EXTENSIVE URBAN SURVEY
of
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INTRODUCTION

Extensive Urban Surveys have been undertaken or are presently being undertaken in a number of English counties as part of a wide ranging English Heritage initiative (English Heritage 1992). Surrey, in common with many other counties, had a survey of its historic towns carried out almost thirty years ago (O'Connell 1977), as a result of an initiative by the Inspectorate of Ancient Monuments (then part of the Department of the Environment). This survey has formed a basis and background for archaeological work in towns throughout the ensuing period, but is now in urgent need of replacement to reflect current knowledge and planning concerns (Poulton & Bird 1998).

The present survey is intended to provide an up-to-date view of the archaeological resource in each of the towns studied and consists of three phases: data collection, data assessment and strategy. The first stage, data collection, incorporates the acquisition of new data and its amalgamation with existing knowledge of the history and archaeology of the town. The data is acquired in a form suitable for its incorporation into the Surrey Sites and Monuments Record. The data assessment phase of the survey lead to the production of this report which presents a history of the town, an analysis of the plan of the town, an assessment of the archaeological and buildings data and the state of modern development resulting in the identification of areas of archaeological importance. Information about the development of the town through the ages, including analysis of its plan and the identified areas of archaeological importance, is also presented in a series of maps at the end of the report. The Strategy phase of the survey, uses the information presented in the Data Assessment combined with current statutory and non-statutory constraints, and present and future planning policy to make recommendations for policies regarding the historic environment. The policies may be incorporated into Local and Unitary Development Plans, non-statutory policies, supplementary guidance and for use within development control (Hampshire County Council 1997, 1).

The project faced a clear difficulty in knowing which towns to include, as there seems to be no agreed definition. Historically, towns in Surrey have always been small because of the proximity of London and the generally poor quality of the County's land for agriculture. This fact is masked now by the considerable expansion of many towns and villages following the coming of the railway in the later 19th century. The main problem, in the absence of an absolute measure, is in deciding where to draw the line. This ought, in principle, to be established by comparing the evidence from towns, as defined by O'Connell (1977), and that from other large settlements or villages.

Unfortunately archaeological investigation of Surrey's towns has been relatively limited in scope, and villages have been even less well served. In these circumstances comparisons are rather hard to draw. The evidence from the villages is consistent with that of the towns in suggesting that their development belongs to the period from the 12th/13th century onwards. Surrey's towns are not, generally, greatly different from the villages in the quantity of evidence they produce and this is undoubtedly because they differ little in size. The town, with its market, had an economic status denied to the village, but in Surrey all the inhabitants of both lived in immediate proximity to their fields. There was probably the same lack of distinction between town and village in the medieval period as there is in their excavated evidence or plans revealed today.

In these circumstances it seemed best to adopt an inclusive approach and deal with all the more substantial medieval settlements which have indications of nucleation ('nucleated' settlements have houses run together and signs of developed backlands). Old Oxted has been included due to the fact that, although a small settlement, it has medieval origins, was 'nucleated' on the Rocque map (1768), and possesses a timber-framed building which Gray has identified as being typical of towns rather than villages (Poulton & Bird 1998, 15).

The study area defined in figure 5 encompasses both the medieval town, and the medieval parish church and Manor Farm complex. It includes the built-up area of the town, as indicated by the earliest large scale maps, such as that of Rocque (*c*1768) (fig 2) and the 1841 tithe map, as well as the substantial rural area between it and the Manor Farm complex

General note on maps and mapping
A standard set of historic maps was consulted in compiling all reports for the Surrey EUS. The Senex and Rocque maps were consulted in Ravenhill 1974, while all enclosure, tithe, and historic Ordnance Survey maps were examined in the map collections of the Surrey History Centre, Woking. Further references are not given for these maps where they are mentioned below. Where other maps are referred to a reference is given.

All map bases for the maps used in the figures are those of the modern Ordnance Survey, unless otherwise stated, and the data forms a GIS overlay to the Ordnance Survey maps.

Abbreviations used
EUS   Extensive Urban Survey
GIS   Geographic Information Systems
OS   Ordnance Survey
SCAU   Surrey County Archaeological Unit
SMR   Sites and Monuments Record
SHS   Surrey History Service
SyAC   *Surrey Archaeological Collections*
SyAS Bull   *Surrey Archaeological Society's Bulletin*
VCH   *Victoria County History of Surrey*

LOCATION AND TOPOGRAPHY (fig 1)
The village of Old Oxted (NGR 386 522) is located at the eastern end of the county of Surrey on a sandstone ridge at the foot of the North Downs escarpment, with the Wealden Clay to the south. It lies on the Hythe and Sandgate Beds of the Lower Greensand, with a narrow band of alluvium running roughly north-south at the eastern end of the village following the line of a stream that issues from the escarpment of the North Downs just to the north of the village. The stream joins the River Eden to the south-east of the village flowing towards Oxted Mill. Old Oxted was established along the east-west route of what is now the A25, a major route which was bypassed in 1971, leaving the historic village protected from the busy through traffic. Old Oxted lies *c*5km miles east of Godstone and *c*32km south of London.

PAST WORK AND THE NATURE OF THE EVIDENCE
Old Oxted is now a small village which has been superseded by the new town of Oxted to the east, and for which there is a fairly small body of archaeological and historical information. The purpose of the present section of the report is to provide a summary of the scope and character of that evidence, and to indicate something of its strengths and weaknesses, prior to the attempt in the ensuing section to use this data to create an account of the development of Old Oxted. The detailed information is confined to that directly relevant to the study areas of the settlement (fig 5), but material from the general vicinity is referred to as necessary.

Archaeology
Although no archaeological work has been carried out within Old Oxted itself to date, a number of mainly stray finds have been recovered from the surrounding area. These range in date from the Mesolithic through to the medieval period. The village lies *c*2.5km west of Limpsfield Common from where a collection of Palaeolithic flint artefacts has been recovered from a number of sites (Field *et al* 1999, 1-32). Old Oxted also lies *c*3km south-west of Titsey Roman villa in Titsey Park (SMR No 1344; Scheduled Ancient Monument No 64) and *c*4km west of the London-Lewes Roman Road (SMR No 1389). An excavation at the site of St

James' Priory (SMR No 1248), now Tandridge Priory, *c*800m west of Old Oxted, revealed remains of the front part of the early priory, human bones and coffin lids (one of which was dated to the 14th century). The Priory was originally founded as a hospital in the late 12th century and became a priory in 1218; it was dissolved by Henry VIII in 1538.

Documents

Domesday Book (1086) makes reference to a church and two mills at *Acsted(e)* (Gover *et al* 1934, 332-3), and Gray notes that little reference has been found to the old village of Oxted in the medieval manorial documents (1999, 6). The Victoria County History (*VCH* **4,** 312-321) provides a useful summary of the history of Old Oxted, and Mumford's essay on the manor of Oxted based on manorial documents illustrates the social and economic history of the manor during the period 1352-1420. The manuscripts form the early part of a large collection of Oxted deeds which are deposited in the Surrey Record Office (Mumford 1966). Gray has recently produced a useful summary of the buildings of historic interest in the village (1999).

Cartography

The cartographic evidence, which steadily becomes more detailed through the post-medieval period, suggests that there was little expansion outside of the medieval extent of the town until the early 20th century. Even then the medieval core was left relatively untouched as residential development took place by degrees on its fringe. This contrasts greatly with the rapid establishment and growth of New Oxted from the late 19th century onwards, around the new Limpsfield and Oxted railway station situated to the east of the medieval village.

The Rocque map of *c*1768 (fig 2) reveals the basic plan of the town around a crossroads and is named 'Oxted Street'. St Mary's church, to the north-east of the village, is labelled as 'Oxted', indicating the two distinct elements of the settlement. No real changes were observed on the Tithe map of 1841 or by the time of the 1st edition of the large scale OS maps of 1868-69 at the scale of 1:2500. Subsequent maps reveal the core of the town, little altered in its basic topography despite the surrounding residential development.

Buildings

Old Oxted possesses a number of buildings of medieval and later date, the earliest dating to the 15th century. Many of the buildings are listed and are included in Gray's in-depth publication on the buildings of historic interest in Oxted (Gray 1999). The historic buildings can provide us with valuable information regarding the plan of the village over time, information that might not be available from any other source. The parish church of St Mary has 12th century origins, but lies outside of the village.

THE HISTORICAL AND ARCHAEOLOGICAL DEVELOPMENT OF OLD OXTED

The scope of the resources available for an account of the history of Old Oxted has been indicated by the preceding section. The following narrative should be read with the limitations of those resources in mind. It is concerned essentially with the area of the medieval town and its immediate surrounds. The more detailed analysis of the town plan and its development is reserved for the next section.

Prehistoric and Roman

No evidence for prehistoric or Roman settlement has been recovered from within the study area itself. However, numerous pieces of flintwork of Mesolithic and Neolithic date have been recovered as stray finds from the surrounding area, with several other prehistoric flints being recovered during an excavation at Home Farm, Oxted (SMR No A) *c*2km south-east of Old Oxted, along with sherds of Roman pottery. Other stray finds include a late Iron Age gold coin (SMR No 1247) and a fragment of a probable Romano-British burial urn (SMR No 2619, fig 6). A large bowl-shaped mound *c*61m in diameter and *c*9m high, known as "The Mount" (SMR No 1246, Scheduled Ancient Monument No 12780), is located at Barrow Green *c*700m north-west of Old Oxted and was depicted on the 1408 map of the Manor of

Oxted as 'The Barrow Castle Mound' (fig 3). Although the mound has the appearance of a possible Bronze Age barrow, it is most probably a largely natural feature. This appears to have been established by a small excavation that was undertaken by the Surrey Archaeological Society in 1870 which seems to have demonstrated that the mound was a natural feature with an artificial covering of *c*1m of soil (Lowther 1954, 20-1).

Saxon and Norman
The manor of Oxted has Late Saxon origins, but there is no evidence for earlier Saxon activity in the immediate area. Oxted is first mentioned, as *Acsted(e),* in the Domesday Survey (1086) which recorded a church and two mills (*VCH* **4**, 314). The meaning of *Acsted(e)* is 'place of Oak trees' (Gover *et al* 1934, 332-3). The large royal manor is recorded as being held in 1066 by Gytha, mother of Earl Harold Godwine (Blair 1991, 115). Following the Norman Conquest, William I took possession of the manor and granted it to Eustace of Boulogne, who held it in 1086 (*VCH* **4**, 313). The manor subsequently became divided into various parts, some of which belonged to Tandridge Priory and Battle Abbey (Gray 1999, 6).

The Domesday church may have been sited where the present 12th century parish church is located *c*900m north-east of the centre of Old Oxted in the Upper Greensand-Gault Clay region of the parish, but if a village existed at that time its location is unknown. It is possible that during this period most of the settlements were scattered about the manor as they were elsewhere on the Weald (Gray 1999, 5), rather than there being a single nucleated settlement.

Medieval
The present parish church of St Mary was founded in the mid-12th century and lies to the north-east of Old Oxted. The site of St James' Priory (now Tandridge Priory, SMR No 1248) lies *c*800m to the west of Old Oxted. It was originally founded as a hospital in 1189-99, presumably predating the village. The manor of Oxted is recorded as having passed to a family who assumed the name 'de Acstede', Roland de Acstede having been summoned to Parliament in 1290. After his death, the manor was divided between his five daughters (Mumford 1966, 67). The manor descended through to John de Wellesworth, grandson of Roland, who sold the manor which was transferred into the hands of the Cobham family in the mid-14th century (Mumford 1966, 68). The Cobhams held Oxted until 1485 when it passed to Lord Burgh (*VCH* **4**, 314; Mumford 1966, 69). The old manor house or grange (SMR No 3105) was located on the site of the present Court Farm in Church Lane, on the south side of St. Mary's church, on the best agricultural land in the parish (Mumford 1966, 74). In 1299 the grange consisted of a hall and solar, garden and dovecot. In the 1360s the hall was repaired, and ditching and fencing were carried out to separate the house from the cemetery (Mumford 1966, 74). The manorial documents recorded four mills in 1270, but only one in 1299 (Mumford 1966, 84). The medieval manorial documents studied by Mumford indicate that the settlement of Old Oxted became established in the 13th and 14th centuries along the east-west road from Guildford to Canterbury (the present A25, since bypassed) (Mumford 1966, 85); however, little reference is made to the village itself. If a village existed prior to this, its location is not known. From the documents Mumford provides a picture of the parish of Oxted in the later Middle Ages and drew up a map of the 15th century parish (fig 3). The general picture is of an area on the Downs where sheep grazed; the southern slope of the 800ft escarpment, where most of the best arable land and therefore the desmesne farm were located; the main road, village and church; and the fields, meadows and woods of the Weald consisting of large estates, farms and smallholdings (Mumford 1966, 70).

Post-medieval

In 1587 the manor of Oxted passed to Charles Hoskins, citizen and tailor of London. He appears from the records to have been the first notable resident lord of the manor. The Hoskins family held the manor for the next 400 years until modern times (Gray 1999, 6).

Old Oxted appears to have remained essentially unchanged until the late 19th/early 20th century when some residential development began to appear around the historic core of the village. The coming of the railway in 1884 left the village of Old Oxted as a backwater whilst the new town of Oxted developed around the new Limpsfield and Oxted Station 1km to the east with the influx of a large commuting population. The old village remained on the route of the A25 until 1971 when it was bypassed, greatly reducing the traffic through the village and helping to maintain its historic character. The construction of the M25 *c*1.5km to the north has since removed much of the through traffic from the A25 itself.

THE ORIGINS AND DEVELOPMENT OF THE TOWN PLAN
Topographic divisions
The detailed analysis of the topographic development of Old Oxted is presented in the sections of the report following this one. The analysis has enabled the definition of a number of distinct elements within the plan of Old Oxted, which are shown on figure 5, and summarised below. Cross-reference to them is given as TD1 etc in the text that follows. It should be stressed that the precise extent of some of these elements is not known

1a   The present church of St Mary (of mid-12th century origin) and graveyard may well occupy the site of the Domesday church. There is no evidence as to how early church provision was made in the royal manor of Oxted.

1b   The area of Court Farm up to *c*1869, on the site of the medieval moated manor house adjacent to the church.

2   The early settlement of Old Oxted was established along the High Street, focused on the crossroads at its western end, probably by the 13th century. This zone shows the limits of the medieval village up to the 16th Century.

3   The limit of post-medieval expansion around the medieval core of Old Oxted up to *c*1840.

Medieval and post-medieval topography
The village of Old Oxted (TD2) was established, probably in the 13th century, as a ribbon development along the High Street which was the old east-west route along the line of the A25 (now bypassed) with the crossroad as a focal point; the northern road headed to London. Old Oxted High Street is referred to in medieval manorial documents as 'the public highway leading from Canterbury to Guildford' (Mumford 1966, 85) and would have been one of the factors influencing the location of settlement in this locality, in addition to the presence of the River Eden and its tributaries along which mills were constructed. The establishment of Old Oxted would have provided a focus for the scattered settlement within the manor, serving both the local population and travellers passing along the road, providing accommodation and services. The village was located on the sandstone ridge close to the river, between the good agricultural land of the Upper Greensand/Gault Clay to the north and the tree covered clay weald (which was difficult to work) to the south.

BURGAGE PLOTS
On the Tithe Map (1841) and the 1st edition 25 inch OS map of 1868-9 (fig 4) irregular plots can be discerned within Old Oxted along either side of the High Street, with a few properties

along Beadles's Lane and Brook Hill (TD3). The properties on the southern side of the High Street are separated from the field to the south by a couple of long narrow plots running parallel to the High Street. The plots on the northern side of the High Street are very irregular with the stream forming the northern boundary of the village. There is no evidence that the old village ever extended more than about one building to the west of the crossroads on either side of the High Street. The timber-framed building at Nos 2-6 Godstone Road, which is of 15th and 16th century date, therefore marks the western end of the medieval village. The irregularity of the burgage plots at Old Oxted may be an indication that it evolved naturally along the High Street, with the crossroads as a nucleus, rather than being a planned settlement.

STREETS
Rocque's map of 1765 (fig 2), the tithe map of 1841 and the 1st edition 25 inch OS map of 1868-9 appear to preserve the medieval street pattern of Old Oxted. The nucleus of the village is the crossroads between High Street, running roughly north-east to south-west, Beadle's Lane to the south-east and Brook Hill to the north (TD2). The maps show houses and plots lining both sides of High Street, with a few along the eastern side of Brook Hill and the northern end of Beadle's Lane.

High Street takes an awkward line topographically across sloping ground; the land slopes up very steeply to the south, and also slopes down eastwards towards the end of the village and the river. A number of houses along High Street now stand high above the street level indicating that the street has been lowered at some point in order to reduce its steepness. There is no evidence that the village extended to the flatter ground to the west until modern times (Gray 1999, 6). Brook Hill would have been an important road in the medieval period being the direct northern route to London, up past Barrow Green and over the Downs. Its importance probably declined in the late 16th and 17th centuries due to its steep slopes and the increase in wheeled traffic which would have preferred the flatter east-west route via Caterham Valley slightly further west (Gray 1999, 17). Gray notes that Beadle's Lane, which leads southwards to Broadham Green, has previously been known as South Street, School Lane and Chapel Lane. It is the least important of the roads in Old Oxted with no evidence of any dwellings along its length until the late 18th century (Gray 1999, 16).

Church Lane connects St Mary's Church to Old Oxted village, and appears on the Rocque map (1768) as a well established road.

The A25 originally followed the east-west route of the High Street through the village until a bypass was constructed in 1971 taking the road further north. The bypass was constructed between the rear of the properties fronting the north side of the High Street and the stream to the north, cutting across the northern half of the medieval village.

CHURCHES (TD1a)
The church of St Mary is located *c*900m north-east of Old Oxted on the western fringe of the new town of Oxted. It dates from the mid-12th century, but the only parts of the original building now remaining are portions of the nave walls and the ground-stage of the tower. In the late 12th century the aisles and tower were added, and the chancel was rebuilt in *c*1250. Further alterations were made in the early and late 14th century, and the church apparently underwent restoration in the 17th century. In 1877 the building was completely renovated, re-roofed and enlarged by the addition of the north transept (*VCH* **4**, 318).

Domesday Book (1086) records a church in the manor of Oxted (*Acstede*) in 1066 when it belonged to Gyfa, mother of Harold Godwine (Blair 1991, 115). It is probable that the Domesday church was located on the site of the existing church.

The foundation of the church preceded the establishment of the village of Old Oxted and lies adjacent to Court Farm (TD1b) which is thought to be the location of the desmesne or home farm and the site of the medieval moated manor house (SMR No 3105). The location of a church adjacent to the manor house, standing apart from the nucleated settlement (though in the same general area of the parish), is a recognised practise (Blair 1991, 135). The

desmesne farm is sited on the best farmland within the parish, and may have been established prior to the founding of the church by the lord of the manor next to his own dwelling.

MANOR HOUSE (TD1b)
The site of the medieval moated manor house (SMR No 3105) is thought to lie to the south of St Mary's Church (TD1a) at Court Farm in Church Lane (figs 5 and 6) (see CHURCHES above).

THE MARKET AND MARKET PLACES
There is no evidence for the existence of a market place in Old Oxted. On the Rocque map of 1768 there appears to be a building protruding southwards into the High Street from The Old Bell on the north-east side of the crossroads, but there does not appear to be any record of what this may have been. Could it have served as a focal point for market trading? Gray has made a suggestion that a late medieval building, Brook House, situated towards the southern end of Brook Hill, may have served as a market hall, or something similar, due to its size and the fact that it is jettied to the front and rear which suggest it once stood on an island site. Its shallow ground floor suggests that it did not serve as a dwelling in the late 15th or early 16th century. If it did serve such a purpose, its location away from the main part of the village needs an explanation (Gray 1999, 17).

THE MILLS
Domesday Book (1086) records two mills in Oxted Manor: Upper Mill (SMR No 3734) at the eastern end of Old Oxted High Street, and Middle Mill on the site of Oxted Mill (SMR No 3456) in Spring Lane c600m south-east of Old Oxted High Street. Both mills are marked on the Senex map of 1729 and are situated on a tributary of the River Eden. Upper Mill was located to the rear of the Wheatsheaf Public House. Despite being marked on the Senex map, the mill is not shown on the Rocque map of 1768 and apparently no longer existed. In 1817 a John Cole is recorded as building some cottages on the land that once was 'the millpond' (Stidder 1990, 36). Middle Mill was the manorial mill and is referred to in medieval manorial documents. In c1410 the mill was being repaired, and the mill house was rebuilt and enlarged to include a corn mill and a malt mill (Mumford 1966, 84). Oxted Mill, as it later became known, is marked on the 1st edition 25 inch OS map of 1868-9. In its later working years, the mill comprised two self-contained flour mills attached to each other located on the ancient mill site. The older of the present mill buildings was built in the mid-19th century and the other opened in 1893. When the mills were working, the stream was ponded; it has since dried up and is now overgrown (Stidder 1990, 35). When milling ceased altogether in 1951, both buildings were purchased by a car accessory firm. In the 1990s the buildings housed an electrical components manufacturer (Crocker 1990, 39), and continue to be used as business premises. Just to the west of the mill stands the mill cottage, which dates back to the early 18th century (Stidder 1990, 39).

SCHOOLS
The National School, built in 1872, is located to the south of the village along Beadle's Lane (at what is now the junction of Beadle's Lane with Springfield) on a site given to the rector and churchwardens by the Earl of Cottenham. It is shown on the 2nd edition 25 inch OS map of 1897 and was enlarged in 1902 (*VCH* **4**, 313). The infant school is shown on the 1st edition 25 inch OS map (1868-9) located even further south, at the junction of Beadle's Lane with Spring Lane, just west of Oxted flour mill.

CHAPELS
A Baptist Chapel is located along Beadle's Lane and is marked on the tithe map of 1841 and the 1st edition 25 inch OS map of 1868-9 (fig 4).

HOUSING FOR THE POOR

Shorter's Row is an attractive terrace of seven small Victorian cottages built between 1839-1856 by Joseph Shorter. The terrace was built into the hillside, end on to the High Street providing small, but good accommodation for the poor at this period (Gray 1999, 8)

OTHER BUILDINGS

Old Oxted possesses a number of buildings of historic interest, many of which are listed, dating from the 15th to 19th centuries. The majority of them are situated along the High Street, with a few in Brook Hill and Beadle's Lane. Buildings with 15th century origins include Nos 14-20 (even), 43-51 (odd), 56, 58 and 60 High Street and 1-4 Crown Hill, High Street. Many of the earliest buildings would have originated as open hall houses, which have been altered over time. The buildings at the crossroads, including The Old Bell (*c*1500) and Nos 2-6 Godstone Road (15th and 16th century), are amongst the oldest within the village. Both buildings are timber-framed and jettied on two sides, The Bell to the south and west, and Nos 2-6 to the south and east, indicating that the crossroads (with the northern road to London) were of some importance. The layout of The Old Bell, with its first floor 2-bay room, has long suggested an original function as a public building such as a manorial courtroom or a guildhall, but there is no known record of a guild locally (Gray 1999, 9). Recent work has revealed the possibility that The Old Bell originally functioned as a tavern with shops within some of its ground floor bays (Gray & Hughes 2001, 8-9). The George Inn, midway along the High Street, is a medieval courtyard building modernised in the late Georgian period. It is thought to be of late 15th century date and may also have been built as an inn (but there is no proof). As a courtyard building it is very rare for the county of Surrey at this period in time, and as such is one of the most important buildings in Eastern Surrey. The surviving frontages of the medieval buildings show that the original layout of the High Street was far from the straight line of buildings which now exists. Until the 18th century there were many cases of extensions and whole buildings encroaching onto the street (Gray 1999, 9). The late medieval and early post-medieval buildings remaining within the village therefore provide valuable information relating to the growth and changes within the settlement over time (Gray 1999, 11).

INDUSTRIAL ARCHAEOLOGY

The economy of Old Oxted has been mainly agriculturally based, but industry in the area has included chalk quarrying. Oxted had one of the largest of Surrey's chalk quarries in the 19th century and one of the major quarries was situated along the scarp edge of the Downs at Oxted. It tended to specialise in the production of grey lime which was especially suited for use in the building trade as a mortar or cement. The London and south-east building trade therefore formed the major market for the output of this pit run by the Oxted Greystone Lime Company (Collins 1969, 61-2; *VCH* **4**, 313). Limeworks north of Oxted remain active (Crocker 1990, 39).

Other local industries have included brewing, tanning and milling. A large brewery, 'Lashmars', once stood to the rear of the post office, on the eastern side of The George Inn in the High Street (Fry 1932, 58) and is marked on the 1st edition 25 inch OS map of 1868-9 (fig 4). The brewery buildings were of possible 15th century date, but were demolished in *c*1935 and replaced by flats (Gray 1999, 11). At one time all of the local farmers grew hops and brewed their own beer (Fry 1932, 58). Two mills were recorded at Oxted in Domesday Book: Upper Mill at the east end of the village; and Middle Mill (or Oxted Mill) to the south of the village. Corn milling continued at Oxted Mill in the 19th century buildings until the mill closed in 1951.

The London, Brighton and South Coast railway line from Croydon to East Grinstead opened in 1884, entering the parish by a tunnel under the chalk. Limpsfield and Oxted station was opened *c*1km to the north-east of Old Oxted and the new town of Oxted grew around it as the area became a popular place for commuters to live, close to London.

POST-MEDIEVAL TOPOGRAPHY AND RECENT DEVELOPMENTS

Old Oxted remained a small, compact settlement centred around the High Street until the early 20th century (TD2). The construction of the railway line and station to the north-east in the late 19th century created a new focus of settlement away from the village, with the foundation and rapid growth of the new commuter town of Oxted. Although this left the village in somewhat of a backwater, with only the through traffic along the A25, it took the pressure of development away from Old Oxted allowing it to preserve its historic character.

St Mary's Church (TD1a) and Court Farm (TD1b, the original desmesne farm) were once situated in a fairly isolated location to the north-east of the village. Since the advent of the railway they have become engulfed by the new town with the railway only c140m away to the north-east. Much of the area of the Court Farm buildings appears to have undergone residential redevelopment since 1974, with the construction of St Mary's Close, south-east of the church.

Many of the buildings along the High Street at Old Oxted have early origins, from the 15th and 16th centuries, and have undergone subsequent alterations and additions in later years. There does not appear to have been any great expansion of the village until the early 20th century when gradual expansion occurred as a result of residential development. This took place along Beadle's Lane to the south, westwards along Godstone Road, northwards along Brook Hill and started to infill some of the fields inbetween, away from the historic core of the village. Apart from the demolition of the brewery in 1935 with the construction of the Brewery Flats in its place, and the demolition of a few other properties along the High Street (mainly along its northern side), the historic character of the centre of Old Oxted has been preserved.

The construction of the A25 bypass to the north of the village in 1971 led to the demolition of Brook Cottage, a medieval timber-framed house along Brook Hill, in the area between the High Street and the stream to the north across which the bypass cut a swathe. The bypass has, however, helped to preserve the historic character of village as a result of the decrease in through traffic.

SUMMARY AND ASSESSMENT

Prehistoric and Roman finds are recorded from the area around Old Oxted, but developments in these periods had no discernible effect on the origins or character of the village.

It is possible that there was some sort settlement around the Domesday church in the late-Saxon period, but this suggestion is purely speculative, there being no archaeological or documentary evidence to prove it one way or the other. St Mary's Church (TD1a) was founded in the mid-12th century, possibly on the Domesday site, prior to the development of the settlement at Old Oxted (TD2) from the 13th century (according to manorial documents).

Old Oxted was established along the east-west route of the A25, between Guildford and Canterbury, at its junction with a northern route to London. To date, no known archaeological excavations have been undertaken in the village which could confirm the date for the foundation of the settlement and provide evidence for its later development. There is nothing to indicate a planned origin for the village, and piecemeal growth seems more probable. The surviving medieval buildings within the village, mainly along the High Street, provide valuable information regarding the character of Old Oxted from the 15th century onwards.

There appears to have been little expansion of the village until the early 20th century (TD3). New development has avoided the historic core of the village, taking place on its fringes. When the railway arrived in the 1880s, it was nearby Oxted which became established, and developed, as a railway town, and consequently, Old Oxted remained something of a backwater. Old Oxted has maintained the historic character of its core along the High Street, with limited growth from residential development, but has almost been engulfed by the westward expansion of Oxted.

EXISTING PROTECTION (fig 7)

1   There are no Scheduled Ancient Monuments within the study areas of Old Oxted, but much of the study area covering the village is defined as an area of high archaeological potential (AHAP).
2   The area defined as an AHAP falls completely within the Old Oxted Conservation Area and covers the extent of the medieval settlement.
3   There are a number of listed buildings within the study area.
4   Old Oxted lies within the Surrey Hills Area of Outstanding Natural Beauty (AONB).

ARCHAEOLOGICAL AND HISTORICAL POTENTIAL
General comment

Some parts of the area of greatest archaeological interest within Old Oxted have undergone piecemeal redevelopment in the last century, but it would be unwise to assume that all archaeological evidence has been destroyed in such areas, except where deep excavation from basements, foundations or such-like has taken place. The area most affected by redevelopment in the village appears to have been the area of the former brewery, midway along the northern side of the High Street, where new flats were constructed following its demolition. Another area affected by redevelopment is just to the north of the properties fronting the northern side of the High Street, an area which has been taken over by the construction of the A25 bypass. The position of the bypass probably lies beyond the northern limit of the medieval backlands area of properties fronting the High Street. Much of the High Street frontage does not appear to have been greatly altered, the listed status of many of the buildings and the establishment of the Conservation Area resulting in the restriction of redevelopment in the historic core of the village. This has also resulted in a lack of opportunities for archaeological work to be undertaken in the village centre. The area of greatest archaeological interest falls within the Old Oxted Conservation Area, within which future large-scale redevelopment is relatively unlikely. Opportunities for small-scale work should, however, be grasped wherever possible, to provide additional information. It will be of some importance that adequate arrangements are made for the publication of any such work..

There has been some investigation and publication of research into the historical sources which has provided an insight into the form of medieval manor (Mumford 1966). It may be, however, that the original sources would repay further examination in the light of any future archaeological evidence, especially of medieval date, which may emerge.

It remains, then, for various reasons, difficult to formulate detailed research questions which future investigations might hope to answer. The issues indicated in the following section are, therefore, largely addressing broad themes of urban development. These may be set out as follows:

Specific issues

- Was the Domesday church the earliest church to be established in the manor of Oxted and if so exactly when was it founded; and was it located on the site of the present St Mary's church?
- Is there any evidence for Saxo-Norman settlement around the area of the St Mary's church? If so, what was its extent and character, and was it abandoned in favour of the site at Old Oxted?
- Is there any evidence for a manor house site predating the medieval manorial site (SMR No 3105) at Court Farm?
- Is there any evidence for the exact date of the establishment of Old Oxted, and what was its extent and character?
- Did Old Oxted possess a market place and market house; and if so, when and where?
- Is there any evidence for use of the backlands of the village? If so, what was the balance of industrial and other uses of them?

APPENDIX 1 SITES AND MONUMENTS RECORD AND SITES LISTING

A number of sites recorded on the SMR lie within the study area at Oxted (fig 6). However, a number of records which lie outside the study area are also referred to in the report and are included below. The records are summarised below in chronological order. They have been assigned a code to denote which section they are located in:

P Prehistoric
R Roman
SM Saxon and medieval
PM Post-medieval
NF No features or finds
UD Features of unknown date.

1246	UD	2619	R	3211	P	A	P
1247	P	2622	P	3456	SM	B	P
1248	SM	3097	P	3734	SM	C	P
1255	SM	3098	P	3788	SM	D	SM
1257	R	3105	SM	4065	SM	E	SM

	Prehistoric:		
1247	TQ 3800 5200 marginal	Gallo-Belgic gold stater of late Iron Age date recovered from Oxted.	Out of EUS study area - info only
2622	TQ 3790 5280	A white flint flake knife was found at 'Barrow Hill' where a number of earthworks had been noted.	Out of EUS study area - info only
3097	TQ 3790 5280	Four Neolithic flint axes, recovered from Oxted, are now in the Pitt-Rivers Museum, Oxford.	Out of EUS study area - info only
3098	TQ 3900 5200	A number of flint and stone axes from Oxted are in the Pitt-Rivers Museum, Oxford.	Out of EUS study area - info only
3211	TQ 3780 5301	A possible ploughed-out round barrow has been observed on aerial photographs. An outer ditch and inner pit were noted. Subsequent field walking proved inconclusive.	Out of EUS study area - info only
A	TQ 403 518	An evaluation at Home Farm, Oxted (*c*2km south-east of Old Oxted), in advance of a residential redevelopment, produced a number of finds including several sherds of Roman and medieval pottery, several prehistoric flints and an unidentifiable bronze coin. They were not associated with any archaeological features and are thought likely to have derived from upslope. A small ditch, a gully and a posthole were found; the ditch and gully contained no finds, though a small sherd of medieval pottery was recovered from the posthole (Jackson *et al* 1997, 214).	Out of EUS study area - info only
B	TQ 39 51	A small group (*c*10) of Mesolithic flints was recovered from Chicele Road allotments (Watson *et al*. 1999, 262).	Out of EUS study area - info only
C	TQ 3952	A Mesolithic flint assemblage was recovered from Oxted (no exact provenance) (Watson *et al*. 1999, 262).	Out of EUS study area - info only

	Roman:		
1257	TQ 3900 5230	A stamped brick, dated to AD 162, was found at West Hill, Oxted in *c*1930.	
2619	TQ 3845 5302	A fragment of a base, thought probably to be part of a Romano-British burial urn, was found in 1886 while digging the foundations of Blunt House, Ridgeway Field, Oxted.	Out of EUS study area - info only

	Saxon and Medieval:		
1248	TQ 3777 5236	The site of St James' Priory (now Tandridge Priory) is located *c*800m west of Old Oxted. There are no remains of St James' Priory apart from *c*3.65m of frontage under the bushes between the modern 'Priory' and the second pond, within which are remains of a flooring of lime and sand; but this may date subsequently to the destruction of the Priory. A fragment of 14th century capital from a window is preserved at the modern house and on the brow of the hill beyond the ponds are some large masses of unwrought stone and a piece of cornice. Ornamented paving-tiles have been found and below the bushes many human bones were unearthed during an excavation of what was considered to be the site of the cloister and in consequence abandoned. The broken remains of two coffin lids, one of 14th century date are still there. Tandridge Priory was originally a hospital founded in 1189-99 becoming an Augustinian Priory in 1218 and was dissolved in 1538.	Out of EUS study area - info only
1255	TQ 3905 5299	The Church St Mary, Oxted ranges from the 12th-15th centuries. The church is in normal use.	
3105	TQ 3910 5290	Court Farm is on the site of the medieval moated manor house or grange of Oxted Manor.	
3456	TQ 3901 5183	Oxted Mill, in Spring Lane, Oxted is now disused. It is located on an early mill site dating from Domesday, on the River Eden. It is a Victorian two-storey mill, with an undershot wheel and a later turbine driven roller mill. In its latter years, Oxted Mill was two self-contained flour mills attached to each other. When the mills were working the stream was ponded, but has since dried up and is now over-grown. The older mill was built in the mid-19th century; the adjacent roller mill commenced work in 1893. The older mill was powered by an iron overshot wheel, still in situ, but most of its buckets have rusted away. The roller mill is now devoid of machinery. The mills ceased working in August 1951 and have now been converted to office use.	Out of EUS study area - info only
3734	TQ 387 522	The site of Oxted Upper Mill is located to the rear of the Wheatsheaf Public House on the south side of the east end of the High Street, in Old Oxted. Two watermills are mentioned in the Domesday Survey for Oxted and three later, in the inquisition of Roland of Oxted in 1291. Upper Mill is shown on Senex's map of 1729 but by 1768, the date of Rocque's map of Surrey, the mill apparently no longer existed. No early references appear to exist and the site has faded into complete obscurity. In 1817 a John Cole is recorded as building some cottages on the land that was once 'the millpond'.	
3788	TQ 389 532	A 13th/14th century copper alloy horse harness pendant was recovered by metal detector in 1992 in the area of land north-west of Oxted Church and south of the railway line.	Out of EUS study area - info only
4065	TQ 388 532	A small 14th/15th century double loop buckle, possibly from a shoe, was found by metal detector in 1993 on an area of land in Oxted.	Out of EUS study area - info only
D	TQ 390 525	A watching brief was undertaken on rebuilding work at Old Oxted Service Station. Documentary and geotechnical evidence indicates that the site lies on part of the millpond of Upper Mill, one of two mills in the area mentioned in Domesday Book. The work is ongoing and nothing of archaeological interest has been revealed as yet (Howe *et al* 2000, 197).	
E	TQ 3849 5222	The Old Bell, High Street, Old Oxted has been re-examined prior to building works in order to obtain a better interpretation of its former function within the village. Dating from *c*1500 it was previously thought to have functioned as a community building, such as a courtroom or guildhall, it is now thought that it may have been a tavern (Gray & Hughes 2001, 8). An archaeological watching brief was undertaken by SCAU in 2001 during redevelopment work at The Old Bell. The results of the watching	

brief on the internal structure of the building broadly confirmed the conclusions of the earlier building report by Gray and Hughes (2001, 8-9). An addition to the eastern exterior wall of the 15th century building cited in their report was clearly visible during the watching brief (Stevenson 2001, 4).

	Undated:		
1246	TQ 3803 5272	The Mount (Scheduled Ancient Monument No 12780), Barrow Green Oxted, is a very large bowl-shaped mound about 61m in diameter and *c*9m high; the top is a flat area *c*6m in diameter. It may be a natural rise converted to a barrow, but is believed to be very largely natural. The feature was excavated in 1869 by J Wickham Flower, who was thought to be too hasty in his conclusion that it was entirely natural. There was a distinct ditch around it and flint flakes were found by the excavators. In 1965 there was no trace of the ditch. While there can be no doubt that it is almost entirely natural, in its present tree covered condition it is impossible to say if it is completely so. Its proximity to the early 17th century Barrow Green Court suggests that it might have been ornamentally scarped and perhaps heightened	Out of EUS study area - info only

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FIGURES

1   Extensive Urban Survey of Surrey. **Top**: Oxted, showing the area of the parish and manor. The principal routeways, as shown on 18th century maps, are also shown. **Bottom**: parishes (about 1823) and drift geology.

2   An extract from the Rocque map of about 1768, showing the area of Oxted manor

3   The Manor of Oxted in 1408 from Mumford (1966)

4   An extract from the 1st edition 25 inch Ordnance Survey Map of 1868-9, showing the location of Old Oxted, St Mary's Church, and Court Farm (at the reduced scale of 1:5000)

Fig 5   Topographic development of Old Oxted

Fig 6   Sites and Monuments Records and other archaeological information for Old Oxted

Fig 7   Old Oxted: Constraints Map showing the AHAPs, and Conservation Area