Land at Friars Garth, The Parade, Epsom: A Written Scheme of Investigation for an Archaeological Evaluation

> Planning Application: 21/00701/FUL National Grid Reference: TQ 20958 60681 Site Code: TBC AOC Project No: 34569 Date: May 2022



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A Written Scheme of Investigation for an Archaeological Evaluation

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National Grid Reference (NGR):	TQ 20958 60681
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This document has been prepared in accordance with AOC standard operating procedures.

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1 Introduction

- 1.1 This document is a Written Scheme of Investigation (WSI) setting out a methodology for an archaeological evaluation to be undertaken at land at Friars Garth, The Parade, Epsom, Surrey (NGR TQ 20958 60681 Figure 1) (hereafter "the Site").
- 1.2 Site is located within a locally defined Area of High Archaeological Potential associated with the historic core of Epsom. The site is bound to the North by The Parade (Figure 2).
- 1.3 A planning application has been approved for the development of the site, with an archaeological condition. The local planning authority is Epsom & Ewell Borough Council (EEBC), and archaeological advice is provided to EEBC by the Surrey County Council Heritage Conservation Team (SCC HCT).
- 1.4 The evaluation will allow the archaeological potential and significance of the site to be understood and will enable SCC HCT to come to a decision as to whether further archaeological work will be required ahead of development works.
- 1.5 This WSI details how the archaeological evaluation will be undertaken. The work will be undertaken by suitably qualified archaeologists, in accordance with relevant national, regional, and local guidance. The results will be published online via the Archaeological Data Service (ADS).

2 Planning Background

- 2.1 Consent has been granted by EEBC for the development of the site (21/00701/FUL), entailing the Erection of three storey building comprising 9 residential flats (1 x 1 bedroom, 6 x 2 bedroom and 2 x 3 bedroom) together with alterations to vehicular access, landscaping and associated works, following demolition of existing dwelling.
- 2.2 The consent has been issued with archaeological conditions:

Condition 19

No development shall take place until the applicant, or their agents or successors in title, has secured the implementation of a programme of archaeological work, to be conducted in accordance with a Written Scheme of Investigation which has been submitted to and approved, in writing, by the applicant by the Planning Authority.

Reason: In the interests of archaeological significance and to accord with Paragraph 205 of the NPPF (2021).

- 2.3 This WSI has been drawn up in accordance with Condition 19, to provide for an evaluation stage programme of archaeological works. The WSI describes the archaeological strategy and methodologies that will be employed as part of the evaluation, as well as the due processes and standards AOC Archaeological will be held to in undertaking this work.
- 2.4 The WSI will be approved, and the works monitored by the HEP team (Historic Environment Planning) on behalf of Surrey Borough Council.
- 2.5 The results of the archaeological evaluation will be collated into an evaluation report, which will enable the Archaeological Officer to come to a decision as to the requirement for further work at the Site ahead of development works.
- 2.6 If further work is required to mitigate the impact of the effect of development on any potential archaeological remains encountered, Condition 19 will also necessitate a mitigation stage Written Scheme of Investigation to be drawn up and approved.

- 2.7 No nationally significant Scheduled Monuments, Listed Buildings, Registered Park and Gardens are located on the Site.
- 2.8 This WSI has been designed in accordance with current best archaeological practice and local and national standards and guidelines:
 - Chartered Institute for Archaeologists (2019). Code of Conduct.
 - Chartered Institute for Archaeologists Standards and Guidance for Archaeological Investigation and Recording of Standing Buildings and Structures (CIfA 2019).
 - Chartered Institute for Archaeologists (2020b). Standard and Guidance for the Collection, Documentation, Conservation and Research of Archaeological Materials.
 - Historic England (HE 2018) Archaeological Guidance Paper 3: Standards and Practices in Archaeological Fieldwork.
 - Historic England Understanding Historic Buildings: A Guide to Good Recording Practice (EH 2016).
 - Historic England (HE2015c) Environmental Archaeology: A guide to the theory and practice of methods, from sampling and recovery to post-excavation.
 - Museum of London (MoL 1994) Archaeological Site Manual (Third Edition).
 - RESCUE & ICON Firs (2001) Aid for Finds (RESCUE & ICON.
 - United Kingdom Institute for Conservation (UKIC 1990) Guidance for Archaeological Conservation Practice.

3 Geology and Topography

- 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.
- 3.3 The study site is generally level at c.47m Above Ordnance Datum (AOD).

4 Archaeological and Historical Background

4.1 The following background is an excerpt taken from the archaeological and historical background included in the archaeological desk-based assessment that was completed in support of the planning application (RPS 2020). For full details and references, please refer to this document.

Previous Archaeological Work

- 4.2 No previous archaeological work has been undertaken within the study site, however a number of phases of work have been undertaken within close proximity.
- 4.3 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 18th century and later date (HER Ref: MSE4785, TQ 2095 6075).
- 4.4 Three pits of possible 19th 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).

Early Prehistoric Period

- 4.5 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.
- 4.6 Based upon the paucity evidence, the archaeological potential of the study site for the Early Prehistoric periods is considered to be low.

Later Prehistoric Period

- 4.7 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 northeast of the study site. A piece of residual struck flint was found within the same feature (HER Ref: MSE4800, TQ 2115 6125).
- 4.8 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 Period

- 4.9 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.
- 4.10 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).
- 4.11 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.

Saxon/Early Medieval & Medieval Period

- 4.12 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).
- 4.13 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, TQ2163 6077).

- 4.14 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).
- 4.15 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).
- 4.16 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 18th 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.
- 4.17 Overall, the archaeological potential of the study site for the Saxon and Medieval periods is considered to be moderate.

Post-Medieval and Modern Periods

- 4.18 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.
- 4.19 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.
- 4.20 The earliest such cartographic source is the 1746 Rocque Map of Surrey, 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-19th century mapping.
- 4.21 The 1842 Epsom tithe map is the first detailed plan of the site and shows part of an adjoining property extending into the study site. The majority of the site appears to comprise market garden or yard.
- 4.22 The 1868 Ordnance Survey plan 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.
- 4.23 The existing property was constructed within the site by 1932. A glasshouse is shown at the site's western boundary and the southern part of the site likely comprised rear garden.
- 4.24 Minor extensions to the property are shown throughout the 20th century and the glasshouse to the rear has been removed. The surrounding area has been extensively developed as the core of Epsom has expanded.
- 4.25 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-19th century when it

comprised an area of formal garden. The existing property was constructed by 1932 and has since been subject to minor alteration.

4.26 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 19th century formal garden, and the existing 20th century property.

5 Aims of the Investigation

- 5.1 The general aims of the investigation are defined as being:
 - To establish the presence/absence of archaeological remains within the site.
 - To determine the extent, condition, nature, character, quality and date of any archaeological remains encountered.
 - To record and sample excavate any archaeological remains encountered.
 - To assess the eco-factual and environmental potential of any archaeological features and deposits.
 - To determine the extent of previous truncations of the archaeological deposits.
 - To enable the HEP team (Historic Environment Planning) on behalf of Surrey Borough Council to make an informed decision on the status of the condition, and any possible requirement for further work in order to satisfy that condition.
 - To make available to interested parties the results of the investigation.
 - To make public the results of the investigation, subject to any confidentiality restrictions.
- 5.2 The specific aims of investigation address the following questions:
 - To determine the nature and extent of any archaeological activity and to establish the nature and date of this evidence.
 - Are Saxon, Medieval and post-medieval archaeological remains present on the Site or has recent development and landscaping truncated the archaeological potential?

6 Scope of Works and Strategy

- 6.1 The HEP team (Historic Environment Planning), on behalf of Surrey Borough Council, has advised that the evaluation should target the areas of new build whilst excluding the footprint of the existing building as assets are likely to have been destroyed during its construction. (Con-1130080, 17-09-2020). The new build areas comprise three storey building comprising nine residential flats together with alterations to vehicular access, landscaping and associated works.
- 6.2 The evaluation will comprise two 10m long x 1.80m, located approximately equivalent to an 5% sample of site. The trenches are to be located outside of any tree protection and ecological easements.
- 6.3 The archaeological investigation will be undertaken by a Project Supervisor under the overall direction of AOC Project Manager Florence Laino.
- 6.4 The archaeological works will be monitored by the HEP team (Historic Environment Planning) on behalf of Surrey Borough Council. He will be advised of the start of the works, and will be invited to monitor the works before the backfilling of the trenches.
- 6.5 Following completion of the fieldwork, a report will be produced, and the site archive will be deposited with the appropriate local museum/archive, according to their current guidance. It is the appointed archaeological contractors' duty to ensure that they conform to these standards.

- 6.6 Currently, site codes for Surrey are unit generated, as there is no single organisation currently overseeing their issue. To avoid any duplication with other units, AOC assigns at prefix "AOC" to each site code generated. The site code for this site is AOC FGE22.
- 6.7 Insurances, copyright and confidentiality, and standards are defined in Appendix A.

7 Methodology

- 7.1 Two evaluation trenches are proposed, located south of the current property, each measuring 1.8m by 10m. On-site conditions may mean that the trenches have to be re-located. Any major changes will be discussed with the Archaeological Officer.
- 7.2 Current service plans will be consulted and the entire site, including any available exposures (e.g. recently cut ditches or geotechnical test pits), will be visually inspected prior to the commencement of any machine excavation. The trench location will be CAT scanned before excavation.
- 7.3 The trenches will be opened using a machine excavator equipped with a toothless bucket. It will be carried out under constant archaeological direction and control of AOC staff and will be undertaken with a flat bladed (toothless) bucket.
- 7.4 Overburden of recent origin will be removed in successive level spits down to the first significant archaeological horizon, or the natural geology, whichever is encountered first.
- 7.5 The trench will be excavated only to a safe working depth, although potentially will be stepped if required. The trench will be secured with road pins and barrier mesh, if required.
- 7.6 Hand-excavation will be undertaken once the top of any archaeological remains are exposed.
- 7.7 Upon completion of the evaluation, the trenches will be backfilled and compacted with the machine bucket only.
- 7.8 The integrity of any archaeological features or deposits, which might better be excavated in conditions pertaining to full excavation, or might warrant preservation in situ, will not be compromised.
- 7.9 On completion of machine excavation, all faces of the trench that require examination or recording will be cleaned using appropriate hand tools. All investigation of archaeological horizons will be by hand, with cleaning, inspection, and recording both in plan and section.

Table 1: Table of minimum sampling strategy for evaluations

Percentage Feature sampling	Evaluations
Intrusive features (pits/postholes)	50%
Linear feature exposed area + all terminals and intersections	25%
Structural Features (Beamslots/ring ditches) - actual surviving structural elements (walls, collapse/debris fields) just require exposure, cleaning & preservation for excavation in more appropriate circumstances.	50% - actual surviving structural elements (walls, collapse/debris fields) just require exposure, cleaning & preservation for excavation in more appropriate circumstances.

and structural, in which case see above.	0 - 100%
Additional excavation, up to complete removal, may be required of any feature should the excavated samples fail to provide the necessary information to enable their purpose or date to be ascertained.	

- 7.10 Surrey minimum standards will be followed during the site investigation. Table 1 above indicates the percentage feature sampling strategy.
- 7.11 Records will be produced using either pro-forma context or trench record sheets compatible with those published by the Museum of London (MoL 1994), and features will be planned according to the single context method.
- 7.12 A full photographic record will be maintained using a digital DSLR camera to produce RAW and JPEG images.
- 7.13 A record of the full sequence of all archaeological deposits as revealed in the evaluation will be made. Plans and sections of features will be drawn at an appropriate scale of 1:10 or 1:20, as appropriate. Trench locations will be surveyed using a differential GPS (Trimble).
- 7.14 AOC will recover environmental samples from suitable deposits that might help to characterise local environmental development or inform on the characterisation of land-use for the local area.
- 7.15 Bulk samples, 20L for wet and 40L for dry contexts of will be taken from appropriate contexts for the recovery and assessment of environmental data. Provision will be made for column and other appropriate samples to be taken. Sampling methods will follow Historic England guidelines (HE 2019).
- 7.16 Any finds of human remains will be left in situ, covered and protected. If removal is essential a Licence will be sought from the Ministry of Justice. The Archaeological Officer for Surrey County Council and the Local Authority Environmental Health Officer will be informed.
- 7.17 Any finds covered by the provisions of the Treasure Act (1996, amended 2003) and Treasure (Designation) Order 2002, including gold and silver, will be moved to a safe place and reported to the coroner's office according to the procedures determined by the Act. They will also be reported to the local finds liaison officer from the Portable Antiquities Scheme. Where removal cannot be effected on the same working day as the discovery, suitable security measures will be taken to protect the artefacts from theft or damage.
- 7.18 All identified finds and artefacts will be collected and retained. Certain classes of material, i.e. postmedieval pottery and building material may be discarded after recording if a representative sample is kept. No finds will be discarded without the prior approval of the archaeological monitor.
- 7.19 Finds will be scanned to assess the date range of the assemblage with particular reference to pottery. In addition, the artefacts will be used to characterise the site, and to establish the potential for all categories of finds should further archaeological work be necessary.

- 7.20 All finds and samples will be treated in a proper manner and to standards agreed in advance with the recipient museum. Finds will be exposed, lifted, cleaned, conserved, marked, bagged and boxed in accordance with the guidelines set out in United Kingdom Institute for Conservation's Conservation Guidelines No. 2 (UKIC 1983).
- 7.21 Provision for onsite conservation and finds treatment, in addition to any scientific dating of materials uncovered, will be undertaken where appropriate.
- 7.22 Upon completion of the project the landowner and the relevant museum will be contacted regarding the preparation, ownership and deposition of the archive and finds.

8 **Report and Archive Preparation**

- 8.1 The evaluation report will be completed within four to six weeks of the end of fieldwork, subject to the availability of specialist reports.
- 8.2 The report will include as a minimum:
 - A location plan of the site.
 - The date of the record, the names of the recorders and the location of the archive.
 - A table of contents and a list of figures and plates.
 - Acknowledgements to all contributors to the fieldwork, reporting and analysis. Also, a note of any copyrights for reproduced material.
 - A location plan of the trenches.
 - Plans and sections of features and/or extent of archaeology located. These will be at an appropriate scale.
 - A summary statement of the results.
 - A table summarising per trench the deposits, features, classes and numbers of artefacts encountered and spot dating of significant finds.
 - The procedures defined in Historic England's MoRPHE publication (Management of Research Projects in the Historic Environment, Historic England, 2006, reissued 2015). will be followed for immediate post-field archive preparation and initial assessment if warranted. It will then be agreed with the SCC Archaeological Officer.
- 8.3 A digital copy in .pdf format will be sent to the client and the Archaeological Officer at Surrey County Council for approval, before formal submission into the County Historic Environment Record. Following approval, one bound paper copy and one digital (.pdf) copy of the historic building record and archaeological evaluation report will be issued to the Historic Environment Planning Officer, the County HER and the local studies library, on the understanding that it will become a public document after an appropriate period of time.
- 8.4 An OASIS form (aocarcha1-506991) has been initiated (Appendix C). This will be completed and an electronic copy of the report deposited with the Archaeological Data Service (ADS).

Archive Preparation

- 8.5 On completion of the project AOC will discuss arrangements for the archive, to be deposited with the appropriate local museum. Following completion of each stage or the full extent of the fieldwork (as appropriate) the site archive will be prepared in the format agreed with the council and in accordance with national (UKIC 1990) and local guidelines. The archive will be security copied (microfilmed) and a copy deposited with the National Archaeological Record (NAR).
- 8.6 The site archive will comprise all artefacts, environmental samples and written and drawn records. It is to be consolidated after completion of the whole project, with records and finds collated and ordered

as a permanent record. Archaeological finds rarely have any monetary value but they are an important source of information for future research, included in museum exhibits and teaching collections. The Chartered Institute of Archaeologists (CIfA 2015) and the Society of Museum Archaeologists (SMA 1993) recommend that finds are publicly accessible and that landowners donate archaeological finds to a local museum.

- 8.7 Landowner consent will be required to allow transfer of any finds to an appropriate museum. A Deed of Transfer will be drawn up by the recipient museum for signing by the landowner. The complete finds inventory and further finds information can be provided to the landowner, on request.
- 8.8 The physical site archive will be deposited with the appropriate museum within six months of the completion of fieldwork (if no further work is required). It will then become publicly accessible. The digital archive will be deposited with the Archaeological Data Service.

9 Health and Safety

- 9.1 Health and Safety will take priority over all other requirements. A conditional aspect of all archaeological work is both safe access to the area of work and a safe working environment.
- 9.2 The project will be carried out in accordance with safe working practices and under the defined Health and Safety Policy. The Construction (Design and Management) Regulations 2007 (CDM) may apply to the archaeological work depending on whether contractors other than the archaeological team are present on the site.
- 9.3 A separate Risk Assessment/Method Statement (RAMS) will be prepared prior to the commencement of the fieldwork.
- 9.4 Staff present on site will be required to wear the appropriate Personal Protective Equipment (PPE), which will be issued as necessary.
- 9.5 Where AOC is not the main contractor on a site the main contractor's Risk Assessment will have primacy over the AOC document given that:
 - The main contractors' risk assessment is aware of, and takes account of, AOC's working practices i.e., it does not compromise normal and safe archaeological procedure as set out in our Written Scheme of Investigation and Risk Assessment;
 - AOC are notified of the full suite of hazards present prior to arriving on site;
 - There is a proper induction and monitoring process in place and AOC staff have been through this process;
 - There is no significant conflict between AOC H & S procedures and those proposed by the main contractor;
 - AOC are made aware of new threats or hazards as they arise during the course of our on-site involvement.

10 General

- 10.1 Any significant variations to the proposed methodology will be discussed and agreed with the Archaeological Officer in advance of implementation.
- 10.2 The scope of fieldwork is aimed at meeting the aims of the project in a cost effective manner. AOC Archaeology attempts to foresee all possible site-specific problems and make allowances for these. However there may on occasion be unusual circumstances, which have not been included in the programme and costing.

11 Bibliography

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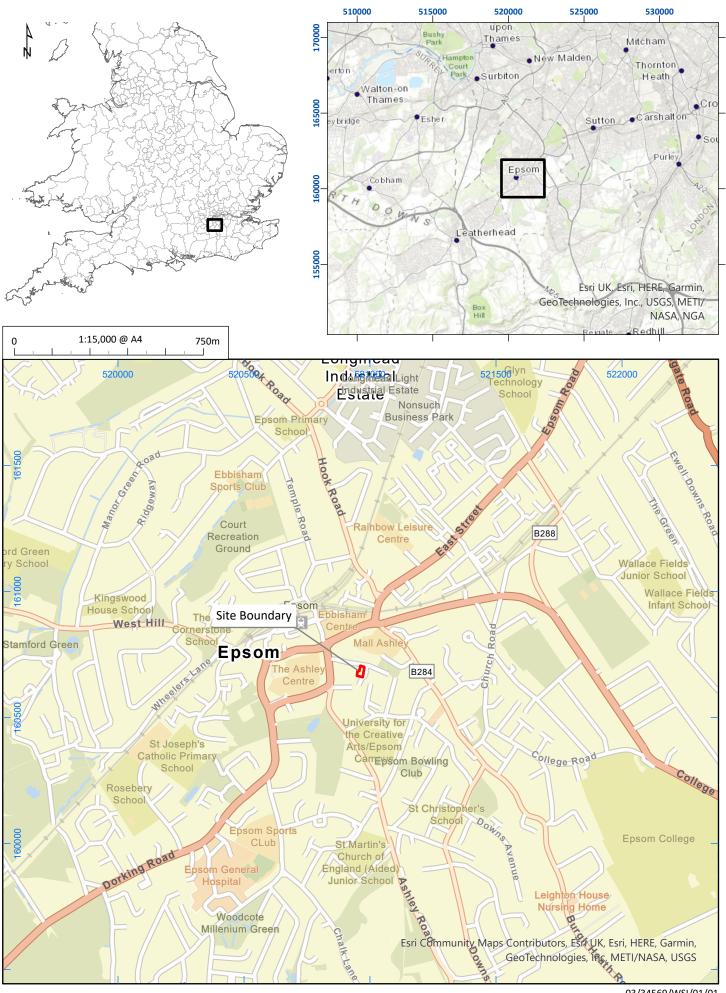


Figure 1: Site location plan

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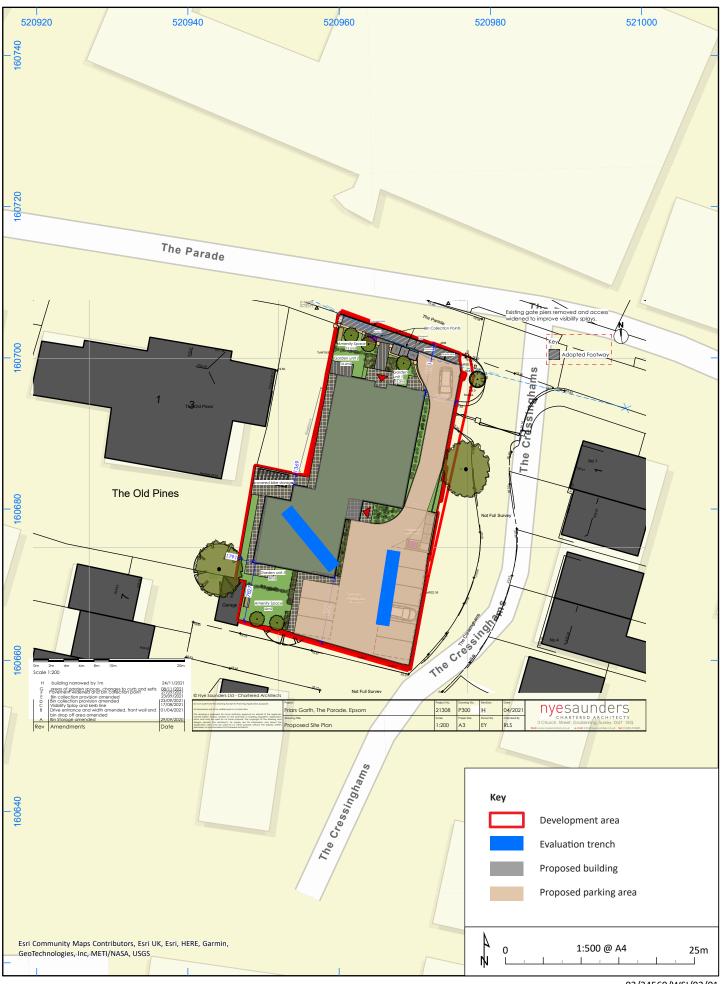


Figure 2: Trench Location

03/34569/WSI/02/01