

# ARCHAEOLOGICAL DESK BASED ASSESSMENT

Land at Friars Garth, Epsom

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Land at Friars Garth, Epsom  
Version 1 Draft for Comment  
July 2020

### Quality Management

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## EXECUTIVE SUMMARY

- Land at Friars Garth, Epsom has been assessed for its below ground archaeological potential.
- The proposed development will not impact on any designated archaeological assets.
- The site is located within a locally defined Area of High Archaeological Potential associated with the historic core of Epsom. Accordingly, this assessment has identified a moderate archaeological potential at the site for Saxon, Medieval and Post Medieval growth of settlement at Epsom and its immediate hinterland. If present, archaeological remains would likely be of at most local significance.
- Modern development is likely to have had a severe below ground impact upon archaeological remains had they been present within the footprint of the existing property in the northern part of the site. In particular, this is likely to have truncated archaeological remains adjacent to The Parade, and it is perhaps more likely that surviving archaeological remains within the site would comprise rear yard or market garden activity away from the road at the southern part of the site.
- Overall, the site is likely to retain an archaeological potential and therefore it is possible that the proposed redevelopment of the site could have a negative impact upon archaeological remains, however it is considered unlikely that significant remains that would preclude development would be present.
- Further archaeological work is likely to be required in advance of development by the Epsom & Ewell archaeological advisor at Surrey County Council. Given that significant archaeological remains are not anticipated, it is suggested that this assessment is sufficient to satisfy the requirements of Policy DM8 of the Epsom & Ewell Development Plan Policies Document, and that further works could be secured by attaching an appropriate planning condition to the granting of planning consent .

## Contents

<b>EXECUTIVE SUMMARY</b> .....	<b>1</b>
<b>1 INTRODUCTION AND SCOPE OF STUDY</b> .....	<b>1</b>
<b>2 PLANNING BACKGROUND AND DEVELOPMENT PLAN FRAMEWORK</b> .....	<b>2</b>
National Planning Policy .....	2
Local Planning Policy .....	3
Relevant National and Local Designations .....	4
<b>3 GEOLOGY AND TOPOGRAPHY</b> .....	<b>5</b>
Geology .....	5
Topography .....	5
<b>4 ARCHAEOLOGICAL AND HISTORICAL BACKGROUND WITH ASSESSMENT OF SIGNIFICANCE</b> .....	<b>6</b>
Timescales used in this report.....	6
Introduction .....	6
Previous Archaeological Work .....	6
Early Prehistoric – Palaeolithic & Mesolithic .....	7
Later Prehistoric – Neolithic, Bronze Age & Iron Age .....	7
Roman .....	7
Anglo-Saxon/Early Medieval & Medieval .....	8
Post Medieval & Modern (including map regression exercise) .....	8
Historic Landscape Characterisation.....	9
Assessment of Significance .....	9
<b>5 SITE CONDITIONS, THE PROPOSED DEVELOPMENT &amp; REVIEW OF POTENTIAL DEVELOPMENT IMPACTS ON ARCHAEOLOGICAL ASSETS</b> .....	<b>11</b>
Site Conditions .....	11
Proposed Development .....	11
Review of Potential Development Impacts on Archaeological Assets .....	11
<b>6 SUMMARY AND CONCLUSIONS</b> .....	<b>12</b>

## Figures

Figure 1: Site Location

Figure 2a: HER Plot (Data from Surrey HER)

Figure 2b: HLC Plot (Data from Hampshire HER)

Figure 3: 1768 John Rocque Map of Surrey

Figure 4: 1804 Ordnance Survey Drawing

Figure 5: 1842 Epsom Tithe Map

Figure 6: 1868 Ordnance Survey (1:2500)

Figure 7: 1896 Ordnance Survey (1:2500)

Figure 8: 1932 Ordnance Survey (1:2500)

Figure 9: 1953 Ordnance Survey (1:1250)

Figure 10: 2003 Ordnance Survey (1:1250)

Figure 11: 2019 Google Earth Image

## ARCHAEOLOGICAL DESK BASED ASSESSMENT

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Figure 12: Site Layout as Existing

Figure 13: Proposed Site Plan

# 1 INTRODUCTION AND SCOPE OF STUDY

- 1.1 This below ground archaeological desk-based assessment has been researched and prepared by James Archer of RPS Heritage on behalf of Latchmere Properties.
- 1.2 The subject of this assessment, also known as the study site, is land at Friars Garth, Epsom. The site is approximately 700sqm in extent and is centred at TQ 20958 60681 (Fig. 1) within the administrative area of the Borough of Epsom and Ewell.
- 1.3 The site is located within an Area of High Archaeological Potential, as defined by Epsom and Ewell Borough, associated with the historic core of Epsom. Local borough planning policy requires that an archaeological desk based assessment accompany planning applications within such areas of high potential. Accordingly, Latchmere Properties has commissioned RPS Heritage to establish the archaeological potential of the site and to provide guidance on ways to address any archaeological constraints identified.
- 1.4 In accordance with relevant policy and guidance on archaeology and planning, and in accordance with the 'Standard and Guidance for Historic Environment Desk-Based Assessments' (Chartered Institute for Archaeologists January 2017), this assessment draws together the available archaeological, topographic and land-use information in order to clarify the archaeological potential of the site.
- 1.5 This desk-based assessment comprises an examination of evidence on the Surrey Historic Environment Record (HER), and other sources, and includes the results of a comprehensive map regression exercise.
- 1.6 This assessment thus enables relevant parties to assess the archaeological potential of various parts of the site and to consider the need for design, civil engineering, and archaeological solutions to the archaeological potential identified.

## 2 PLANNING BACKGROUND AND DEVELOPMENT PLAN FRAMEWORK

- 2.1 National legislation regarding archaeology, including scheduled monuments, is contained in the Ancient Monuments and Archaeological Areas Act 1979, amended by the National Heritage Act 1983 and 2002, and updated in April 2014.
- 2.2 In March 2012, the government published the National Planning Policy Framework (NPPF), which was most recently revised in June 2019. The NPPF is supported by the National Planning Practice Guidance (NPPG), which was published online 6th March 2014 and has since been periodically updated.
- 2.3 The NPPF and NPPG are additionally supported by three Good Practice Advice (GPA) documents published by Historic England: GPA 1: The Historic Environment in Local Plans; GPA 2: Managing Significance in Decision-Taking in the Historic Environment (both published March 2015). The second edition of GPA3: The Setting of Heritage Assets was published in December 2017.

### National Planning Policy

- 2.4 Section 16 of the NPPF, entitled 'Conserving and Enhancing the Historic Environment' provides guidance for planning authorities, property owners, developers and others on the conservation and investigation of heritage assets. Overall, the objectives of Section 16 of the NPPF can be summarised as seeking the:
- Delivery of sustainable development;
  - Understanding the wider social, cultural, economic and environmental benefits brought by the conservation of the historic environment;
  - Conservation of England's heritage assets in a manner appropriate to their significance; and
  - Recognition that heritage makes a contribution towards our knowledge and understanding of the past.
- 2.5 Section 16 of the NPPF recognises that intelligently managed change may sometimes be necessary if heritage assets are to be maintained for the long term. Paragraph 189 states that planning decisions should be based on the significance of the heritage asset and that level of detail supplied by an applicant should be proportionate to the importance of the asset and should be no more than sufficient to review the potential impact of the proposal upon the significance of that asset.
- 2.6 *Heritage Assets* are defined in Annex 2 of the NPPF as: a building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. It includes designated heritage assets and assets identified by the local planning authority (including local listing).
- 2.7 Annex 2 also defines *Archaeological Interest* as a heritage asset which holds, or potentially holds, evidence of past human activity worthy of expert investigation at some point.
- 2.8 A *Nationally Important Designated Heritage Asset* comprises a: World Heritage Site, Scheduled Monument, Listed Building, Protected Wreck Site, Registered Park and Garden, Registered Battlefield or Conservation Area designated under the relevant legislation.
- 2.9 *Significance* is defined as: The value of a heritage asset to this and future generations because of its heritage interest. This interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting.

- 2.10 *Setting of a heritage asset* is defined as: The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral.
- 2.11 In short, government policy provides a framework which:
- Protects nationally important designated Heritage Assets;
  - Protects the settings of such designations;
  - In appropriate circumstances seeks adequate information (from desk based assessment and field evaluation where necessary) to enable informed decisions;
  - Provides for the excavation and investigation of sites not significant enough to merit *in-situ* preservation.
- 2.12 The NPPG reiterates that the conservation of heritage assets in a manner appropriate to their significance is a core planning principle, requiring a flexible and thoughtful approach. Furthermore, it highlights that neglect and decay of heritage assets is best addressed through ensuring they remain in active use that is consistent with their conservation. Importantly, the guidance states that if complete, or partial loss of a heritage asset is justified, the aim should then be to capture and record the evidence of the asset's significance and make the interpretation publicly available. Key elements of the guidance relate to assessing harm. An important consideration should be whether the proposed works adversely affect a key element of the heritage asset's special architectural or historic interest. Additionally, it is the degree of harm, rather than the scale of development, that is to be assessed. The level of 'substantial harm' is considered to be a high bar that may not arise in many cases. Essentially, whether a proposal causes substantial harm will be a judgment for the decision taker, having regard to the circumstances of the case and the NPPF. Importantly, harm may arise from works to the asset or from development within its setting. Setting is defined as the surroundings in which an asset is experienced and may be more extensive than the curtilage. A thorough assessment of the impact of proposals upon setting needs to take into account, and be proportionate to, the significance of the heritage asset and the degree to which proposed changes enhance or detract from that significance and the ability to appreciate it.
- 2.13 In considering any planning application for development, the planning authority will be mindful of the framework set by government policy, in this instance the NPPF, by current Development Plan Policy and by other material considerations.

## Local Planning Policy

### Epsom & Ewell Borough

- 2.14 The site is located within the administrative area of Epsom and Ewell Borough, which has adopted its Local Plan comprising the Core Strategy and Development Management Policies Document.
- 2.15 Epsom and Ewell Borough Council adopted its Core Strategy in 2007. The Core Strategy contains the following archaeological policy relevant to the study site:

#### **POLICY CS6**

**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:**

- 1. CREATE ATTRACTIVE, FUNCTIONAL AND SAFE PUBLIC AND PRIVATE ENVIRONMENTS;**
- 2. REINFORCE LOCAL DISTINCTIVENESS AND COMPLEMENT THE ATTRACTIVE CHARACTERISTICS OF THE BOROUGH;**
- 3. MAKE EFFICIENT USE OF LAND AND HAVE REGARD TO THE NEED TO DEVELOP LAND IN A COMPREHENSIVE WAY.**

2.16 The Development Plan Policies Document, adopted by Epsom and Ewell Borough Council in 2015, contains the following relevant policy:

**POLICY DM8 HERITAGE ASSETS**

**WE WILL RESIST THE LOSS OF OUR HERITAGE ASSETS AND EVERY OPPORTUNITY TO CONSERVE AND ENHANCE THEM SHOULD BE TAKEN BY NEW DEVELOPMENT.**

**DEVELOPMENT PROPOSALS THAT INVOLVE, OR HAVE AN EFFECT UPON HERITAGE ASSETS MUST ESTABLISH THE INDIVIDUAL SIGNIFICANCE OF THE ASSET AS PART OF THE APPLICATION OR CONSENT PROCESS. AS PART OF THE ASSESSMENT PROCESS THE SIGNIFICANCE OF THE ASSET WILL BE TAKEN INTO ACCOUNT (NAMELY WHETHER IT IS A DESIGNATED HERITAGE ASSET\* OR A NON-DESIGNATED HERITAGE ASSET) WHEN DETERMINING WHETHER THE IMPACT OF ANY PROPOSED DEVELOPMENT IS ACCEPTABLE.**

**WITHIN AREAS OF HIGH ARCHAEOLOGICAL POTENTIAL, AS IDENTIFIED ON THE PROPOSALS MAP, OR OUTSIDE OF THESE AREAS ON ANY MAJOR DEVELOPMENT SITE OF 0.4HA OR GREATER, APPLICANTS ARE REQUIRED TO UNDERTAKE PRIOR ASSESSMENT OF THE POSSIBLE ARCHAEOLOGICAL SIGNIFICANCE OF THE SITE AND THE IMPLICATIONS OF THEIR PROPOSALS, AND MAY BE REQUIRED TO SUBMIT, AS A MINIMUM, A DESK-BASED ASSESSMENT TO ACCOMPANY ANY APPLICATION. WHERE DESK-BASED ASSESSMENT SUGGESTS THE LIKELIHOOD OF ARCHAEOLOGICAL REMAINS, THE PLANNING AUTHORITY WILL REQUIRE THE RESULTS OF AN ARCHAEOLOGICAL EVALUATION IN ORDER TO INFORM THE DETERMINATION OF THE APPLICATION.**

**WE WILL FROM TIME TO TIME REVIEW OUR HERITAGE ASSETS INCLUDED ON THE LOCAL LISTS, WITH REGARD TO THE HISTORIC ENVIRONMENT RECORD, IN CONSULTATION WITH SURREY COUNTY COUNCIL.**

## **Relevant National and Local Designations**

2.17 In terms of relevant designated heritage assets, as defined above and as shown on Figure 2a, no designated World Heritage Sites, Scheduled Monuments, Historic Battlefield sites or Historic Wreck sites lie within the vicinity of the study site.

2.18 The study site is located within an Area of High Archaeological Potential (HER Ref: EE013) as defined by Epsom & Ewell Borough, which is associated with the historic core of Epsom (see Figure 2a).

2.19 In line with relevant planning policy and guidance, this desk based assessment seeks to clarify the site's archaeological potential and the need or otherwise for additional mitigation measures.

## 3 GEOLOGY AND TOPOGRAPHY

### Geology

- 3.1 The solid geology of the study site is recorded by the British Geological Survey (BGS Online 2020) as Lambeth Group (Clay, Silt and Sand). This is overlain by undifferentiated river terrace drift deposits.
- 3.2 No site specific or British Geological Survey borehole data is currently available for the study site.

### Topography

- 3.3 The study site is generally level at c.47m Above Ordnance Datum (AOD).
- 3.4 The nearest watercourse to the site is the Hogsmill River, recorded circa 1km to the north at its nearest point.

## 4 ARCHAEOLOGICAL AND HISTORICAL BACKGROUND WITH ASSESSMENT OF SIGNIFICANCE

### Timescales used in this report

#### Prehistoric

Palaeolithic	900,000 -	12,000 BC
Mesolithic	12,000 -	4,000 BC
Neolithic	4,000 -	2,500 BC
Bronze Age (including Chalcolithic)	2,500 -	800 BC
Iron Age	800 -	AD 43

#### Historic

Roman	AD 43 -	410
Saxon/Early Medieval	AD 410 -	1066
Medieval	AD 1066 -	1485
Post Medieval	AD 1486 -	1799
Modern	AD 1800 -	Present

### Introduction

- 4.1 This chapter reviews the available archaeological evidence for the study site and the archaeological/historical background of the study site and surrounding area, and, in accordance with NPPF, considers the potential for any as yet to be discovered archaeological evidence on the study site prior to any assessment of any later development or below ground impacts.
- 4.2 What follows comprises a review of known archaeological assets within a 750m radius of the study site (Figs. 2a-b), also referred to as the study area, held on the Surrey Historic Environment Record (HER), together with a historic map regression exercise charting the development of the study area from the 18<sup>th</sup> century onwards until the present day.
- 4.3 In general, the majority of HER records within the study area comprise evidence for the Post Medieval and Modern development of the historic core of Epsom.
- 4.4 The map regression exercise has demonstrated that the study site may have been developed at least in part during the Post Medieval period, although the majority of the site likely comprised market garden. Earlier buildings were demolished along the site’s western boundary in the mid-19<sup>th</sup> century when it comprised an area of formal garden. The existing property was constructed by 1932 and has since been subject to minor alteration.
- 4.5 Chapter 5 subsequently considers the site conditions, later development and below ground impacts, and whether the proposed development is likely to impact archaeological assets and potential archaeological assets identified below.

### Previous Archaeological Work

- 4.6 No previous archaeological work has been undertaken within the study site, however a number of phases of work have been undertaken within close proximity.

- 4.7 Archaeological evaluation at the town hall immediately to the north of the study site has previously revealed evidence for Medieval occupation, comprising a post hole and chalk block foundations with remnants of mortared flint walling and floor surfaces (HER Ref: MSE4526, TQ 2095 6075). Evaluation adjacent to this on land west of the Town Hall revealed a limited number of archaeological features and finds of probable 18<sup>th</sup> century and later date (HER Ref: MSE4785, TQ 2095 6075).
- 4.8 Three pits of possible 19<sup>th</sup> century date were found during archaeological evaluation in 2016 immediately north west of the study site. These were interpreted as gravel or brickearth extraction pits (HER Ref: MSE22946, TQ 20902 60741).
- 4.9 Post Medieval wall footings were found at 2 Church Street c.100m to the north of the study site (HER Ref: MSE4786, TQ 2100 6080).

### Early Prehistoric – Palaeolithic & Mesolithic

- 4.10 No finds of Palaeolithic or Mesolithic date are recorded on the Surrey HER within the 750m study area. The presence of Palaeolithic material can be notoriously difficult to predict and is typically dependent upon the presence of an appropriate underlying geology sequence (such as terrace gravels or brickearth), as well as suitable topography and access to nearby resources and water.
- 4.11 Based upon the paucity evidence, the archaeological potential of the study site for the Early Prehistoric periods is considered to be low.

### Later Prehistoric – Neolithic, Bronze Age & Iron Age

- 4.12 The Surrey HER does not contain any evidence for Neolithic or Bronze Age period activity within 750m of the study site. The sole evidence for Iron Age activity pertains to isolated findspots, including a coin c.650m to the south west (HER Ref: MSE4145, TQ 2050 6020), and a residual piece of probably Iron Age pottery found in a late Post Medieval feature at Epsom Waterworks c.700m north east of the study site. A piece of residual struck flint was found within the same feature (HER Ref: MSE4800, TQ 2115 6125).
- 4.13 Overall, despite a reasonable level of archaeological investigation within the nearby area, little evidence for Later Prehistoric activity has been identified within the nearby area. Therefore, a generally low archaeological potential is considered for the Neolithic, Bronze Age and Iron Age periods at the study site.

### Roman

- 4.14 The projected route of the Roman road Stane Street between London and Chichester is located circa 500m east of the study site, on a north east to south west alignment (Margary 1955). A number of HER monument records relate to this road and excavations that have identified the alignment (HER Refs: MSE3726, MSE6938, MSE5782, MSE21394). Typical archaeological features associated with Roman roads can include evidence for settlement and occupation, roadside ditches and associated land division, together with quarry pits, burials and chance losses.
- 4.15 Further evidence for Roman activity within the study area is limited to findspots along the course of this road alignment, comprising a coin found c.500m to the east of the study site (HER Ref: MSE21385, TQ 2150 6090), and unspecified Roman finds at Pitt Place c.500m to the south east (HER Ref: MSE21398, TQ 2140 6040).
- 4.16 Based on current evidence, the study site would have been located at some distance from the Roman road alignment and is unlikely to have been subject to any associated roadside development. Despite a number of previous archaeological events within the nearby area to the site, no evidence for Roman activity has been located away from the road alignment. Therefore, the study

site's archaeological potential for evidence dating to the Roman period is reasonably identified as low.

## Anglo-Saxon/Early Medieval & Medieval

- 4.17 A later Saxon period agricultural soil horizon was recorded at Waterloo House on the High Street c.350m to the west of the study site, along with a truncated ditch and a compacted gravel and flint surface interpreted as a possible roadway (HER Ref: MSE4797, TQ 2063 6070).
- 4.18 Around six Saxon period burials were recorded in allotments c.700m east of the study site. The burials were recorded in a line parallel to the Roman road Stane Street (HER Ref: MSE1107, TQ 2163 6077).
- 4.19 The Domesday Survey of 1086 records the early Medieval estate at Epsom as a fairly large estate of 44 households which belonged to the Abbey of St Peter at Chertsey. The land associated with the estate comprised arable land, meadows, woodland, 2 mills and 2 churches (Domesday Online 2020).
- 4.20 Evidence for Medieval period occupation is recorded within the immediate vicinity of the study site at the town hall immediately to the north, comprising a post hole and chalk block foundations with remnants of mortared flint walling and floor surfaces (HER Ref: MSE4526, TQ 2095 6075).
- 4.21 It is likely that the study site would have been located within the immediate hinterland of the estate at Epsom nearby to the west during the later Saxon and Medieval periods. The foundations identified immediately to the north at the town hall comprised the earliest phase of a later Post Medieval building known as Cromwell House in the 18<sup>th</sup> century, and it appears that the Medieval settlement area extended towards the area of the study site during the Medieval period. It is possible that the study site would have been subject to activity during these periods, although this would have perhaps been more likely to comprise evidence for agricultural practice such as market gardens, land division, quarrying and chance finds.
- 4.22 Overall, the archaeological potential of the study site for the Saxon and Medieval periods is considered to be moderate.

## Post Medieval & Modern (including map regression exercise)

- 4.23 A number of the HER records within the study area refer to Post Medieval and Modern archaeological remains which are not discussed in detail here unless relevant to the study site. In particular, these relate to the Post Medieval and Modern growth of Epsom.
- 4.24 During the later Post Medieval and Modern periods, our understanding of settlement, land-use and the utilisation of the landscape is enhanced by cartographic and documentary sources, which can give additional detail to data contained within the HER.
- 4.25 The earliest such cartographic source is the 1746 Rocque Map of Surrey (Fig. 3), which shows the site within an area adjacent to the road now known as The Parade. Residential properties are shown along the length of The Parade, along with areas of garden and possible allotment. The scale of the survey makes it difficult to ascertain the site's exact location, however it is possible that the site was subject to development by this time, in particular as part of a building is shown with the site on early to mid-19<sup>th</sup> century mapping (see Figures 4-5).
- 4.26 The 1842 Epsom tithe map is the first detailed plan of the site (Fig. 5) and shows part of an adjoining property extending into the study site. The majority of the site appears to comprise market garden or yard.

- 4.27 The 1868 Ordnance Survey plan (Fig. 6) shows that any building within the site had been cleared by this time, as the site comprises an area of formal garden, pathways and scattered trees. A few of these pathways had been removed from within the site by 1896 (Fig. 7).
- 4.28 The existing property was constructed within the site by 1932 (Fig. 8). A glasshouse is shown at the site's western boundary and the southern part of the site likely comprised rear garden.
- 4.29 Minor extensions to the property are shown throughout the 20<sup>th</sup> century and the glasshouse to the rear has been removed (Fig. 9-12). The surrounding area has been extensively developed as the core of Epsom has expanded.
- 4.30 The map regression has demonstrated that the site may have been developed at least in part during the Post Medieval period, although the majority of the site likely comprised market garden. Earlier buildings were demolished along the site's western boundary in the mid-19<sup>th</sup> century when it comprised an area of formal garden. The existing property was constructed by 1932 and has since been subject to minor alteration.
- 4.31 Overall, it is possible that the site retains a moderate archaeological potential for the Post Medieval period, in particular along the western site boundary. Evidence for the Modern period is likely to be limited to features related to the 19<sup>th</sup> century formal garden, and the existing 20<sup>th</sup> century property.

## Historic Landscape Characterisation

- 4.32 The available Surrey Historic Landscape Characterisation (HLC) data records the site within an area of settlement related to the historic core of Epsom (Fig. 2b).

## Assessment of Significance

- 4.33 Existing national policy guidance for archaeology (the NPPF as referenced in section 2) enshrines the concept of the 'significance' of heritage assets. Significance as defined in the NPPF centres on the value of an archaeological or historic asset for its 'heritage interest' to this or future generations.
- 4.34 No relevant nationally significant designated archaeological assets as defined in the NPPF are recorded within, or within the vicinity of, the study site.
- 4.35 The site is located within a locally defined Area of High Archaeological Potential associated with the historic core of Epsom.
- 4.36 There are no non-designated archaeological assets recorded within the study site on the HER.
- 4.37 Based on current evidence, a moderate archaeological potential is considered at the study site for the Saxon, Medieval and Post Medieval periods. A low archaeological potential has been identified for all other past periods of human activity within the study site.
- 4.38 Whilst it is possible that archaeological remains could be present within the site, on the basis of the above, any remains, should they occur on the study site, would in the context of the Secretary of State's non-statutory criteria for Scheduled Monuments (DCMS 2013) most likely be of local significance.
- 4.39 As identified by desk based work, archaeological potential by period and the likely significance of any archaeological remains which may be present within the study site is summarised in table form below:

Period:	Identified Archaeological Potential and Likely Significance (if present):
Prehistoric	Low potential, Low (Local) Significance;
Later Prehistoric	Low potential, Low (Local) Significance;

## ARCHAEOLOGICAL DESK BASED ASSESSMENT

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Roman	Low potential, Low (Local) Significance;
Anglo-Saxon & Medieval	Moderate potential, Low (Local) Significance;
Post Medieval	Moderate potential (likely to be associated with the historic development of the core of Epsom, including possible development along The Parade), likely to be of Low (Local) Significance;
Modern	Low potential (likely to be entirely invested in evidence of ground consolidation and surviving traces of 19 <sup>th</sup> century garden activity, and 20 <sup>th</sup> century development), likely to be of Negligible to Low (None/Local) Significance.

## **5 SITE CONDITIONS, THE PROPOSED DEVELOPMENT & REVIEW OF POTENTIAL DEVELOPMENT IMPACTS ON ARCHAEOLOGICAL ASSETS**

### **Site Conditions**

- 5.1 The study site currently comprises a residential property known as Friars Garth, with associated rear garden, hardstanding and landscaping (Fig. 12).
- 5.2 The construction of a Post Medieval building within the western site boundary would have had a negative impact upon earlier archaeological remains had they been present. The subsequent demolition of this building and the later construction of the existing property would have had a further cumulative negative archaeological impact.
- 5.3 Past agricultural/horticultural land use will have had a moderate but widespread archaeological impact as a result of past ploughing, the laying out of a formal garden landscape including pathways and the planting of trees, and, particularly, the later clearance and grubbing up of those trees.

### **Proposed Development**

- 5.4 Development proposals comprise the demolition of the existing property and the construction of a mixed-use building comprising office space on the ground floor with residential on the upper floors (Fig. 13).
- 5.5 The northern part of the proposed development footprint is located within the footprint of the existing property.

### **Review of Potential Development Impacts on Archaeological Assets**

- 5.6 The proposed development will not impact on any designated archaeological assets.
- 5.7 The site is located within a locally defined Area of High Archaeological Potential associated with the historic core of Epsom. Accordingly, this assessment has identified a moderate archaeological potential at the site for Saxon, Medieval and Post Medieval growth of settlement at Epsom and its immediate hinterland. If present, archaeological remains would most likely be of at most local significance.
- 5.8 Modern development is likely to have had a severe below ground impact upon archaeological remains had they been present within the footprint of the existing property in the northern part of the site. In particular, this is likely to have truncated archaeological remains adjacent to The Parade, and it is perhaps more likely that surviving archaeological remains within the site would comprise rear yard or market garden activity away from the road at the southern part of the site.
- 5.9 Overall, the site is likely to retain an archaeological potential and therefore it is possible that the proposed redevelopment of the site could have a negative impact upon archaeological remains, however it is considered unlikely that significant remains that would preclude development would be present at the site.



## 6 SUMMARY AND CONCLUSIONS

- 6.1 Land at Friars Garth, Epsom is under consideration for redevelopment comprising the demolition of the existing property and construction of a mixed-use office and residential development. Policy DM8 of the Epsom & Ewell Development Plan Policies Document requires that planning applications within Areas of High Archaeological Potential are accompanied by an archaeological desk based assessment. Therefore, in accordance with relevant government planning policy and guidance, a desk based assessment has been undertaken to clarify the below ground archaeological potential of the study area.
- 6.2 In terms of relevant designated heritage assets, no designated World Heritage Sites, Scheduled Monuments, Historic Battlefield sites or Historic Wreck sites lie within the vicinity of the study site.
- 6.3 In terms of relevant local designations, the study site is located within an Area of High Archaeological Potential as defined by Epsom & Ewell Borough, which is associated with the historic core of Epsom.
- 6.4 Based on current evidence, a moderate archaeological potential is considered at the study site for the Saxon, Medieval and Post Medieval periods. A low archaeological potential has been identified for all other past periods of human activity within the study site.
- 6.5 Modern development is likely to have had a severe below ground impact upon archaeological remains had they been present within the footprint of the existing property in the northern part of the site. In particular, this is likely to have truncated archaeological remains adjacent to The Parade, and it is perhaps more likely that surviving archaeological remains within the site would comprise rear yard or market garden activity away from the road at the southern part of the site.
- 6.6 Overall, the site is likely to retain an archaeological potential and therefore it is possible that the proposed redevelopment of the site could have a negative impact upon archaeological remains, however it is considered unlikely that significant remains that would preclude development would be present at the site.
- 6.7 Further archaeological work is likely to be required in advance of development by the Epsom & Ewell archaeological advisor at Surrey County Council. Given that significant archaeological remains are not anticipated, it is suggested that this assessment is sufficient to satisfy the requirements of Policy DM8 of the Epsom & Ewell Development Plan Policies Document, and that further works could be secured by attaching an appropriate planning condition to the granting of planning consent.

## Sources Consulted

### General

British Library  
Surrey Historic Environment Record  
The National Archive

### Internet

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British Geological Survey – <http://www.bgs.ac.uk/discoveringGeology/geologyOfBritain/viewer.html>  
British History Online – <http://www.british-history.ac.uk/>  
Domesday Online – <http://www.domesdaybook.co.uk/>  
Historic England: The National Heritage List for England – <http://www.historicengland.org.uk/listing/the-list/>  
Portable Antiquities Scheme – [www.finds.org.uk](http://www.finds.org.uk)

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Historic England Historic Environment *Good Practice Advice in Planning: 2 Managing Significance in Decision-Taking in the Historic Environment* July 2015 unpublished document

Historic England Historic Environment *Good Practice Advice in Planning: 3 The Setting of Heritage Assets* December 2017 unpublished document

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Margary I. D. *Roman Roads of Britain* 1955

Mills, A.D. *A Dictionary of British Place Names* 1991

Victoria County History *A History of the County of Surrey Volume 3* 1911

Wymer *The Lower Palaeolithic Occupation of Britain* 2 volumes 1999

## Cartographic

1768 Rocque Map of Surrey

1804 Ordnance Survey Drawing

1811 Ordnance Survey Old Series

1827 C&J Greenwood Map of Surrey

1842 Epsom Tithe Map

1868 Ordnance Survey (1:2500)

1896 Ordnance Survey (1:2500)

1913 Ordnance Survey (1:2500)

1932 Ordnance Survey (1:2500)

1945 Google Earth Image

1953 Ordnance Survey (1:1250)

1954 Ordnance Survey (1:2500)

1961 Ordnance Survey (1:2500)

1970 Ordnance Survey (1:1250)

1978 Ordnance Survey (1:1250)

1992 Ordnance Survey (1:1250)

1999 Google Earth Image

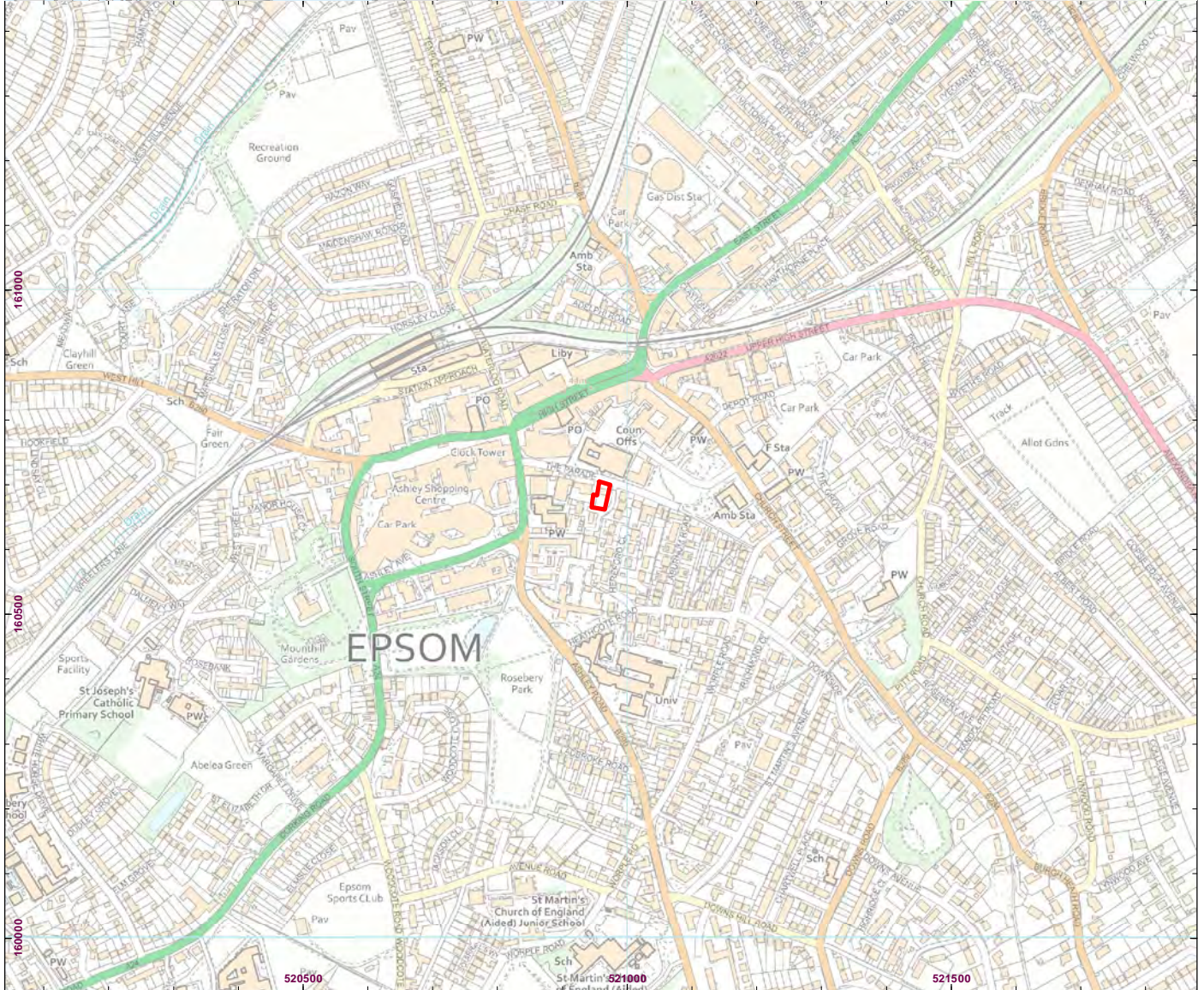
2003 Google Earth Image

2003 Ordnance Survey (1:1250)

2019 Google Earth Image



**FIGURES**



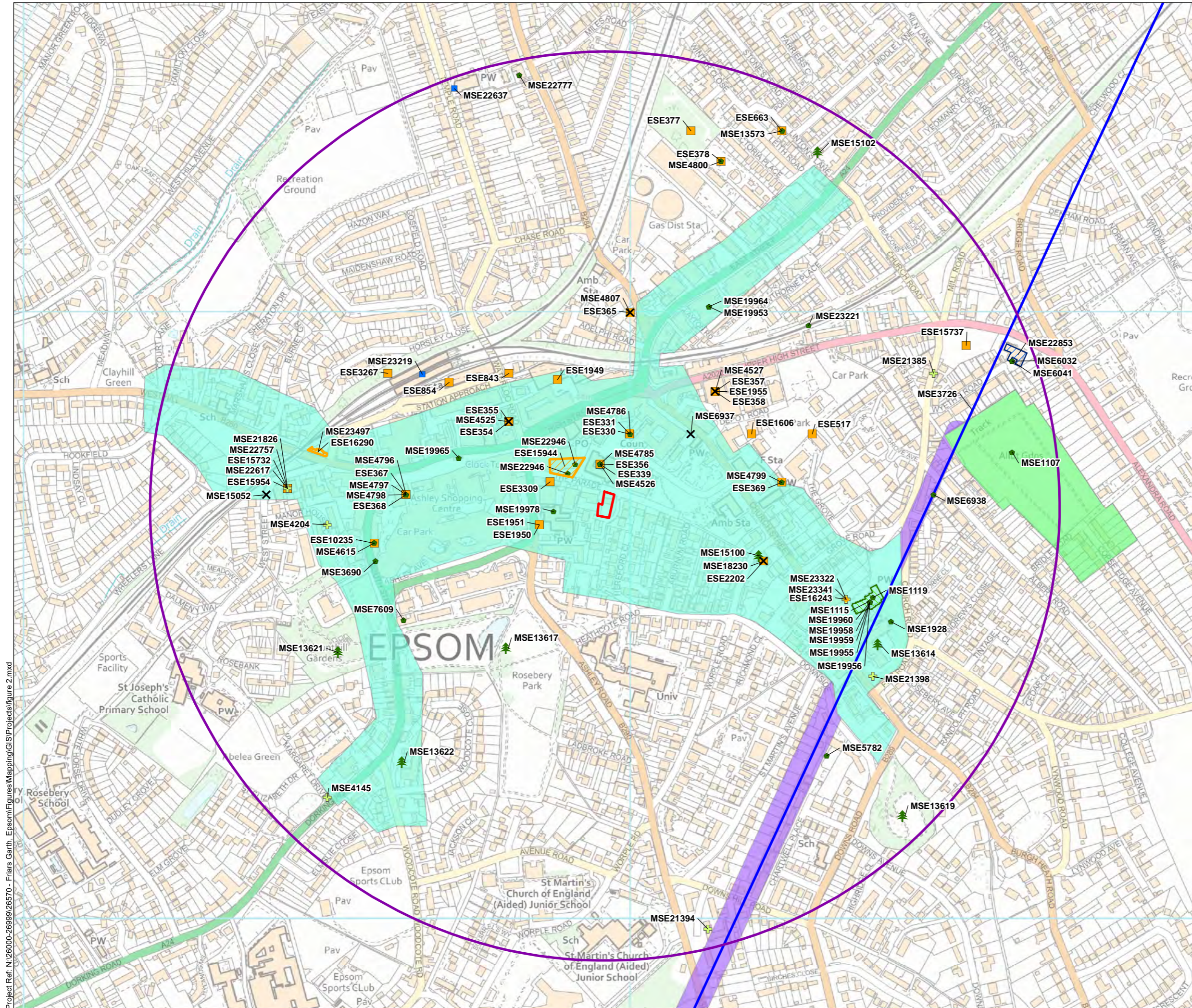
 Site Boundary



0 100 200m  
Scale at A4: 1:10,000



Figure 1  
Site Location



**Legend**

- Site Boundary
- 750m search radius

Non-designated Heritage Assets:

**HER Records Points**

- ◆ Monuments
- + Findspots
- Buildings
- ✕ Negative Evidence
- 🌳 Parks
- Roman Road

**HER Records Polygons**

- Monuments
- Buildings

**Areas of High Archaeological Potential**

- EE013 - Epsom - Historic Town Core
- EE015 - Roman Road, Stane Street, Epsom and Ewell
- EE014 - Saxon Burial site, Epsom

Previous Archaeological Work:

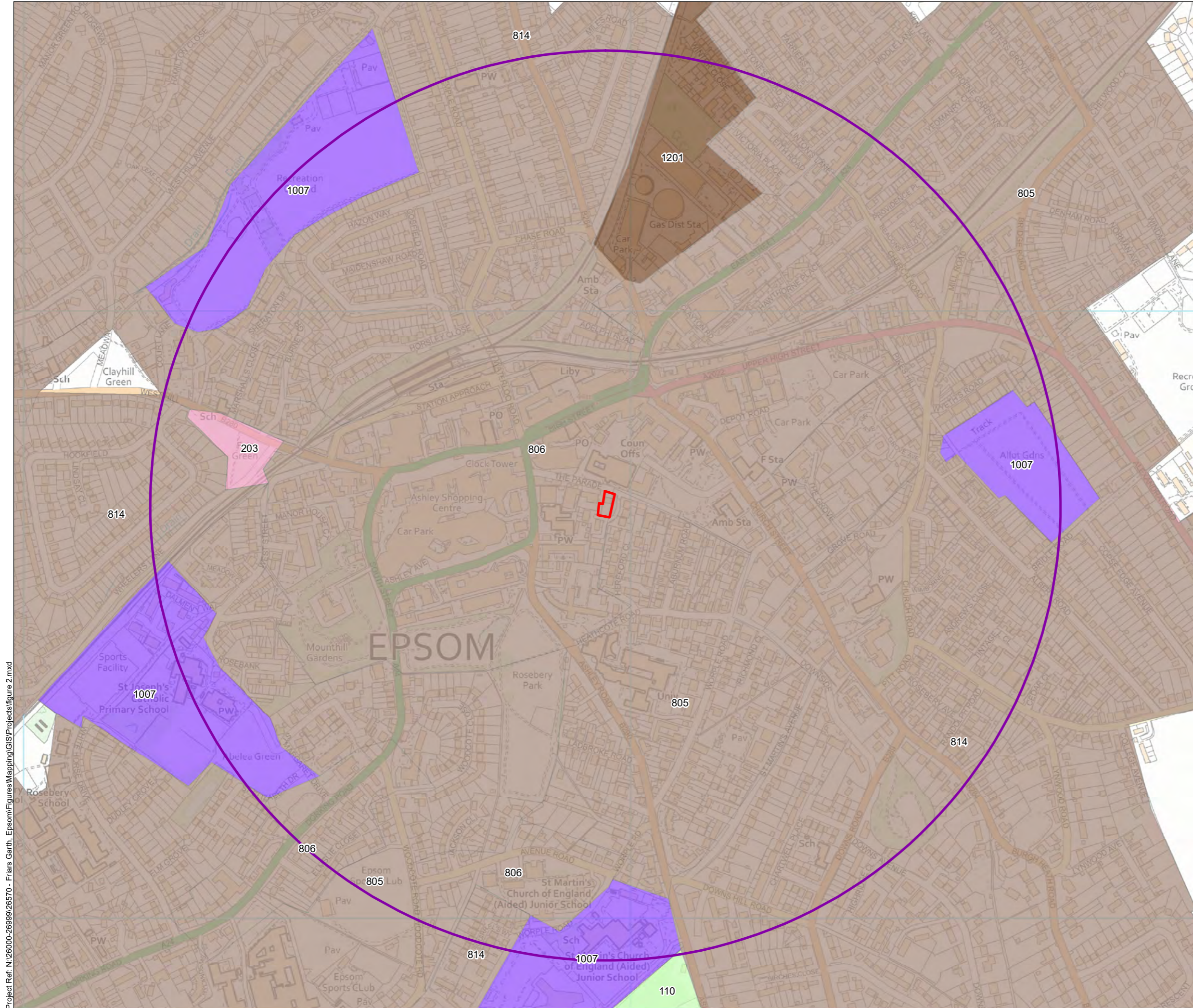
- HER Events Polygons
- HER Events Points

0 100 200m  
 Scale at A3: 1:6,000



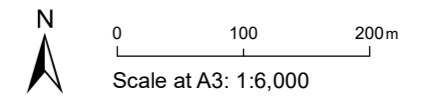
Figure 2a  
HER Plot (Data from Surrey HER)

Project Ref: N126000-26999126570 - Friars Garth. Epsom\Figures\Mapping\GIS\Projects\figure 2.mxd



**Legend**

- Site Boundary
- 750m search radius
- Historic Landscape Characterisation:**
- Unknown
- Field Patterns
- Commons
- Horticulture
- Woodland
- Heathland
- Downland
- Valley floor and water
- Settlement related
- Parkland and designed
- Recreation
- Extractive industry
- Other Industry
- Communication facilities
- Military and defence



**Figure 2b**  
 Historic Landscape Characterisation Plot (Data from Surrey HER)



Approximate site location



Not to Scale  
Illustrative Only



Figure 3

1768 John Rocque Map of Surrey





Approximate site location



Not to Scale  
Illustrative Only



Figure 4

1811 Ordnance Survey Drawing



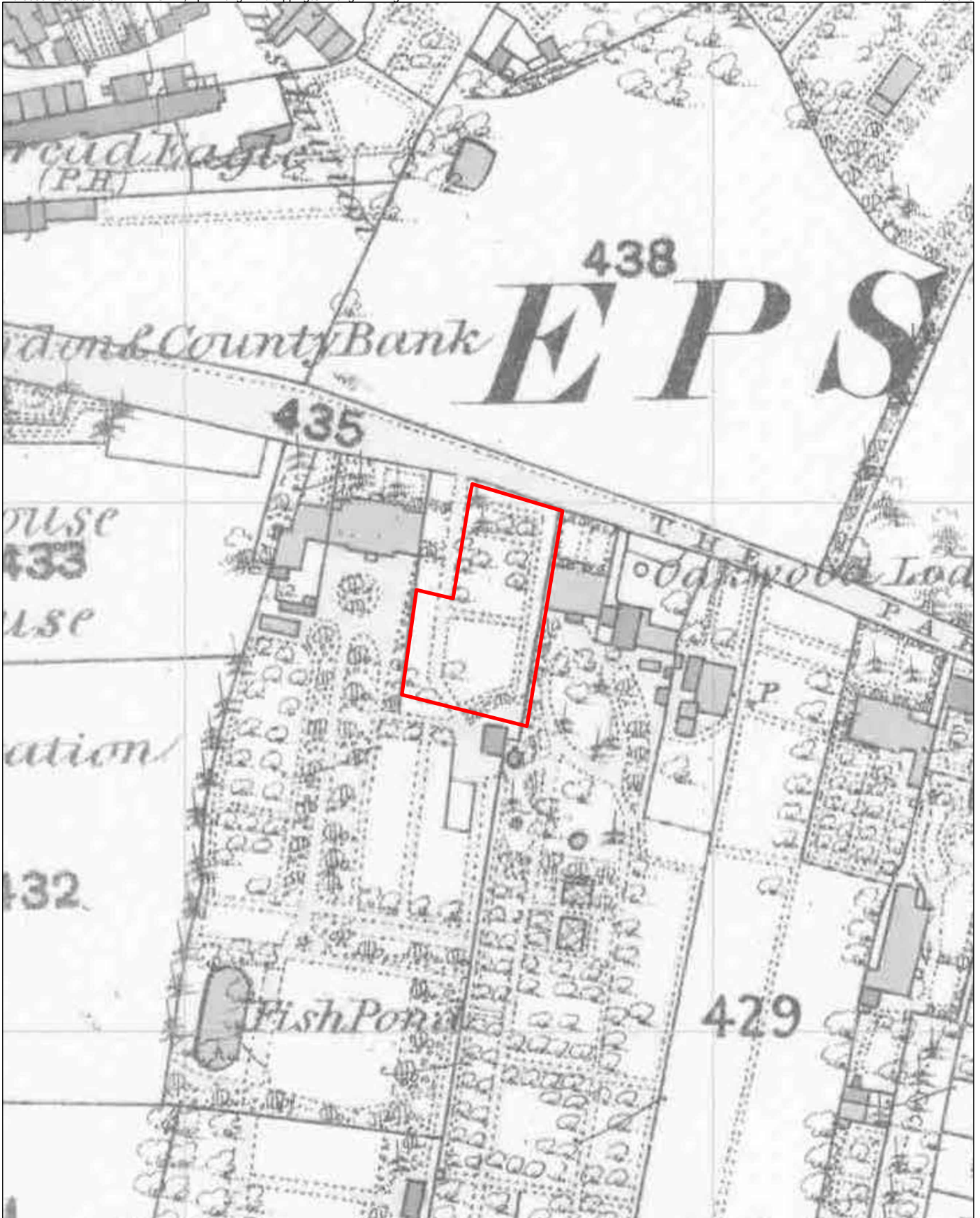
 Site Boundary



0 20 40m  
Scale at A4: 1:2,000



Figure 5  
1842 Epsom Tithe Map



 Site Boundary

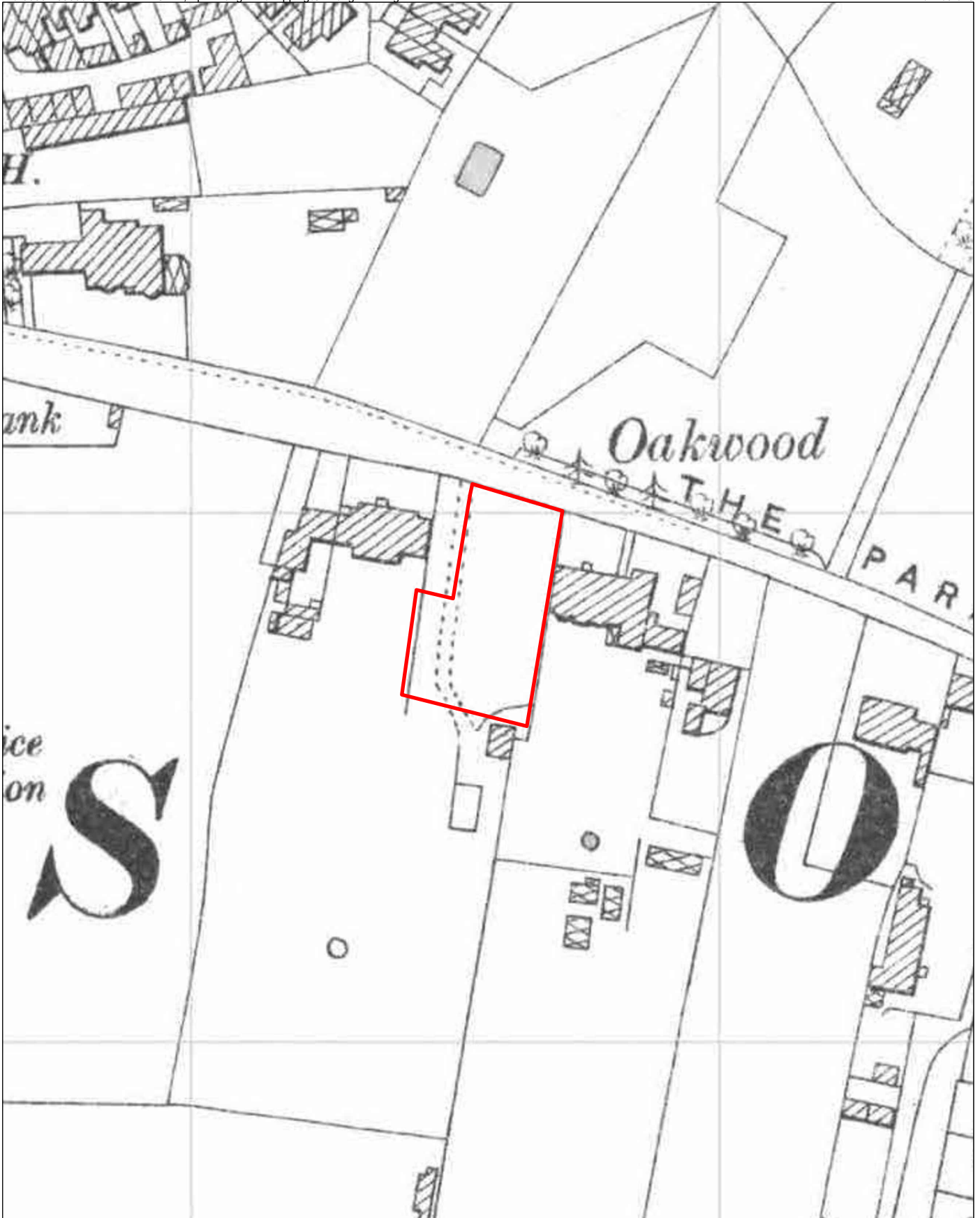


0 10 20m  
Scale at A4: 1:1,000



Figure 6

1868 Ordnance Survey Map



 Site Boundary

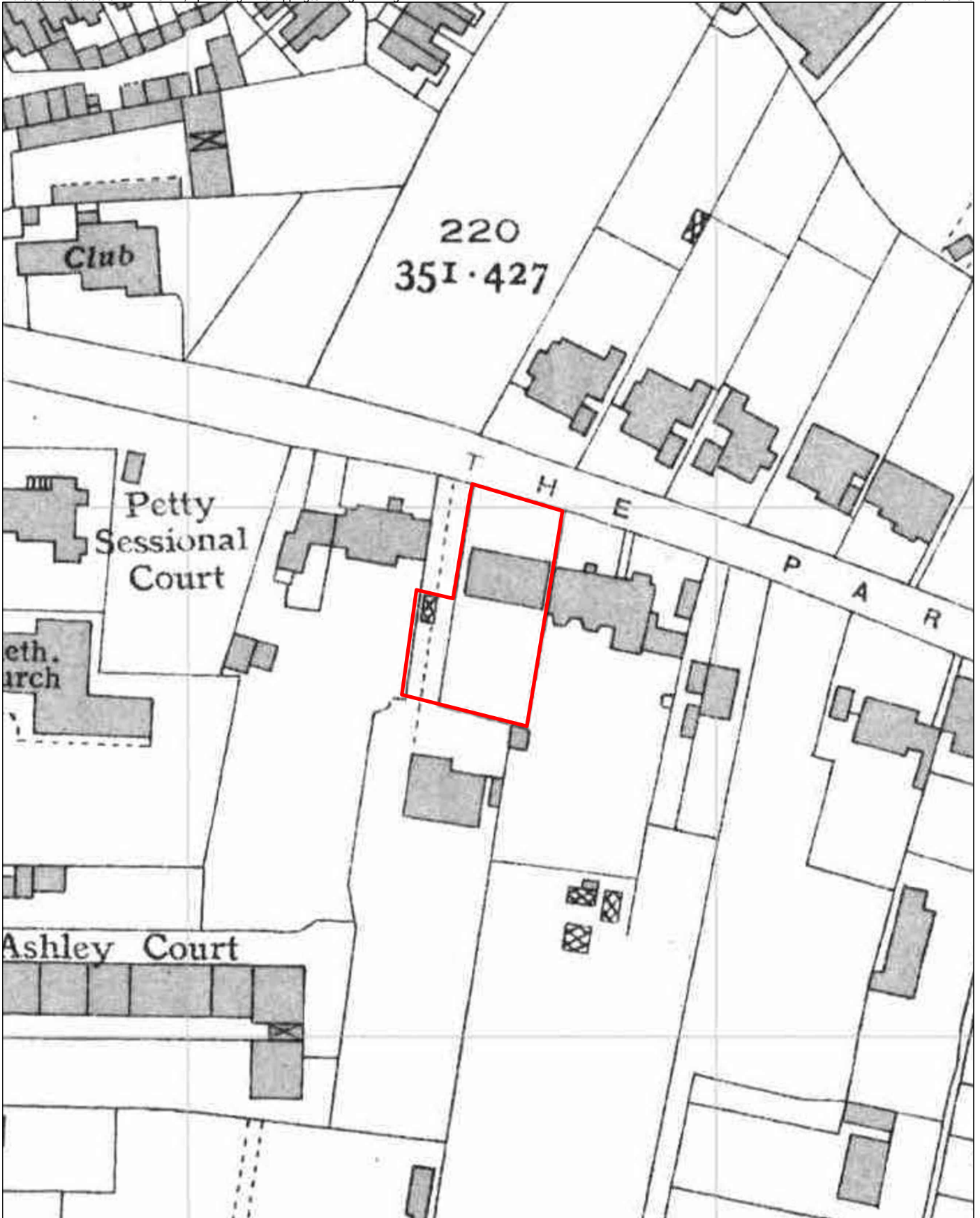


0 10 20m  
Scale at A4: 1:1,000



Figure 7

1896 Ordnance Survey Map



 Site Boundary

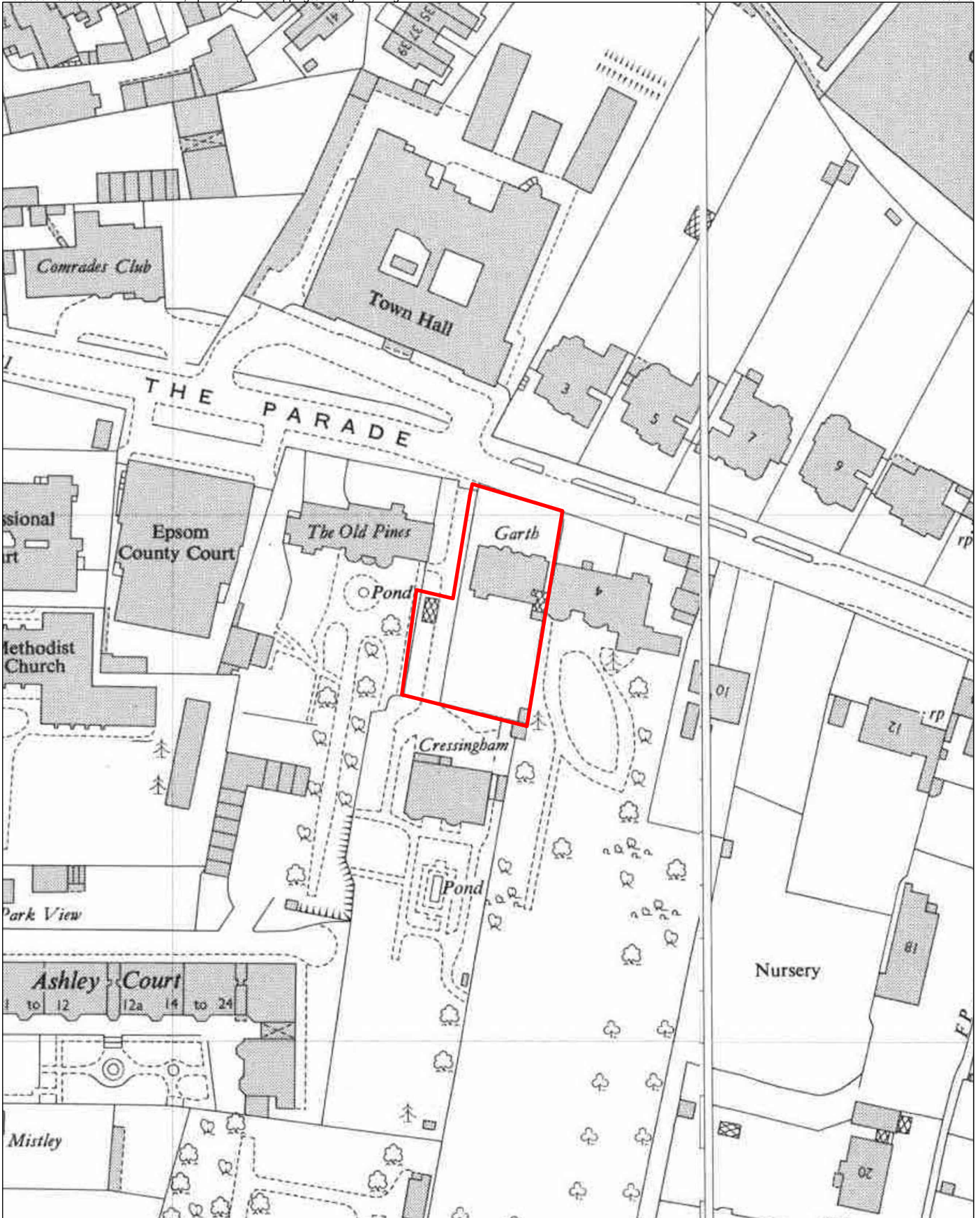


0 10 20m  
Scale at A4: 1:1,000



Figure 8

1932 Ordnance Survey Map



 Site Boundary



0 10 20m  
Scale at A4: 1:1,000



Figure 9  
1953 Ordnance Survey Map



 Site Boundary



0 10 20m  
Scale at A4: 1:1,000



Figure 10

2003 Ordnance Survey Map



 Site Boundary



0 5 10m  
Scale at A4: 1:500



Figure 11

2019 Google Earth Image





 Site Boundary



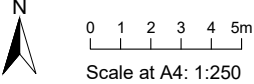
0 1 2 3 4 5m  
Scale at A4: 1:250



Figure 12  
Site Layout as Existing



Site Boundary



Scale at A4: 1:250



Figure 13  
Proposed Site Plan



[rpsgroup.com](http://rpsgroup.com)