

**20-32 Goldsworth Road,  
Woking**

**Historic Environment  
Desk Based  
Assessment**

Client: PETER BRETT ASSOCIATES LLP

AB Heritage Project No:10779

Date:22/02/2016

## 20-32 Goldsworth Road, Woking, Surrey

### Historic Environment Desk Based Assessment

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**Project Number** 10779  
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## EXECUTIVE SUMMARY

AB Heritage Ltd has been commissioned by Peter Brett Associates LLP to produce an Historic Environment Desk Based Assessment for a proposed development on the site of 20-32 Goldsworth Road, Woking, Surrey.

This assessment has reviewed all of the known cultural heritage features within a 1km study area around the proposed development site in order to gain an understanding of the potential for the presence of archaeological features within the site boundary, and the potential impact of the proposed development upon these.

Based on the known and potential archaeological resource identified within and around the site, and in consideration of the predicted past impacts within the limits of the site, it has been concluded that there is a low – medium potential for the presence of former buildings [AB 30 – 34] of modern date within the site boundary. There is also considered to be a low potential for the presence of previously unrecorded cultural heritage features of all other dates.

In line with local planning policy, it has been recommended that further work is undertaken, in the form of limited archaeological evaluation (e.g. a small number of archaeological test pits) in order to determine whether the past impacts within the site boundary have previously removed the potential archaeological resource. This may advise further mitigation measures.

In addition, it is suggested that a detailed settings assessment should be undertaken to fully understand the potential impact of the proposed development upon the built heritage in the study area, with close reference to the emerging design works and proposed elevation plans of the buildings.

All recommendations are subject to the approval of the County Archaeologist.

## **1. INTRODUCTION**

### **1.1 Project Background**

- 1.1.1 AB Heritage Limited (hereinafter AB Heritage) has been commissioned by Peter Brett Associates LLP to produce an Historic Environment Desk-Based Assessment to support a forthcoming planning application for a proposed development on the site of 20-32 Goldsworth Road, Woking, Surrey.
- 1.1.2 This report includes a description of the baseline conditions; an examination of available documentary, cartographic and known archaeological evidence; and identifies any known and potential cultural heritage receptor(s) within the application site and its surrounding area. It proposes a suitable mitigation strategy for archaeology, where such works are deemed appropriate.

### **1.2 Site Location & Description**

- 1.2.1 The proposed development site covers an area of approximately 0.7 hectares and is centred on TQ 00320 58544. The proposed development site is currently occupied by a large complex of office buildings with a vehicular entrance on the western side of the buildings and carparking to the rear at the sites southern extent.
- 1.2.2 The proposed development site is located near the centre of Woking and c. 500m to the south west of Woking Train Station. The wider area surrounding the proposed development site contains residential housing and industrial units, with the train line between Woking and London, forming the boundary to the south. The proposed development site is bounded by Goldsworth Road itself, to the north, with a side entrance for vehicle access along the western boundary and the A320 to the east.

### **1.3 Geology & Topography**

- 1.3.1 The underlying solid geology comprises sand of the Bagshot Formation, which was formed 34 – 56 million years ago in an environment formerly dominated by a shallow sea. There are no superficial geological deposits recorded at the proposed development site (BGS 2015).
- 1.3.2 The topography across the proposed development site is flat at c. 31m above OD.

### **1.4 Proposed Development**

- 1.4.1 The current proposal is for the re-development of the site at 20-32 Goldsworth Road, Woking. The proposal seeks to create a dynamic mixed use development, which will accommodate a mixed residential community and modern office space.
- 1.4.2 The Design Objectives proposed include residential properties (650 units approx), office space (155,000sqft approx), retail and community area (9,000sqft approx), approximately 580 car parking spaces, which would aim to enhance the public realm along Goldsworth Road and Victoria Way (Figure 2). The proposal includes a large building, which varies in height across the site between two to 34 storeys, is planned and three basement levels for car parking and plant.

## **2. AIMS & METHODOLOGY**

- 2.1.1 Early consultation of the results of archaeological research and consideration of the implications of proposed development are the key to informing reasonable planning decisions.
- 2.1.2 The aim of this report is to facilitate such a process by understanding the historical development of the proposed development site and the likely impact upon any surviving archaeological resource resulting from the proposed development, devising appropriate mitigation responses where necessary.

### **2.2 Aims of Works**

- 2.2.1 The assessment has been carried out, in regard to the collation of baseline information, in line with the Chartered Institute for Archaeologists' Standard and Guidance for Historic Environment Desk-Based Assessment (1994, latest revision 2014).
- 2.2.2 This assessment includes relevant information contained in various statutory requirements, national, regional and local planning policies and professional good practice guidance, including:
- Ancient Monuments and Archaeological Areas Act, 1979
  - Planning (Listed Buildings and Conservation Areas) Act, 1990
  - The National Planning Policy Framework, 2012

### **2.3 Methodology of Works**

- 2.3.1 The Surrey Historic Environment Record (HER) is the primary source of information concerning the current state of archaeological and architectural knowledge in this area. For reporting purposes, the HER information has been re-numbered with AB numbers, which can be viewed in Appendix 1. The information contained within this database was supported by examination of data from a wide range of other sources, principally:
- The Heritage Gateway ([www.heritagegateway.org.uk](http://www.heritagegateway.org.uk)) for information from English Heritage National Monuments Record (NMR), Pastscape and other research resources, including the Access to Archives (A2A)
  - The English Heritage website professional pages, particularly the National Heritage List For England (NHLE)
  - A visit to the Surrey Archives held at the Surrey History Centre was undertaken on the 16th February 2016
  - A site-walk over was carried out on the 16th February 2016
  - Additional relevant documentary and online historic sources
- 2.3.2 Information from these sources was used to understand:
- Information on statutory and non-statutory designated sites

- Information on heritage assets recorded on the Surrey HER
- Readily accessible information on the proposed development site's history from readily available historic maps and photographs
- Any information on the proposed development site contained in published and unpublished archaeological and historical sources, including any previous archaeological investigations undertaken within the study area
- A greater understanding of key cultural heritage issues of the proposed development site and surrounding area, developed through the onsite walkover, including information on areas of past truncation within the proposed development site boundary

2.3.3 The impact of the proposed development on the known and potential archaeological resource, resulting in the formulation of a mitigation strategy, where required, which appropriately targets any future works to those required to gain planning consent.

2.3.4 The Historic Environment Desk-Based Assessment has examined heritage records within 1km of the centre point of the proposed development site. This was agreed in correspondence via email with Alex Egginton (Surrey County Council Archaeology Officer) and Hannah Rose (Heritage Consultant, AB Heritage) on 11<sup>th</sup> February 2016.

## **2.4 Assessment of the Cultural Heritage Resource**

2.4.1 This desk-based assessment contains a record of the known and potential cultural heritage resource of an area. In relation to buried archaeological remains, where there is a potential for encountering a particular resource within the proposed development site this is assessed according to the following scale:

Low	-	Very unlikely to be encountered on site
Medium	-	Possibility that features may occur / be encountered on site
High	-	Remains almost certain to survive on site

2.4.2 There is currently no standard adopted statutory or government guidance for assessing the importance of an archaeological feature and this is instead judged upon factors such as statutory and non-statutory designations, architectural, archaeological or historical significance, and the contribution to local research agendas. Considering these criteria each identified feature can be assigned to a level of importance in accordance with a five-point scale (Table 1, below).



**Table 1: Assessing the Importance of a Cultural Heritage Site**

SCALE OF SITE IMPORTANCE	
<b>NATIONAL</b>	The highest status of site, e.g. Scheduled Monuments (or undesignated assets of schedulable quality and importance). Grade I and Grade II* Listed Buildings. Other listed buildings that can be shown to have exceptional qualities in their fabric or historical associations not adequately reflected in the listing grade. Conservation Areas containing very important buildings. Undesignated structures of clear national importance. Extremely well preserved historic landscape, whether inscribed or not, with exceptional coherence, time depth, or other critical factor(s).
<b>REGIONAL</b>	Grade II Listed Buildings or other designated or undesignated archaeological sites (in addition to those listed above), or assets of a reasonably defined extent and significance, or reasonable evidence of occupation / settlement, ritual, industrial activity Examples may include areas containing buildings that contribute significantly to its historic character, burial sites, deserted medieval villages, Roman roads and dense scatter of finds.
<b>LOCAL</b>	Evidence of human activity more limited in historic value than the examples above, or compromised by poor preservation and/or survival of context associations, though which still have the potential to contribute to local research objectives. Examples include sites such as 'locally designated' buildings or undesignated structures / buildings of limited historic merit, out-of-situ archaeological findspots / ephemeral archaeological evidence and historic field systems and boundaries etc.
<b>NEGLIGIBLE</b>	Assets with very little or no surviving archaeological interest. Examples include destroyed antiquities, structures of almost no architectural / historic merit, buildings of an intrusive character or relatively modern / common landscape features such as quarries, drains and ponds etc.
<b>UNKNOWN</b>	Insufficient information exists to assess the importance of a feature (e.g. unidentified features on aerial photographs).

- 2.4.3 The importance of already identified cultural heritage resources is determined by reference to existing designations. Where classification of a receptor's value covered a range of the above possibilities or for previously unidentified features where no designation has been assigned, the value of the receptor was based on professional knowledge and judgement.
- 2.4.4 For some types of finds or remains there is no consistent value and the importance may vary, for example Grade II Listed Buildings and Conservation Areas. For this reason, adjustments are occasionally made, where appropriate, based on professional judgement.

## **2.5 Impact Assessment Criteria**

- 2.5.1 The magnitude of impact upon the archaeological and heritage resource, which can be considered in terms of direct and indirect impacts, is determined by identifying the level of effect from the proposed development upon the baseline conditions of the site and the cultural heritage resource identified. The criteria for assessing the magnitude of impact are set out in Table 2 (below).

- 2.5.2 In certain cases it is not possible to confirm the magnitude of impact upon a cultural heritage resource, especially where anticipated buried deposits exist. Where possible a professional judgement as to the scale of such impacts is applied to enable the likely 'Significance of Effects' to be established; however, a magnitude level of 'uncertain' is included for situations where it is simply not appropriate to make such a judgement at this stage of works.

**Table 2: Criteria for Determining Magnitude of Impact**

IMPACT LEVEL	DEFINITION
HIGH	Major impacts fundamentally changing the baseline condition of the receptor, leading to total or considerable alteration of character or setting – e.g. complete or almost complete destruction of the archaeological resource; dramatic visual intrusion into a historic landscape element; adverse change in the setting or visual amenity of the feature/site; significant increase in noise; extensive changes to use or access.
MEDIUM	Impacts changing the baseline condition of the receptor materially but not entirely, leading to partial alteration of character or setting – e.g. a large proportion of the archaeological resource damaged or destroyed; intrusive visual intrusion into key aspects of the historic landscape; or use of site that would result in detrimental changes to historic landscape character.
LOW	Detectable impacts which alter the baseline condition of the receptor to a small degree – e.g. a small proportion of the surviving archaeological resource is damaged or destroyed; minor severance, change to the setting or structure or increase in noise; and limited encroachment into character of a historic landscape.
NEGLIGIBLE	Barely distinguishable adverse change from baseline conditions, where there would be very little appreciable effect on a known site, possibly because of distance from the development, method of construction or landscape or ecological planting, that are thought to have no long term effect on the historic value of a resource.
UNCERTAIN	Extent / nature of the resource is unknown and the magnitude of change cannot be ascertained.

- 2.5.3 The overall Significance of Effects from the proposed development upon the Cultural Heritage Resource is determined by correlating the magnitude of Impact against value of the Cultural Heritage resource. Table 3 highlights the criteria for assessing the overall Significance of Effects. Where effects are moderate or above these are classified as significant.

**Table 3: Significance of Effects**

IMPORTANCE	MAGNITUDE			
	HIGH	MED	LOW	NEG
NATIONAL	Severe	Major	Mod	Minor
REGIONAL	Major	Mod	Minor	Not Sig.
LOCAL	Mod	Minor	Minor	Not Sig.
NEGLIGIBLE	Minor	Not Sig.	Not Sig.	Nt.

Not Sig. = Not Significant; Nt. = Neutral; Mod = Moderate; Ext. = Extensive

## **2.6 Limitations**

- 2.6.1 It should be noted that the report has been prepared under the express instruction and solely for the use of Peter Brett Associates LLP, and any associated parties they elect to share this information with.
- 2.6.2 Measurements and distances referred to in the report should be taken as approximations only and should not be used for detailed design purposes.
- 2.6.3 All the work carried out in this report is based upon the professional knowledge and understanding of AB Heritage on current (February 2016) and relevant United Kingdom standards and codes, technology and legislation. Changes in these areas may occur in the future and cause changes to the conclusions, advice, recommendations or design given. AB Heritage does not accept responsibility for advising the client's or associated parties of the facts or implications of any such changes in the future.
- 2.6.4 This report has been prepared utilising factual information obtained from third party sources. AB Heritage takes no responsibility for the accuracy of such information. It should also be noted that this report represents an early stage of a phased approach to assessing the archaeological and cultural heritage resource of the proposed development site to allow the development of an appropriate mitigation strategy, should this be required. It does not comprise mitigation of impacts in itself.

### **3. PLANNING & LEGISLATIVE FRAMEWORK**

#### **3.1 Introduction**

- 3.1.1 The following section highlights the key planning and legislative framework relevant to this project. Legislative framework, national planning policy and relevant sector guidance.

#### **3.2 Statutory Protection for Heritage Assets**

- 3.2.1 Current legislation, in the form of the Ancient Monuments and Archaeological Areas Act 1979, provides for the legal protection of important and well-preserved archaeological sites and monuments through their addition to a list, or 'schedule' of archaeological monuments by the Secretary of State for Culture, Media and Sport. This necessitates the granting of formal Scheduled Monument Consent for any work undertaken within the designated area of a Scheduled Ancient Monument.
- 3.2.2 Likewise, structures are afforded legal protection in the form of their addition to 'lists' of buildings of special architectural or historical interest. The listing of buildings is carried out by the Department of Culture, Media and Sport under the Planning (Listed Buildings and Conservation Areas) Act, 1990. The main purpose of the legislation is to protect buildings and their surroundings from changes that would materially alter the special historic or architectural value of the building or its setting. This necessitates the granting of formal Listed Building Consent for all works undertaken to or within the designated curtilage of a Listed Building. This legislation also allows for the creation and protection of Conservation Areas by local planning authorities to protect areas and groupings of historical significance.
- 3.2.3 The categories of assets with some form of legal protection have been extended in recent years, and now include Registered Parks and Gardens, and Historic Battlefields. While designation as a UNESCO World Heritage Site is not a statutory designation under English planning law, such a designation is regarded as a material consideration in planning decisions, and World Heritage Sites are in practice protected from development that could affect any aspect of their significance including settings within the Site and a buffer zone around it.

#### **3.3 National Planning Policy**

- 3.3.1 The NPPF sets out government policy on the historic environment, which covers all elements, whether designated or not, that are identified as 'having a degree of significance meriting consideration in planning decisions, because of its heritage interest'.
- 3.3.2 One of the over-arching aims is to 'Conserve heritage assets in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of this and future generations'. To achieve this, local planning authorities can request that the applicant describe "the significance of any heritage assets affected, including any contribution made by their setting". The level of detail required in the assessment should be "proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance". It goes on to say that "where a site on which development is proposed includes or has the potential to include heritage assets with archaeological interest,

local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation.”

- 3.3.3 A key policy within the NPPF is that “when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset’s conservation. The more important the asset, the greater the weight should be.
- 3.3.4 With regard to non-designated heritage assets specific policy is provided in that a balanced judgement will be required having due regard to the scale of any harm or loss and the significance of the heritage asset affected.

### **3.4 Local Planning Policy**

#### Woking Core Strategy – adopted October 2012

- 3.4.1 The Woking Core Strategy was adopted in October 2012 and covers the period up to 2027. The heritage assets of the Borough are considered to be diverse and unique.
- 3.4.2 The following policy relating to Heritage and Conservation is relevant to this proposed development:

#### Policy CS20: Heritage & Conservation

- 3.4.3 Policy CS20 relates to Heritage and Conservation and states the following:
- New development must respect and enhance the character and appearance of the area in which it is proposed whilst making the best use of the land available.
  - New development should also make a positive contribution to the character, distinctiveness and significance of the historic environment, including heritage assets at risk through neglect, decay or other threats.
  - The heritage assets of the Borough will be protected and enhanced in accordance with relevant legislation and national guidance.
  - On all development sites over 0.4 hectares an archaeological evaluation and investigation will be necessary if, in the opinion of the County Archaeologist, an archaeological assessment demonstrates that the site has archaeological potential.

#### Woking Borough Local Plan 1999 (Saved Policies, 2011)

- 3.4.4 The Core Strategy has superseded a significant number of policies in the Woking Borough Local Plan 1999. However, a limited number of other policies have been saved until superseded by the adoption of relevant Development Plan Documents. Those relating to heritage comprise:

#### Policy BE9 General Policy On Conservation Areas

- 3.4.5 The council will seek to preserve or enhance the character of the borough’s conservation areas shown on the proposals map. To this end it will:
- (i) not normally permit the demolition of buildings and local features of character and interest;

- (ii) require proposals within or clearly visible from a conservation area to be of a high standard of design, harmonizing with or, where appropriate, enhancing existing development in the conservation area having regard to height, form, massing, scale, detail and materials;
- (iii) expect new development to respect the historic street pattern of the area;
- (iv) in those conservation areas where traditional shop fronts are important require new shopfronts to be of a traditional format and to reflect the character of the building;
- (v) encourage the use of sympathetically designed and located street furniture, lighting and paving;
- (vi) consider issuing an article 4(2) direction removing development rights.

## **4. ARCHAEOLOGICAL RESOURCE BASELINE**

### **4.1 Statutory Designated Features**

- 4.1.1 There are no statutory designated heritage features located within the bounds of the proposed development site.
- 4.1.2 There are however a total of 15 statutory designated heritage features located within the 1km study area surrounding the proposed development site. This includes:
- One Grade II\* Listed Building [AB 7], consisting of the Church of St Mary the Virgin at c. 800m north-west of the proposed development site;
  - Six Grade II Listed Buildings [AB 9, 12, 13, 17- 19], including one record which amalgamates Christ Church and two Grade II Listed tombs [AB 13];
  - Seven Conservation Areas [AB 15 & 35 - 40], the closest of which is the Woking Town Centre Conservation Area [AB 38] located c. 200m north-east of the proposed development site.

### **4.2 Non Statutory Designated Features**

- 4.2.1 There are no non statutory designated heritage features located within the bounds of the proposed development site.
- 4.2.2 There are, however, a total of 27 additional non statutory designated heritage features located within the 1km study area (see Appendix 1).
- 4.2.3 This includes a Green Archaeological Constraint [AB 8], c. 800m north-west of the proposed development site, which covers c.1.4ha in Horsell at the location of historic core of Horsell village and St Mary's 12<sup>th</sup> century church.
- 4.2.4 Surrey County Council has categorised the Historic Landscape Character (HLC) of the area covering the proposed development site as 'post 1811 and pre-1940 settlement', with its past type described as 'Field Patterns', under the HLC title of Land West of Woking Station [AB 16].

### **4.3 Previous Archaeological Works in the Study Area**

- 4.3.1 The Surrey Historic Environment Record lists no previous archaeological investigations within the site boundary, and no intrusive investigations in close proximity to the site.
- 4.3.2 There are a number of previous archaeological works in the wider study area though. This includes an archaeological evaluation on Brewery Road, c. 440m to the northeast of the site, investigated 12 trenches across the site, which revealed modern tarmac and fill deposits over a fine silty deposit and natural sand. A ditch of unknown date, cut into the natural, was recorded and a small fragment of burnt flint was recovered from the upper fill of the ditch [AB 42].
- 4.3.3 In addition, archaeological investigations at the former Westfield Tip and Woking Park, c. 800m north-west of the proposed development site, confirmed the presence of postholes,

gullies and ditches. One of these ditches was dated to the Early-Mid Iron Age [AB 4] and a second to the post-medieval/modern period, while others were undated. It is likely that not all the gullies and ditches are contemporary, but were associated with flood management across this part of the floodplain during different periods. A prehistoric flint axe was also recovered.

#### 4.4 Archaeology & History Background

##### The Prehistoric Periods (c .500, 000 BC – AD 43)

- 4.4.1 The wider landscape of this area in Surrey contains evidence of activity dating to the prehistoric period, including on Horsell Common, c. 1.5km to the northeast of the site, where two Scheduled round barrows are situated.
- 4.4.2 The cultural heritage features that have been recorded within the study area dating to this period primarily consist of findspots of residual material, comprising Neolithic flint and a Bronze Age arrow head [AB 1], recorded c. 850m south of the proposed development site; along with two Neolithic flint axes [AB 2 & 3], recorded c. 850m west and c. 450m north of the site respectively. In addition, another prehistoric axe was recorded at Woking Park and former Westfield Tip [AB 4], c. 800m north-west of the site, in close proximity to an Early Iron Age ditch [AB 4].

##### The Roman Period (AD 43 – AD 410)

- 4.4.3 Roman roads crossed the landscape in this area of Surrey, including a route from Lightwater passing through Bisley and Knaphill some 4km to the west of the site (Crosby 2003). A Roman presence has also been observed in the church at Old Woking, c. 2.4km to the south-east of the site, where Roman tiles have been recorded in the in the fabric of the walls.
- 4.4.4 However, there are currently no known cultural heritage features of Roman date within either the study area or area of proposed development.

##### The Medieval Period (AD 410 – AD 1536)

- 4.4.5 The earliest written reference to Woking dates to around 710 AD, when a letter from Pope Constantine refers to a monastery at Woking (Crosby 2003). Settlement within the study area at this time was centred around the village of Horsell [AB 8], c. 800m to the north-west of the proposed development, which is recorded from the 12<sup>th</sup> century. Within this settlement, the Church of St Mary the Virgin [AB 7] was first built c. 1150, although the majority of early work on this structure dates to the 14<sup>th</sup> and 15<sup>th</sup> centuries. Surviving evidence of occupation beyond this in the medieval consists of houses and farmsteads [AB 9 – 12], while findspots of pottery [AB 6] and coins [AB 5] have been found at c. 850m west of the proposed development site and c. 750m south-east of the site respectively.
- 4.4.6 Despite this evidence of settlement in the study area, there are no known cultural heritage features of medieval date recorded within the limits of proposed development site.



*The Post Medieval Period (AD 1537 – AD 1800)*

- 4.4.7 The post medieval period in Surrey is characterised by the growth of towns and villages to accommodate the workers of expanding industry. This is evident within the study area from the completion of the 1794 Basingstoke Canal [AB 38], located c. 250m to the north of the proposed development site, which would have been required to progress the amount of imports and exports to the area further, while providing a transport link to London.
- 4.4.8 A group of cottages within the historic village of Horsell [AB 8] is thought to have originated as a farm complex [AB 14] during the post medieval period, at c. 800m north-west of the proposed development site. The growth in population around this time warranted an additional church [AB 13], to the south of the canal, which now hold Grade II Listed status at c. 350m north-east of the proposed development site. The graveyard contains two Grade II Listed tombs [AB 13].

*The Modern Period (AD 1801 – Present)*

- 4.4.9 Woking and its surrounding suburbs has continued to grow throughout the modern period, with strong growth resulting from the construction of the London and South-West Railway Station of Woking Junction, which opened in 1838. This is evident from the development shown in successive OS maps; including structures within the proposed development site [AB 30 - 34] (see Section 4.5), and the Historic Landscape Character assigned to the area of the proposed development site, which is described as an area of post-1881 and pre-1940 settlement [AB 16].
- 4.4.10 The Southern Railway was at the forefront of electrification during the early 20<sup>th</sup> century. Such activity was reflected by the construction an electronic control room [AB 18], c. 950m to the north-west of the proposed development site.
- 4.4.11 The remainder of the cultural heritage features of modern date within the study area consist primarily of war memorials [AB 7 & 19 - 28] of the first and second World Wars. The memorial in closest proximity to the proposed development site is at the Trinity Methodist Church, c. 60m north-west of the proposed development site, where there is a memorial for the Second World War [AB 27]. Other memorials are located in the area Second World War aircraft crashes which took place nearby, such as [AB 21] in Horsell, c. 800m north-west of the proposed development site.

*Undated / Multi-Period*

- 4.4.12 The majority of features of unknown date within the study area consist of Conservation Areas [AB 35 - 40], including the Woking Town Centre Conservation Area [AB 38], which is in closest proximity to the proposed development site at c. 200m north-east of the site boundary.
- 4.4.13 One additional feature of unknown date is located c. 720m south of the proposed development site, and consists of a posthole with an in-situ wooden post [AB 40] found during evaluation works.

This is a historical map, likely from the 18th or 19th century, showing a rural landscape. The map features several roads and land parcels. A prominent road runs diagonally from the top left towards the bottom right, labeled "The Way from Guildford to Chertsey". Another road, "From Farnham to Chertsey", runs parallel to it. A third road, "To Horel", is visible in the top left. The map also shows "Frailly" and "Heath" as locations. A red circle is drawn around a specific point on the map, which is identified in the text as the site of the "Old Rectory". The map includes various other details such as "The Way from Guildford to Chertsey", "Frailly", "Heath", and "The Way from Guildford to Chertsey".

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- 4.5.3 The Woking Tithe Map, surveyed in 1840 (Plate 3) shows a new arrangement of the local landscape following the construction of the railway line (shaded pink) through the heathland of Woking. The area of the proposed development site is not marked with a plot number but much of the land either side of the railway lines, including that to the south of the site (plot 1814), is described as roads, wastelands etc.



Plate 3: Woking Tithe Map, 1840

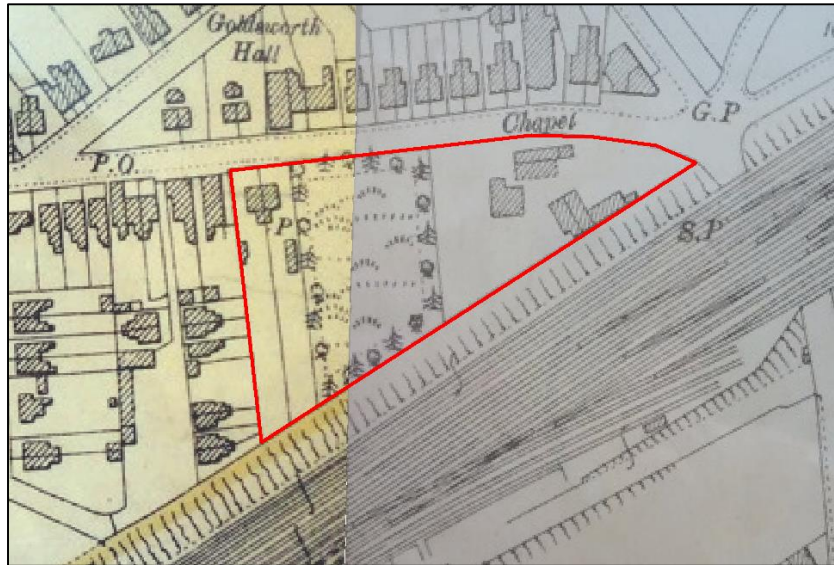
- 4.5.4 The First Edition Ordnance Survey map of 1871 (Plate 4) shows the eastern half of the site as fields (plots 586 & 587). In the west of the site are a pair of semi-detached houses [AB 30] set into long and narrow rectangular plots, each with a small outbuilding to the rear.



Plate 4: Extracts from First Edition OS Map Sheets XVI & XVII, 1871

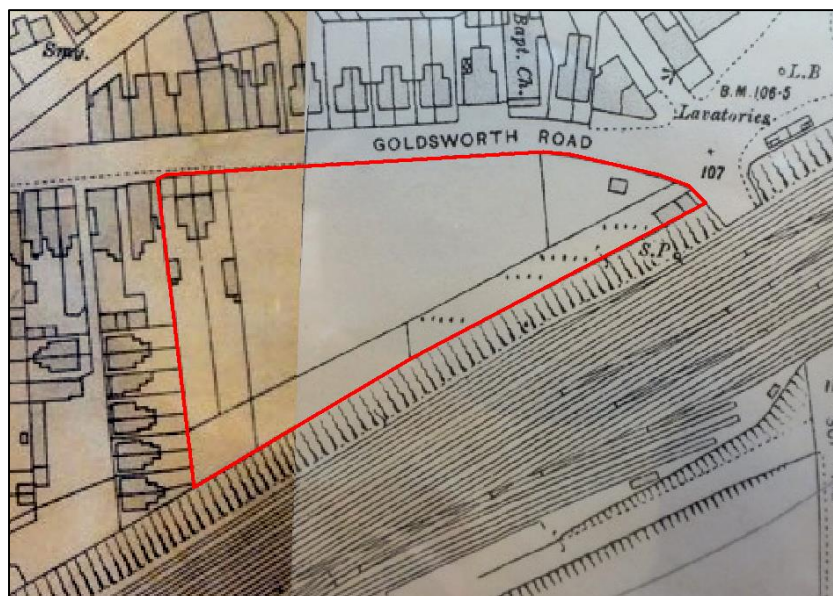
- 4.5.5 The Ordnance Survey map of 1896 (Plate 5) shows a cluster of buildings [AB 31] in the eastern half of the site, while the central plot remains as undeveloped ground. In the western part of the site, the semi-detached houses [AB 30] are still shown.





**Plate 5: Extracts from OS Map Sheets XVI & XVII, 1896**

- 4.5.6 By 1912, the Ordnance Survey map shows that the eastern half of the site has been cleared, while the western part of the site is still occupied by the semi-detached houses [AB 30].
- 4.5.7 The Ordnance Survey maps for 1914-16 show that a signal post [AB 32] and a small structure [AB 33] and have been erected in the south eastern part of the site and a long narrow plot laid out along the south-eastern boundary, adjacent to the railway line.



**Plate 6: Extracts from OS Map Sheets XVI & XVII, 1914-16**

- 4.5.8 By 1934, the OS mapping (Plate 6) shows that there have been significant changes across the wider landscape with the spread of residential housing covering areas previously shown as rural land. Within the site, an omnibus depot [AB 34], comprising a large rectangular

building has been constructed in the centre of the site. The semi-detached houses [AB 30] are still shown in the western part of the site.

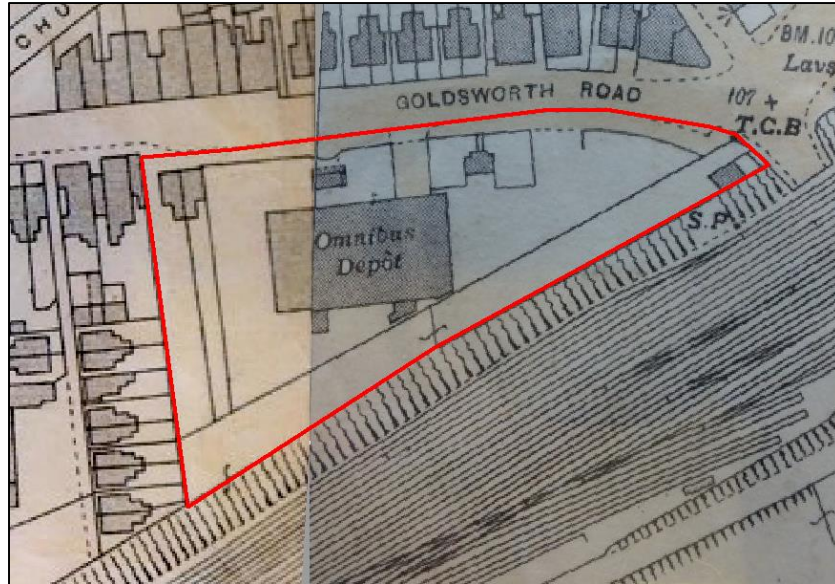


Plate 7: Extracts from OS Map Sheets XVI & XVII, 1934

#### 4.6 Site Visit

- 4.6.1 A site visit was undertaken by Chloe Smith (Assistant Heritage Consultant; AB Heritage) on the 16<sup>th</sup> February 2016. The purpose of this visit was to gain a greater understanding of the existing land use and past impacts within the current site limits, along with an appreciation for the potential survival of below ground archaeological deposits.
- 4.6.2 The proposed development site is located to the south of Goldsworth Road. The site is accessed from the western end of the northern boundary. The north-western part of the site is occupied by 32 Goldsworth Road, which comprises a U-shaped four-storey office block of red brick. A basement car park level exists under this building, accessed by a slope from the rear of the building.





**Photo 1: 32 Goldsworth Road, looking south-west**



**Photo 2: Access to basement car park, looking north**

- 4.6.3 The south-western area of the site is occupied by a car park with tarmac surface. The ground level of the site slopes gently from south to north, and the south-eastern boundary is formed by a steep bank leading up to the railway tracks. Geotechnical investigations were being undertaken at the time of site visit. Technicians mentioned that Made Ground was encountered to a depth of 0.5m - 0.75m bgl.



**Photo 3: Car park in southwestern area, looking south-west**

4.6.4 To the east of No. 32 is a smaller three-storey building, with glass shopfront at ground level.



**Photo 4: Three-storey building to the east of number 32, looking south-east**

4.6.5 In the north-east of the site is four-storey block, also constructed in red brick. An archway at the western end of the building provides vehicular access to a car park at the rear of the building.



**Photo 5: Four Storey block in north-eastern part of site, looking south-east**

- 4.6.6 The eastern corner of the site is occupied by a single storey brick structure with glazed shopfront, currently in use by an estate agent.



**Photo 6: Estate Agents in eastern corner of site, looking south-east**

- 4.6.7 Adjacent to the estate agents, and next to the south-western site boundary is a long narrow single storey structure, currently in use as the Woking Railway Athletic Club.





**Photo 7: Woking Railway Athletic Club, looking south**



**Photo 8: Woking Railway Athletic Club, looking east**

- 4.6.8 There are no buildings of heritage interest within the site boundary and no above ground archaeological remains were observed during the site visit.

No Conservation Areas are visible at ground level from within the site boundary, due to built development in the surrounding area. While there are some limited views along the High Street to the north-east of the site this does not extend as far as the nearest Conservation

Area [AB 38] at street level.



**Photo 9: View towards High Street from eastern site boundary, looking north-east**

- 4.6.9 The area surrounding the site is characterised by mid-20<sup>th</sup> century and later development, particularly multi-storey buildings, including the shopping centre and offices to the north-east, and the high-rise apartments to the south-east. Such buildings shield views beyond, including Listed Building [AB 13], located c. 350m north-east of the proposed development site, which are not visible from within the site.



**Photo 10: View from eastern site boundary looking north-west**

## 5. ARCHAEOLOGICAL POTENTIAL & MITIGATION

### 5.1 Known Heritage Resource

#### Within the Proposed Development Site

- 5.1.1 There are five known cultural heritage features within the boundary of the proposed development site. These all consist of features noted from historic OS maps, dating between 1871 and 1934 (Plates 4 - 7), and include:
- Two semi-detached houses in the west of the proposed development site [AB 30]
  - A cluster of buildings in the east of the proposed development site [AB 31], which appear only on the OS map of 1896
  - A signal post [AB 32] in the south-eastern corner of the proposed development site on the OS maps of 1912-14 onwards
  - A small structure [AB 33] in the east of the proposed development site, shown only on the OS map of 1912-14
  - An omnibus depot and an additional small structure [AB 34] in the centre of the proposed development site, shown on the 1934 OS map

#### Within the Study Area

- 5.1.2 There are an additional 36 known cultural heritage features within the study area surrounding the proposed development site, which date to the prehistoric, medieval, post medieval, and modern periods, with a small number of undated features. The Roman period is not represented within the study area, although activity of this date is known in the wider landscape.
- 5.1.3 The known cultural heritage features suggest that there was limited activity within the study area before the medieval period, when settlement became centred on the village of Horsell [AB 8], c. 800m to the north-west of the proposed development site. Development and population in the area increased with the growing industry in the area, which expanded further in response to the construction of the Basingstoke Canal [AB 15] during the post medieval period, and the railway in the modern period.

### 5.2 Past Impacts within the Site Boundary

- 5.2.1 The known past impacts within the site boundary include the construction and demolition of past structures within the site [AB 30 – 34], which were noted from historic OS maps (see Section 4.5). This is in addition to the impacts related to the construction of the existing buildings within the site boundary, including a basement car park, building foundations, below-ground services and drains.

### 5.3 Potential Archaeological Resource

- 5.3.1 Based on the known cultural heritage resource within the study area, and within the site boundary, along with the known past impacts within the site, it is concluded that the potential archaeological resource may consist of:
- A low to medium potential for the presence of previously unrecorded archaeological features relating to the former structures [AB 30 - 34] seen on historic OS maps dating between 1871 and 1934 (Plates 4 - 7), which may be of negligible importance at most (see Table 1)
- 5.3.2 There is concluded to be a low potential for the recovery of all other previously unrecorded archaeology, dating from between the prehistoric and post medieval periods.

### 5.4 Predicted Impact of Proposed Development

- 5.4.1 The proposed development consists of plans for new residential, retail, and community buildings including a large building of up to 34 storeys, and three levels of basement car parks, which will encompass the full area of the site boundary.
- 5.4.2 As stated above, should archaeological features be present within the site boundary they are likely to be of negligible importance, and significantly degraded in places due to past impacts (see Section 5.2). Overall it is concluded that such features may be subject to a high level of impact where they do survive (Table 2), but that this would only result in a Minor Significance of Effect, at most (Table 3).
- 5.4.3 In addition to the potential direct impacts of the proposed development, the large scale and height of the proposed development may result in an impact upon the built heritage resource in the surrounding area. This may be most significant in relation to the Woking Town Centre Conservation Area [AB 36], located c. 200m north-east of the proposed development site, which is likely to be of regional importance (Table 1). Assuming that the proposed development plans for the elevations of the buildings are sympathetic to the Conservation Area [AB 36] and the character of the historic landscape, in-line with local planning policy (see Section 3.4), then the resulting setting impact on heritage assets may be low (Table 2), resulting in a minor Significance of Effect (Table 3). However, such assumptions would need to be tested and confirmed during the design phase of works.

### 5.5 Outline Recommendations

- 5.5.1 It is advised that a limited suite of archaeological evaluation (e.g. a small number of archaeological test pits) is undertaken within the proposed development site in order to determine whether the past impacts within the site boundary have previously removed the potential archaeological resource. This is in-line with Policy CS24 of the Woking Core Strategy, in which it is stated that *'all development sites over 0.4 hectares an archaeological evaluation and investigation will be necessary if, in the opinion of the County Archaeologist, an archaeological assessment demonstrates that the site has archaeological potential'*.

- 5.5.2 Should it be found that archaeological features have survived, further mitigation may be required to record the resource before it is exposed to impact by the proposed development.
- 5.5.3 In addition, it is suggested that a detailed settings assessment be undertaken to fully understand the potential impact of the proposed development upon the built heritage in the study area. This should be undertaken with close reference to the emerging design works and proposed elevation plans of the buildings.
- 5.5.4 All recommendations are subject to the approval of the County Archaeologist.

## **6. REFERENCES**

### **6.1 Documentary & Cartographic Sources**

Chartered Institute for Archaeologists, 2014. Standard and Guidance for Historic Environment Desk-Based Assessment

Crosby, A, 2003, *A History of Woking*, Phillimore: Chichester

Department of Communities and Local Government (DCLG). 2012. National Planning Policy Framework (NPPF)

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OS Map Sheets XVI & XVII, 1896

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OS Map Sheets XVI & XVII, 1934

Rocque's Topographical Map of the County of Surrey, 1768

Woking Borough Council 2012. Woking Local Development Documents. Available from:  
<http://www.woking.gov.uk/planning/policy/ldf>

Woking Tithe Map, 1840

### **6.2 Online Sources**

Historic England. The National Heritage List for England. Available online from:  
<https://historicengland.org.uk/listing/the-list/>

Office of Public Sector Information (1979) The Ancient Monuments and Archaeological Areas Act 1979

## **Appendices**



## Appendix 1      Gazetteer of Cultural Heritage Features

LB:      Listed Building

HLC: Historic Landscape Character Area

CA:      Conservation Area

GAC: Green Archaeological Constraint

AB No.	Period	Monument Type	Name/Description	Status	Easting	Northing	Reference No.
1	Prehistoric	Findspot	Findspot of Neolithic Flint and Bronze Age barbed and tanged arrowhead		500600	157700	42937 & 43662
2	Prehistoric	Findspot	A flint axe from Woking is in the British Museum (unregistered).		499418	158435	43783
3	Prehistoric	Findspot	A Neolithic flint axe from Woking is in Weybridge Museum (ref: 52.1980). The axe was found 5ft down in gravels when digging footings for building somewhere along Oriental Road.		500300	159000	43784
4	Prehistoric	Monument	A findspot of an Early Iron Age Ditch and a Prehistoric flint axe or gouge at the Woking Park and former Westfield Tip, Woking		499710	159150	40035, 42165 & 42166
5	Medieval	Findspot	Cut halfpenny of William I, Medieval (c.1066-c.1068)		501100	158400	19499
6	Medieval	Monument	An archaeological evaluation by SCAU on the site for a new vicarage, adjacent to the former vicarage. A shallow pit produced a sherd of 13th-14th century date, a second feature no dating evidence.		499415	158530	29425 & 29426
7	Medieval	Building	Church of St Mary the Virgin. 15th century tower and nave with enlargement and restorations in late 19th century. Includes a War Memorial of the First World War	Grade II* LB	501304	158628	1362, 23110, 23109, 10805 & 10806



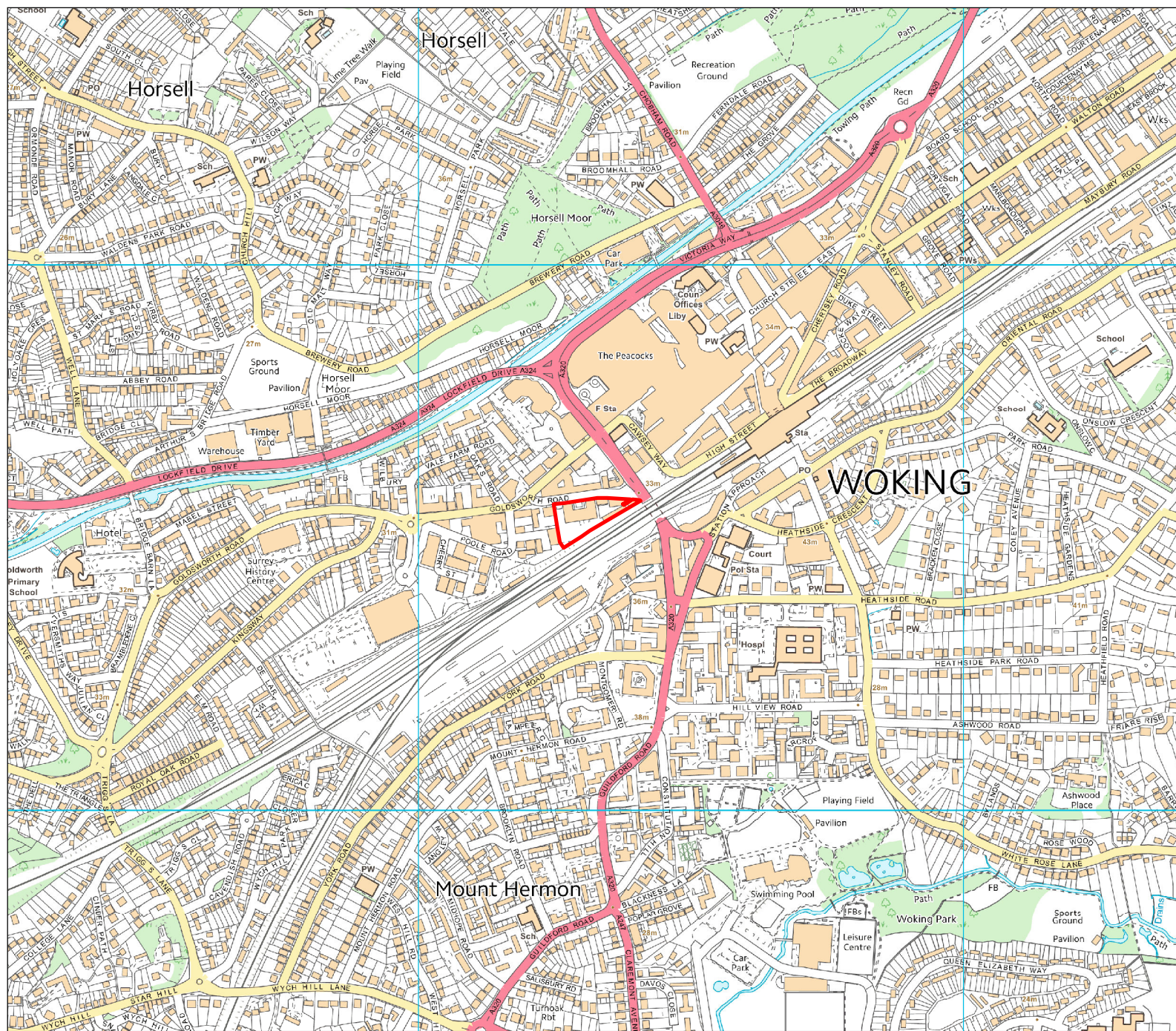
AB No.	Period	Monument Type	Name/Description	Status	Easting	Northing	Reference No.
							18637 & 28465
8	Medieval	Area	Green Archaeological Constraint, covering c.1.4ha in Horsell at the location of historic core of Horsell village and the Church of St Mary the Virgin	GAC	499701	159171	
9	Medieval - Post Medieval	Building	April Cottage & Cross Lanes Farmhouse, house now divided, originating in the 16th century	Grade II LB	499750	159210	26154, 36173 & 37392
10	Medieval - Post Medieval	Building	Ramwick Cottage - 17th century, much extended.		500300	158400	1335, 23090 & 10769
11	Medieval - Post Medieval	Monument	A farm complex known as Crosslanes Farm is shown here on the Rocque map of 1765 and the Woking tithe map of the 1840s. Parts of the present buildings are 16th century and in residential use. The cottages are surrounded by modern housing.		501304	158628	27969
12	Medieval - Modern	Building	Bridge Barn House, which was once a home, and now restaurant. 16th century with considerable 19th century extensions	Grade II LB	500300	159000	1357, 1358, 10792 & 26152
13	Post Medieval	Building	Christ Church, Church Street, with two Listed tombs of the Roake family in the graveyard	Grade II LB	500300	158400	1354, 10784, 10785, 18585 & 18591

AB No.	Period	Monument Type	Name/Description	Status	Easting	Northing	Reference No.
14	Post Medieval	Monument	A farm complex is shown here on the Rocque map of 1765 and the Woking tithe map of the 1840s. Parts of the present buildings are 16th century and in residential use. The cottages are surrounded by modern housing.		499710	159150	36147-9
15	Post Medieval	CA	Basingstoke Canal Conservation Area	CA			258
16	Modern	HLC	The 'West of Woking Station' Historic Landscape Character Area, which refers to an area of post-1811 & pre-1940 settlement (small scale)	HLC			997
17	Modern	Building	Railway electrical control room, built in 1936	Grade II LB	499700	159200	1314 & 1315
18	Modern	Building	Electronic signal box dating to the 1930s	Grade II LB	500750	159190	1318
19	Modern	Building	Church of St Mary of Bethany. 1907 with mid-20th century extensions. Includes War Memorials of the First and Second World Wars	Grade II LB	499901	158127	1320, 6689, 6692 & 7345 - 346
20	Modern	Monument	War Memorial at Woking Postal Delivery Office & Brookwood Hospital, White Rose Lane, Woking		499415	158530	6673 & 6679
21	Modern	Monument	A number of War Memorials at St Mary The Virgin Church. Three WW2 aircraft crashes are also recorded in this area		499714	159154	6680, 7348-54, 8220, 8327, 8344 & 33072
22	Modern	Monument	Woking urban book of remembrance War Memorial, Second World War.		500500	158000	6682
23	Modern	Monument	War memorial on a stone plinth, with a bronze figure		500700	158600	6683
24	Modern	Monument	Westfield School War Memorial		501000	159000	6686

AB No.	Period	Monument Type	Name/Description	Status	Easting	Northing	Reference No.
25	Modern	Monument	War Memorial at Woking County Grammar School old boys		499743	158492	6694
26	Modern	Monument	Two War memorials at Woking Baptist Church - one for WW1 and one for WW2. Neither remain on display.		499900	157900	6696, 6698 & 6701
27	Modern	Monument	War Memorial at Trinity Methodists Church. Second World War.		500200	158600	6705 - 07
28	Modern	Monument	First World War Memorial, Woking Borough Council Civic Offices		500400	159100	6709
29	Modern	Monument	Undated ditch: Brewery Road Car Park, Woking		500290	157760	8492 & 32231
30	Modern	Building	Two semi-detached houses (attached to each other) with gardens shown on historic OS maps within the west of the proposed development site		500257	158552	Noted from historic maps
31	Modern	Building	A cluster of buildings in the east of the proposed development site, which appear only on the OS map of 1896		500361	158558	Noted from historic maps
32	Modern	Building	A signal post in the south-eastern corner of the proposed development site on the OS maps of 1912-14 onwards		500392	158562	Noted from historic maps
33	Modern	Building	A small structure in the east of the proposed development site, shown only on the OS map of 1912-14		500374	158561	Noted from historic maps
34	Modern	Building	An omnibus depot and an additional small structure in the centre of the proposed development site, shown on the 1934 OS map		50296	158537	Noted from historic maps

AB No.	Period	Monument Type	Name/Description	Status	Easting	Northing	Reference No.
35	Undated	Area	Mount Hermon Conservation Area	CA	Area		251
36	Undated	Area	Waldens Park Road Conservation Area	CA	Area		253
37	Undated	Area	Ashwood Road/Heathside Road Conservation Area	CA	Area		254
38	Undated	Area	Woking Town Centre Conservation Area	CA	Area		255
39	Undated	Area	Wheatsheaf Conservation Area	CA	Area		256
40	Undated	Area	Hockering Conservation Area	CA	Area		265
41	Undated	Monument	Undated Posthole with in situ Wooden Posts: Woking Park and former Westfield Tip, Woking		500273	157742	31609 & 31610





#### Legend

Site Boundary



Figure 1: Site Location

Project: 20-32 Goldsworth Road,  
Woking

Date: 15/02/16

Job Number: 10779

Drawn by: ZE

Approved by: HR



# Ground Floor



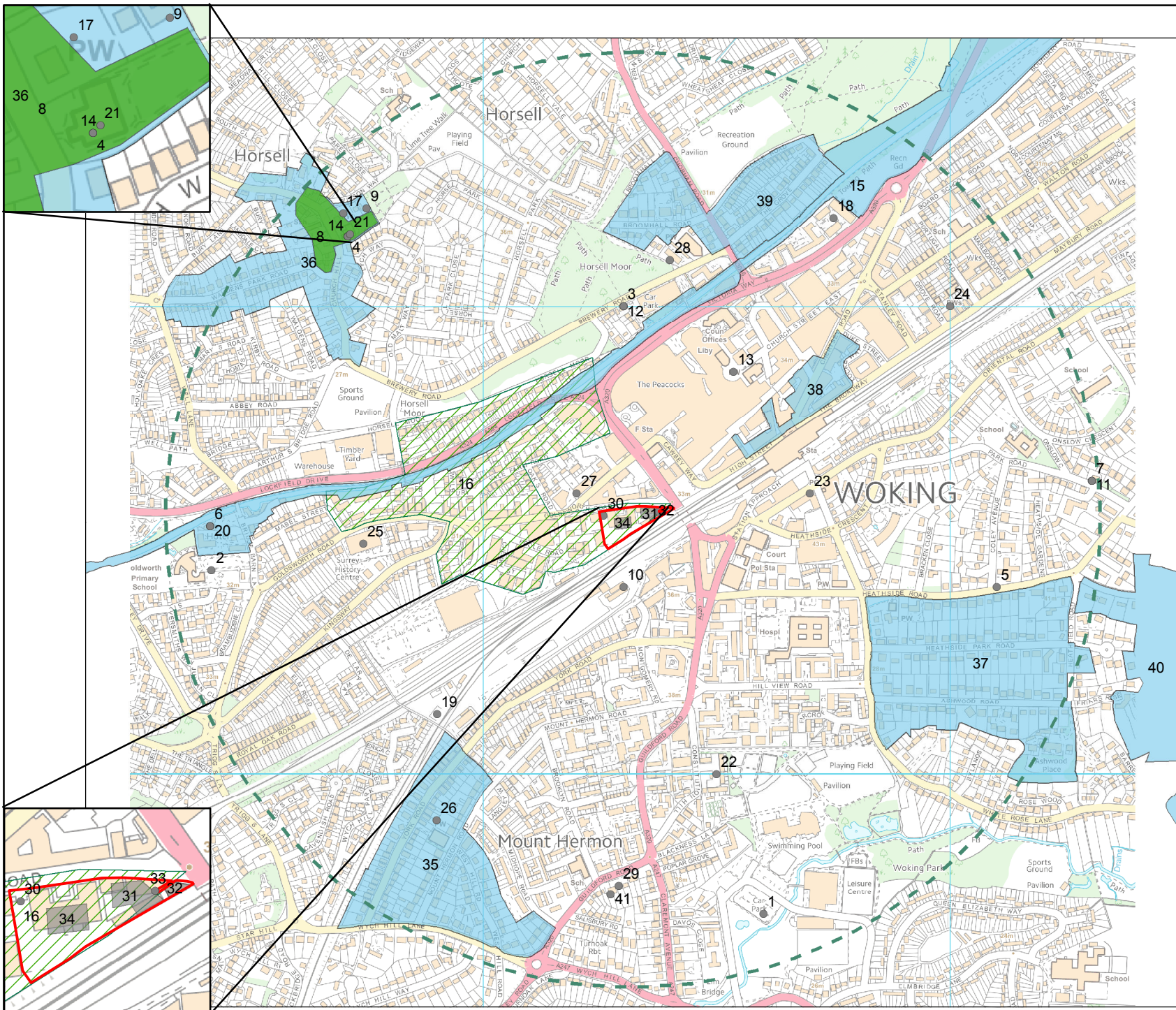
Figure 2: Proposed Development Plan

Project: 20-32 Goldsworth Road, Woking

Job Number: 10779

Reproduced from client's plans





# Legend






- Monument Point
- Monument Area
- West of Woking Station
-  Historic Landscape Character Area
-  Green Archaeological Constraint
-  Conservation Area
-  Site Boundary
-  1km Study Area



Figure 3: Map of Cultural Heritage Features

Project: 20-32 Goldsworth Road,  
Woking

Date: 22/02/16 Job Number: 10779

Drawn by: ZE Approved by: AB





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