buildings in place throughout the post-medieval period. It is not until the middle of the 20<sup>th</sup> century that a building is seen in place on the Site. The northern area of the Site has remained a field and then, more recently, scrub/woodland.

6.1.5 However, overall, the lack of past archaeological fieldwork on the site means the archaeological potential of the site should be considered as unknown.



- 6.1.6 The construction of the current house with associated outbuildings and swimming pool, will have damaged or destroyed archaeological remains on those parts of the site, and agricultural activity and tree planting may have had limited impact on the northern part of the site.
- 6.1.7 The proposed development of the Site involves the demolition of the existing Streamside house, conservatory, associated outbuildings and swimming pool to construct 24 new dwellings. A mix of one bedroom flats, two, three, four & five bedroom houses, some with garages (Fig. 3). The development will involve the excavation of footings and buried services, a new access drive and car-parking. This is likely to damage or destroy any archaeological remains surviving within the Site.

## 6.2 Impact on Setting

- 6.2.1 This assessment follows the guidance set out by Historic England<sup>12</sup>.
- 6.2.2 There are a number of Listed Buildings close to the site (Fig. 4). the closest being the Grade II listed 16<sup>th</sup> century timber framed house called York House (MSE8297) to the north of the Site, which will have a direct line of sight especially its northern end. York House is set back from the road and is in a lower position, being well screened from Harper's Road by a low wall and hedge with mature trees. Its main outlook is towards the north, and although there are a number of windows in its west elevation, there is a very limited outlook from the building towards the west due to the boundary vegetation. Furthermore the Site boundary along Harper's Road currently comprises thick vegetation, and this is to be replaced and enhanced as part of the development of the Site.
- 6.2.3 As the houses within the development will be set back from the road edge, and screened from York House effectively by the Site boundary, and given the location and primary northern outlook of York House, it is considered that development will have a low negative affect on the setting of York House<sup>13</sup>, although this will be elevated during the construction phase.
- 6.2.4 To the south-west three Grade II listed buildings are co-located at Ash Manor; the Oast House & Stable (Ash Manor House) (MSE8295), a timber framed barn, Old Barn (MSE8296) and Ash Manor/Old Manor Cottage (MSE8653), all positioned around 0.6km away from the Site. This site originated in the 13<sup>th</sup> century. The main outlook from the Manor House is more to the north-west, towards Ash, with trees/hedges around the property largely screening the location of the development site, which is thus on the periphery of its vista.

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<sup>12</sup> English Heritage 2015. *The Setting of Heritage Assets. Historic Environment Good Practice Advice in Planning: 3.*

<sup>13</sup> Cogito Consulting 2017 *Heritage Statement*

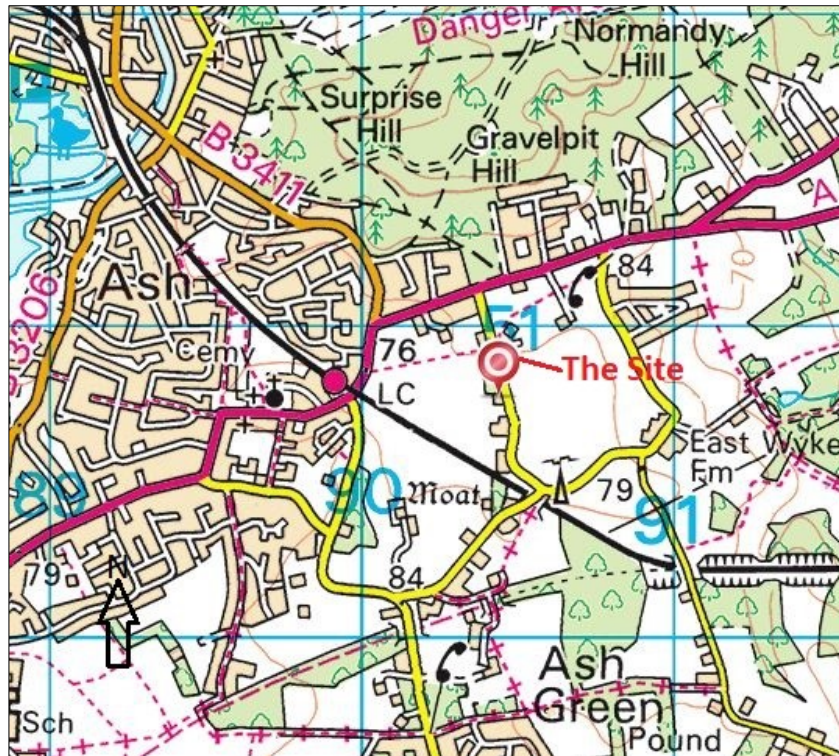
- 6.2.5 The proposed development is some distance from the site, and between the two are fields, currently cluttered with vehicles, mobile homes, and modern buildings, as well as the railway line on a raised embankment. It is proposed that the development of the site will be screened from this direction by new hedge planting. Given these factors, it is unlikely that the development will have any impact on the setting of the listed buildings at Ash Manor.
- 6.2.6 To the west of the Site, the spire of the Church of St. Peter can be seen but not the church building itself, which is masked by housing and other buildings. There is no direct line of sight to the development, from the church, being shielded by existing trees and bushes and given the distance between the two. The development will therefore have no impact on the setting of the church.
- 6.2.7 There are no other designated or undesignated heritage assets close to the site that may be impacted by the development. Other houses to the north and south of the Site along Harper's Road are all 20<sup>th</sup> century in date, and are not considered to be heritage assets.
- 6.2.8 Given that a building has been in place on this site for over 75 years the main difference will be that houses will occupy the northern side of the stream for the first time and additionally will have vehicular access from Harper's Road. Residential dwellings are already in place adjacent to Harper's Road to the south of the Site, and have been since the late 1960's. To the north of the Site existing development in the early 20<sup>th</sup> century has expanded from Ash, along Harper's Road, and similar roadside development has occurred at Ash Green to the south. These provide a precedent for development along Harper's Road, and the infilling between these areas of existing roadside development is not therefore out of character.
- 6.2.9 In the wider landscape, the series of minor roads running south from the A323 at Ash, Wyke and Normandy all have existing roadside development including small housing estates. The small proposed development at the Site is in keeping with the historic landscape, with a passing resemblance to the 'clustered' farm layouts that exist nearby.

## **7.0 Conclusion**

- 7.1** This Desk based Assessment has established that there is limited archaeological knowledge of the Site and its immediate surroundings. There is no known evidence for activity throughout prehistory, although a possible Roman road may run through the site, although this is only postulated and has not been found nearby on this route. The probability of archaeology being present is assessed as low for most periods, and slightly raised to moderate for the Roman, medieval and Post medieval periods. Apart from the existing buildings, and past agricultural and tree planting, there has been limited past impact on any surviving archaeological remains.
- 7.2** However, it has not been possible to establish whether there is below-ground archaeology present on the Site due to the non-intrusive nature of this desk based assessment, and the lack of any archaeological work having been undertaken at or near the site in the past. It is likely that any archaeology remains existing on the site will be relatively undisturbed in areas where building activity has not been undertaken.
- 7.3** Given that our understanding of the archaeological potential of the Site is currently limited, it is recommended that a programme of archaeological works is carried out as a condition of planning. Given the potential for both a Roman road and medieval/Post medieval pottery and brick production, a magnetometer survey of the site may be a suitable first step of evaluation.
- 7.4** The proposed development will have a low negative impact on the setting of the nearby Listed Building, York House, whilst the development will have no impact on the setting of other Listed Buildings in the wider landscape. The proposed development will be consistent with other similar developments in the wider landscape, and will thus not be out of character in its landscape setting.

## **8.0 Acknowledgements**

**8.1** I would like to thank Andrew Kamm, Bourne Homes, Langborough House, Beales Lane, Wrecclesham, Farnham, Surrey for commissioning this Desk Based and Desk based Assessment. Thanks are extended to Andrew Dearlove, Historic Environment Record Officer (Acting) and Surrey County Council, for providing the HER data. Dave Atkin, for carrying out the site visit. This project was managed for CBAS Ltd by Chris Butler.



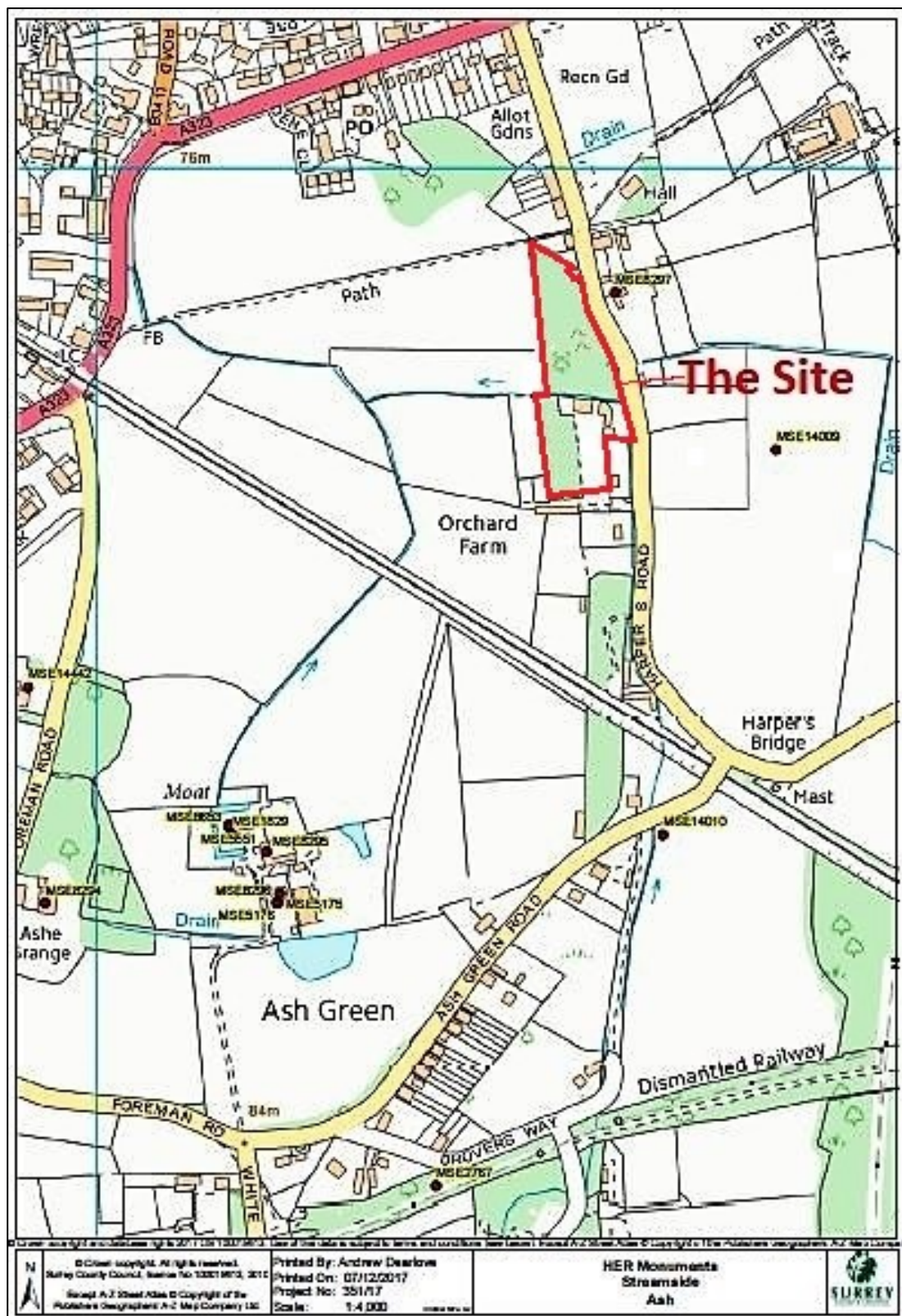
**Fig. 1: Site Location Map**  
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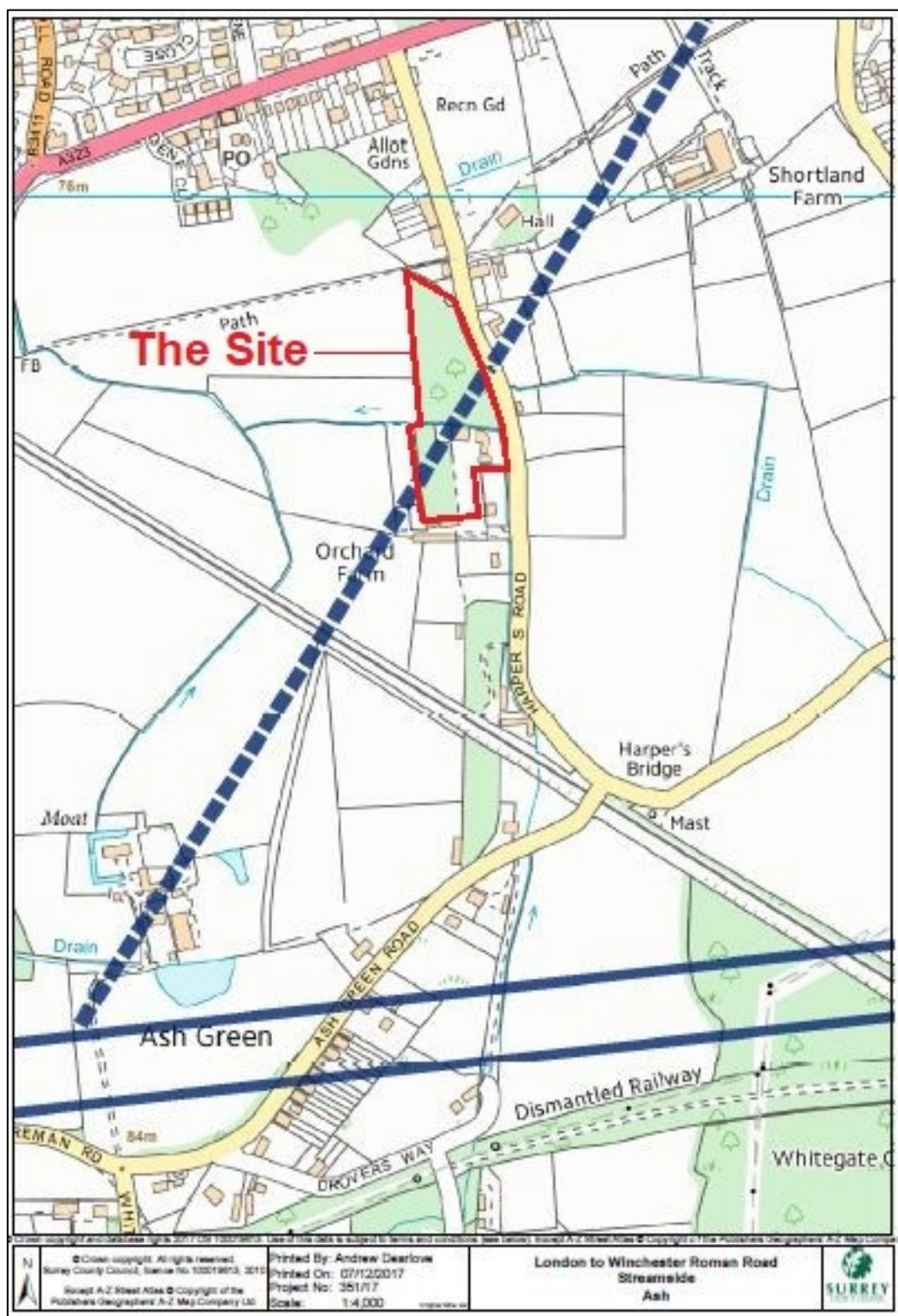
**Fig. 2: Site Location Plan**  
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**Fig. 3: Site Development Plan**  
(Adapted from architects drawing)

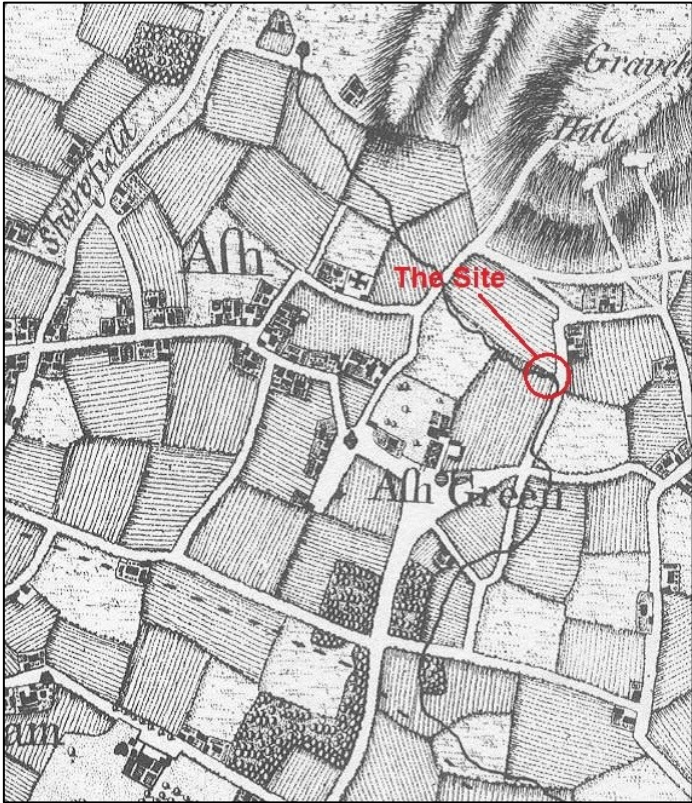


**Fig. 4: Historic Environment Record (HER)**  
(Adapted from map provided by SCC)  
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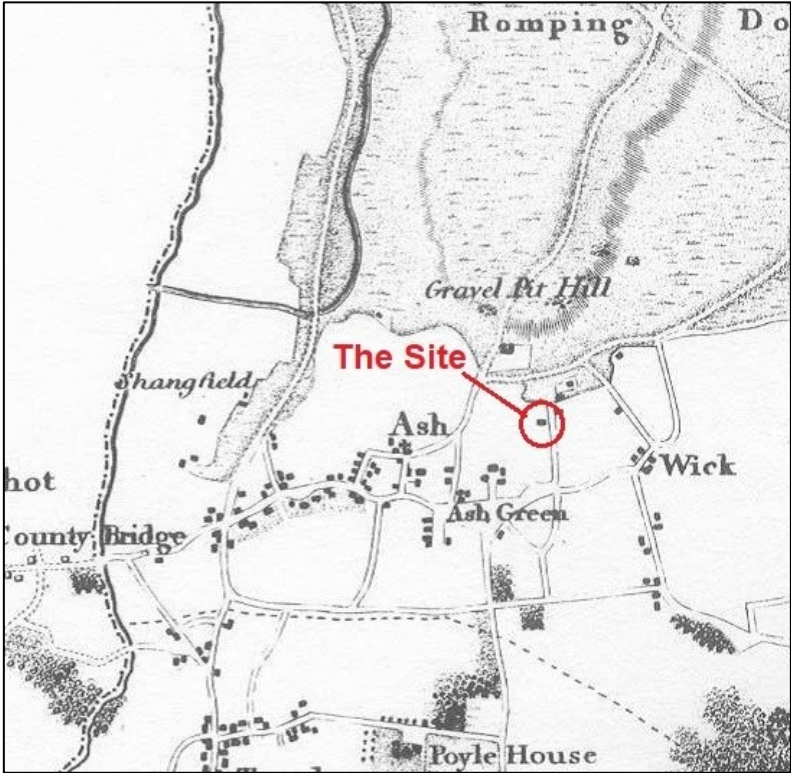


**Fig. 5: London to Winchester Roman Road (HER)**  
(Adapted from map provided by SCC)  
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**Fig. 6: Rocque Map 1768**



**Fig. 7: Lindley & Crossley Map 1793**



Fig. 8: 1816 OS Map

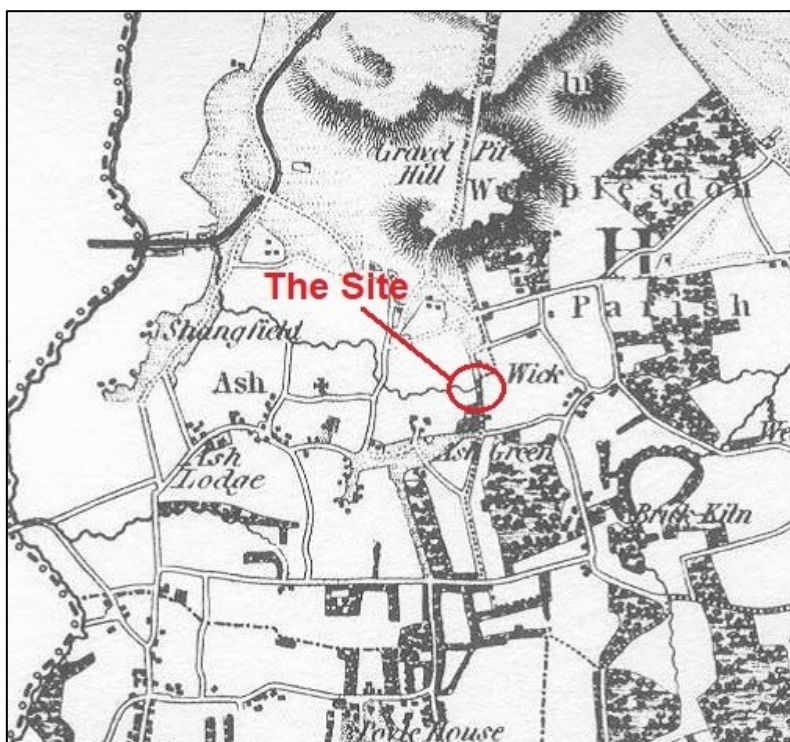
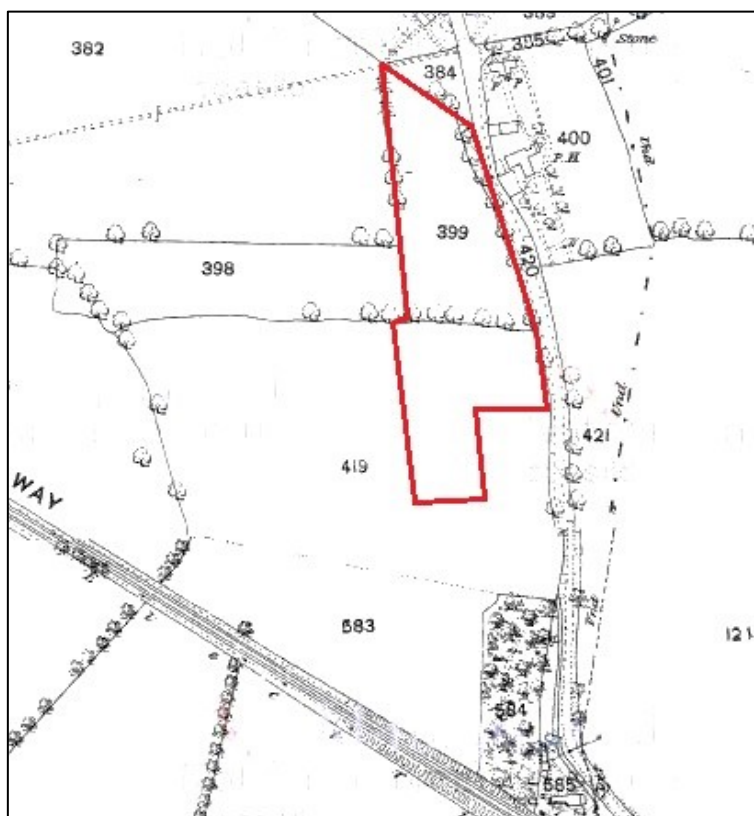
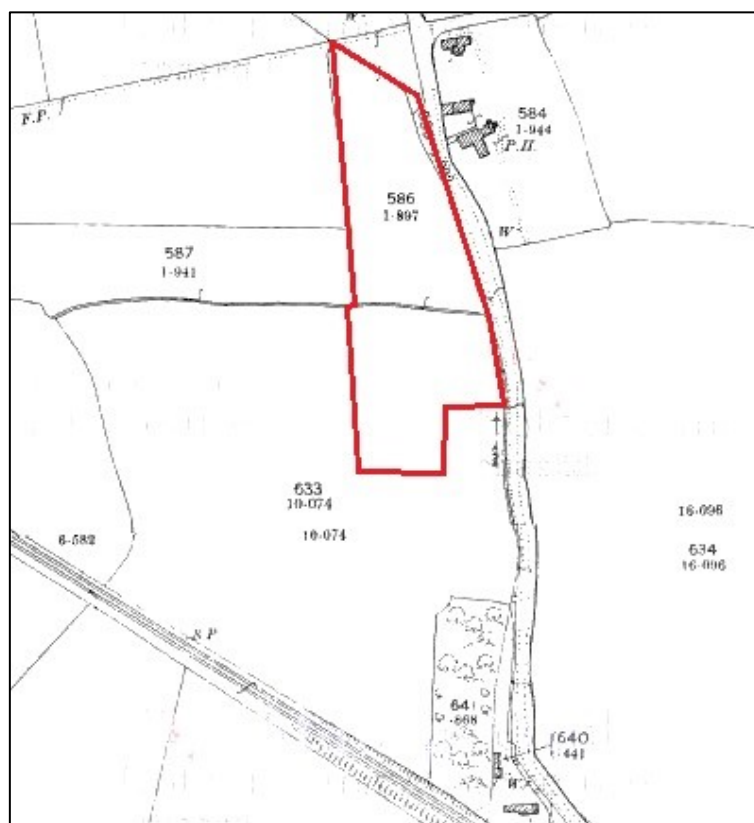


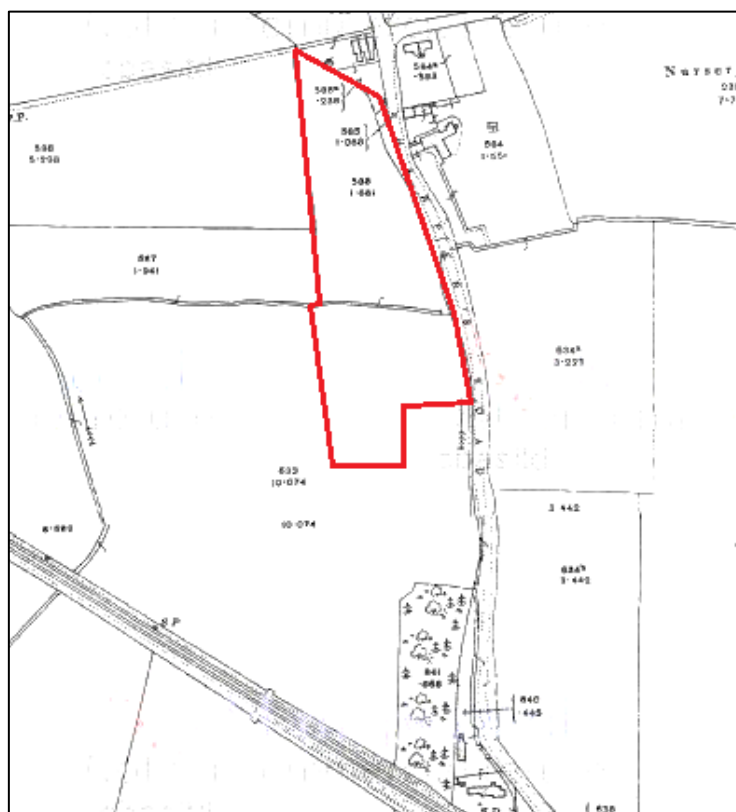
Fig. 9: C & G Greenwood Map 1823



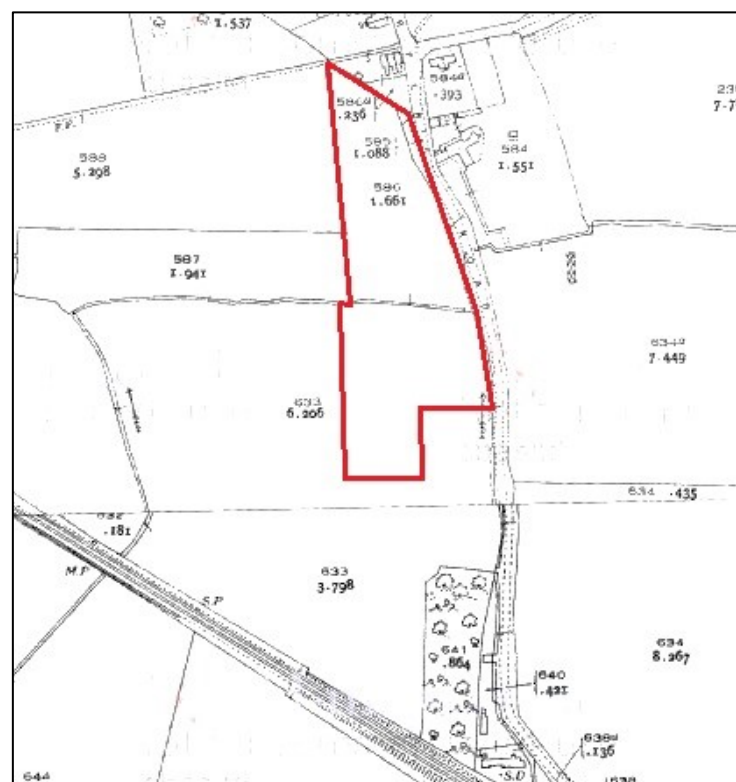
**Fig. 10:** 1<sup>st</sup> Edition OS Map 1871-86



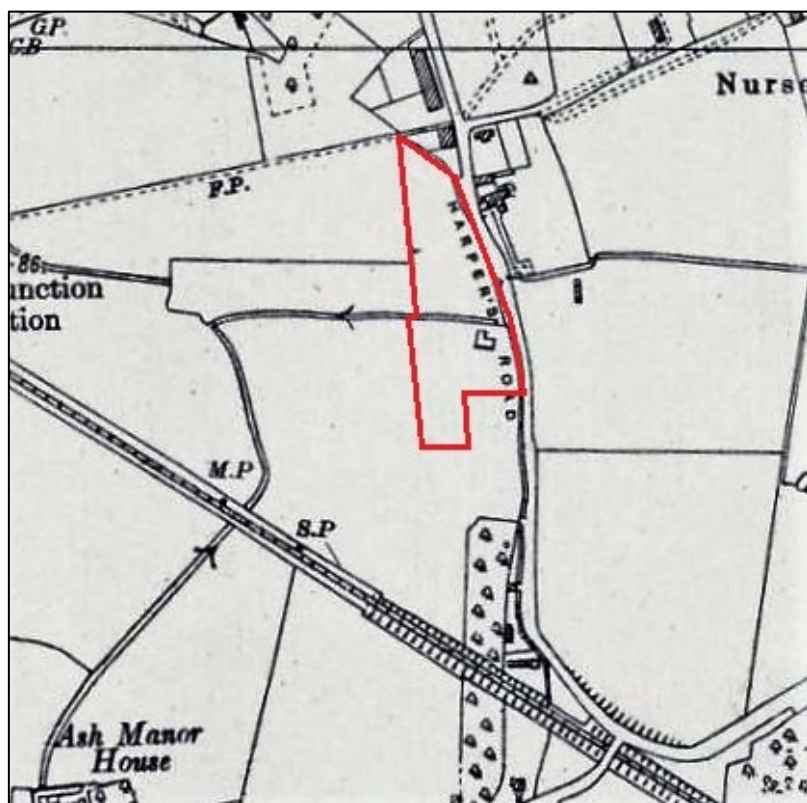
**Fig. 11:** 2<sup>nd</sup> Edition OS Map 1897



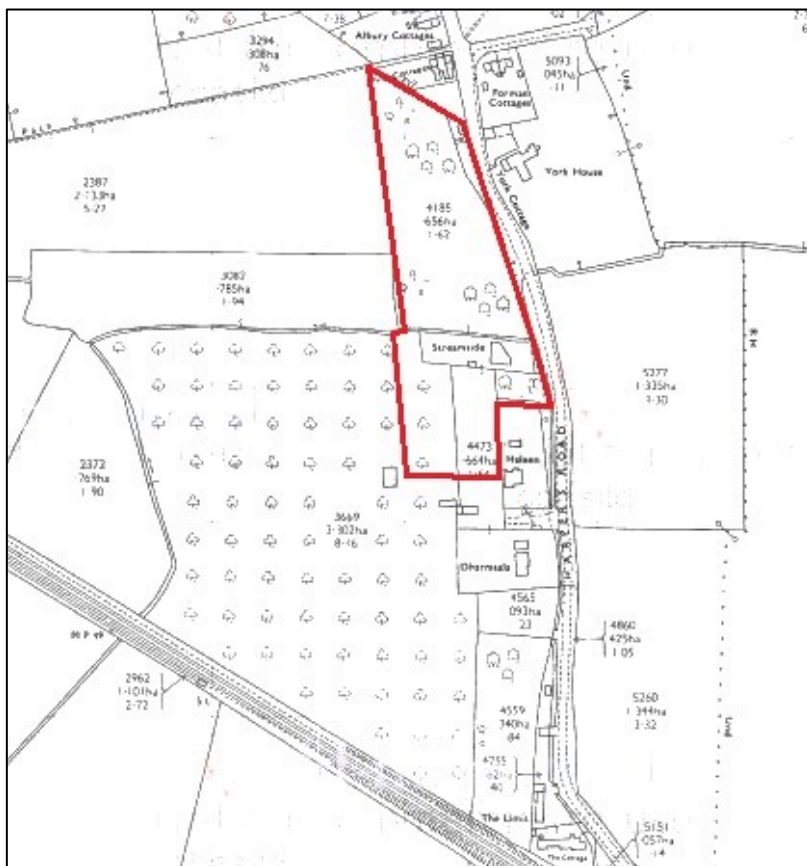
**Fig. 12: 3<sup>rd</sup> Edition OS Map 1916**



**Fig. 13: 4<sup>th</sup> Edition OS Map 1935**



**Fig. 14: 1944 OS Map**



**Fig. 15: 1969 – 1972 OS Map**



**Fig. 16:** Google Earth image 1999

## **Chris Butler Archaeological Services Ltd**

Chris Butler has been an archaeologist since 1985, and formed the Mid Sussex Field Archaeological Team in 1987, since when it has carried out numerous fieldwork projects, and was runner up in the Pitt-Rivers Award at the British Archaeological Awards in 1996. Having previously worked as a Pensions Technical Manager and Administration Director in the financial services industry, Chris formed **Chris Butler Archaeological Services** at the beginning of 2002.

Chris is a Member of the Chartered Institute for Archaeologists, and a Fellow of the Society of Antiquaries of London, and was a part time lecturer in Archaeology at the University of Sussex, and until recently taught A-Level Archaeology at Bexhill 6<sup>th</sup> Form College.

Chris specialises in prehistoric flintwork analysis, but has directed excavations, landscape surveys, watching briefs and evaluations, including the excavation of a Beaker Bowl Barrow, a Saxon cemetery and settlement, Roman pottery kilns, and a Mesolithic hunting camp. Chris is Co-Director of the Barcombe Roman Villa excavations. He has also recently undertaken an archaeological survey of Ashdown Forest and Broadwater Warren.

**Chris Butler Archaeological Services Ltd** is available for Flintwork Analysis, Project Management, Military Archaeology, Desktop Assessments, Field Evaluations, Excavation work, Watching Briefs, Fieldwalking, Landscape & Woodland surveys, Post Excavation Services and Report Writing.

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