

**Clive House, 12 – 18
Queens Road,
Weybridge, Surrey
Archaeological Desk
Based Assessment**

Client: PEGASUS LIFE DEVELOPMENTS

AB Heritage Project No: 60434

Date: 17/07/2018

Surrey HER Data Licence Number: 202/18

Clive House, 12 – 18 Queens Road, Weybridge, Surrey

Updated Archaeological Desk Based Assessment

Client	Pegasus Life Developments
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CONTENTS

1.	Introduction.....	2
1.1	Project Background	2
1.2	Site Location & Description.....	2
1.3	Geology & Topography.....	2
1.4	Proposed Development	2
2.	Aims & Methodology	4
2.2	Aims of Works	4
2.3	Consultation & Study Area.....	5
2.4	Methodology of Works	5
2.5	Impact Assessment Criteria.....	7
2.6	Limitations	8
3.	Planning & Legislative Framework	9
3.1	Introduction.....	9
3.2	Statutory Protection for Heritage Assets.....	9
3.3	National Planning Policy	9
3.4	Elmbridge Borough Council Local Plan	10
4.	Cultural Heritage Resource Baseline	12
4.1	Known Cultural Heritage Assets	12
4.2	Previous Works in the Study Area	12
4.3	Archaeology & History Background	12
4.4	Historic Map Sources.....	14
4.5	Site Visit.....	15
5.	Archaeological Potential & Mitigation	19
5.1	Known Cultural Heritage Resource	19
5.2	Past Impact Within the Site Boundary	19
5.3	Potential Archaeological Resource.....	19
5.4	Outline Recommendations	19
6.	References.....	20
6.1	Documentary & Cartographic Sources	20
6.2	Online Sources	20

FIGURES

Figure 1	Site Location
Figure 2	Map of Cultural Heritage Features
Figure 3	Proposed Site Plan

PLATES

Plate 1	1897 Second Edition OS Map of Surrey, Sheet XI. SE
Plate 2	An early 20th century photograph of Queens Road.
Plate 3	1965 OS Map of Surrey

PHOTOS

Photo 1	The front of Clive House from the north side of Queens Road
Photo 2	The view of the north-eastern side of the proposed development site, from the centre-north of the front car park
Photo 3	The rear of Clive House, from York Road, looking north
Photo 4	The rear car park, taken from the south of the proposed development site, looking north-west
Photo 5	Access to the basement of Clive House, taken in the south-west of the site looking south-east
Photo 6	The basement, shown looking north-west from the centre of the site (at the rear entrance to the building)

APPENDICES

Appendix 1	Cultural Heritage Gazetteer	23
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EXECUTIVE SUMMARY

AB Heritage was commissioned to update an Archaeological Desk-Based Assessment covering a proposed development at Clive House, 12 – 18 Queens Road, Weybridge, Surrey, KT13 9XE.

This report includes a description of the baseline conditions within a 500m study area. The Portmore Park & Oatland Park historic landscape character [**AB 7**] covers the proposed development site. The surrounding 500m study area contains twelve additional heritage features that relate to activity near the site from the Prehistoric period, Post-Medieval and Modern.

Given the past impacts within the site boundary and the known heritage resource, there is thought to be No Potential for the survival of significant and complex archaeological deposits dating to the Prehistoric – Medieval & Modern periods. For deposits dating to the Post-Medieval period, likely to be associated with the former buildings on the site, the potential is thought to be Low. Therefore, no further works relating to the archaeological potential have been recommended, subject to the approval of the local planning authority.

1. INTRODUCTION

1.1 Project Background

- 1.1.1 AB Heritage Limited (hereafter AB Heritage) was commissioned in November 2016 to produce an Archaeological Desk-Based Assessment covering a proposed development at Clive House, 12 – 18 Queens Road, Weybridge, Surrey, KT13 9XE.
- 1.1.2 This report is an updated version (June 2018) of the original report, which has been amended to take account of the latest development proposals and up-to-date HER data.
- 1.1.3 This report includes a description of the baseline conditions; an examination of readily available documentary, cartographic and known archaeological evidence; and identifies any known and potential archaeological receptor(s) within the application site and its surrounding area. No assessment of impacts to the setting of historic buildings will be assessed (see Section 2.3). It proposes a suitable mitigation strategy for archaeology, where such works are deemed appropriate.

1.2 Site Location & Description

- 1.2.1 Centred on approximate National Grid Reference (NGR) TQ 08159 64422, the proposed development site covers an area of c. 0.28 hectares. The site is located on the south side of Queens Road and is currently occupied by Clive House, a concrete, two storey office building with an existing basement that faces north-east onto Queens Road. An area of block paving is present on the north-east side of the building, adjacent to Queens Road. An L-shaped tarmacked car park is present on the south-west side of the building, which is accessed via York Road to the south of the site.
- 1.2.2 The surrounding area is predominantly residential in nature, with several shops fronting onto Queens Road to the south-east of the site.
- 1.2.3 In the wider landscape, the centre of the town of Weybridge is located c. 1km to the north-west and Oatlands Recreation Ground is located c. 500m to the north-east of the site.

1.3 Geology & Topography

- 1.3.1 The solid underlying geology comprises sedimentary sand of the Bagshot Formation. Superficial sand and gravel deposits of the Lynch Hill Gravel Member are recorded within the boundary of the site (British Geological Survey (BGS), 2016).
- 1.3.2 The topography of the site is generally flat at around 33m – 32m above ordnance datum (AOD) (Elevation Finder, 2016).

1.4 Proposed Development

- 1.4.1 The proposed development will comprise a part two and a half / part three and a half storey detached building with basement to provide 31 apartments (age restricted) with associated landscaping, new access onto Queens Road, parking, garden store, greenhouse and refuse store following demolition of the existing building and structures on Site.

- 1.4.2 The vehicular access will be from Queens Road and there will be provisions for bin storage, plant room, and associated hard and soft landscaping and groundworks.

2. AIMS & METHODOLOGY

- 2.1.1 Early consultation on 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 (January 2017).
- 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
- 2.2.3 The Surrey Historic Environment Record (SHER) is the primary source of information concerning the current state of archaeological and architectural knowledge in this area. The original SHER Commercial dataset search reference number for this project is 340/16.
- 2.2.4 A new SHER Commercial dataset search was ordered in June 2018 as part of the updated report with the reference number 202/18. No recent HER entries were found in the 500m search area.
- 2.2.5 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) for information from Historic England National Monuments Record, Pastscape and other research resources, including the National Archives;
 - The Historic England website professional pages, including the National Heritage List for England;
 - A site-walk over was undertaken on the 18th November 2016;
 - A visit to the Surrey History Centre was undertaken on the 18th November 2016;
 - Additional relevant documentary and online historic sources;
- 2.2.6 Information from these sources was used to understand:

- Information on statutory and non-statutory designated sites;
- Information on heritage assets recorded on the SHER;
- Readily accessible information on the site's history from readily available historic maps and photographs held at the Surrey History Centre;
- Any information on the 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 site and surrounding area, developed through the onsite walkover, including information on areas of past truncation within the site boundary;

2.2.7 The impact of 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 Consultation & Study Area

2.3.1 Consultation was undertaken by Kerry Kerr-Peterson (Heritage Consultant, AB Heritage) with Nigel Randall (Archaeological Officer, Surrey County Council) via telephone on the 17th November 2016.

2.3.2 Nigel agreed that a study area of 500m would be sufficient for the purposes of the archaeological assessment works. He did not have any specific information to pass on with regards to this report, as he was not aware of any recent work that had been undertaken in the area of the site.

2.3.3 The client advised Kerry that no concerns associated with the townscape (i.e. the setting of historic buildings) were identified in previous consultation with the planning officer, and therefore no impact assessment has been undertaken relating to above-ground heritage assets.

2.3.4 No further consultation was deemed necessary in 2018.

2.4 Methodology of Works

2.4.1 This desk-based assessment contains a record of the known and also the potential archaeological resource of an area, based on the following scale:

- No Potential - Clear evidence of past impacts / site sterilisation
- Low - Very unlikely to be encountered on site
- Medium - Features may occur / be encountered on site
- High - Remains almost certain to survive on site

2.4.2 In relation to buried archaeological remains, where a site is known, or there is a medium or above potential for archaeology to survive, full impact assessment will be undertaken.

- 2.4.3 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	
NATIONAL	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).
REGIONAL	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 etc. 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.
LOCAL	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.
NEGLIGIBLE	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.
UNKNOWN	Insufficient information exists to assess the importance of a feature (e.g. unidentified features on aerial photographs).

- 2.4.4 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.
- 2.4.5 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 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 an archaeological 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	Changes to most or all of the key archaeological or key heritage baseline elements, or comprehensive changes to the setting of such key features that lead to total or almost complete alteration of a features physical structure, dramatic visual alteration to the setting of a heritage asset, or almost comprehensive variation to aspects such as noise, access, or visual amenity of the historic landscape.
MEDIUM	Changes to many key archaeological materials/historic elements, or their setting, such that the baseline resource is clearly modified. This includes considerable visual change to many key aspects of the historic landscape, noticeable differences in noise or sound quality, and considerable changes to use or access changes to key historic landscape elements
LOW	Detectable impacts which alter the baseline condition of an archaeological or heritage receptor to a slight degree – e.g. a small proportion of the surviving heritage resource is altered; slight alterations to the setting or structure, or limited changes to aspects such as noise levels, use or access that results in limited changes to historic landscape character.
NEGLIGIBLE	Barely distinguishable 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 archaeological resource is determined by correlating the magnitude of Impact against value of the archaeological 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

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 Pegasus Life Developments, and any associated parties they elect to share this information with. Measurements and distances referred to in the report should be taken as approximations only and should not be used for detailed design purposes.
- 2.6.2 All the work carried out in this report is based upon the professional knowledge and understanding of AB Heritage on current (June 2018) 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.
- 2.6.3 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 application site to allow the development of an appropriate mitigation strategy, should this be required. It does not comprise mitigation of impacts in itself.
- 2.6.4 No impact assessment relating to above-ground heritage assets was requested as part of this report (see Section 2.3).

3. PLANNING & LEGISLATIVE FRAMEWORK

3.1 Introduction

- 3.1.1 The following section highlights the key planning and legislative framework relevant to this project, including 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 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 Originally introduced in 2012, the NPPF is currently (July 2018) out for consultation in Draft and is expected to be introduced as a full revision soon. For heritage purposes, the Draft NPPF is still focused on the desirability for sustainable development, and as such is largely unchanged from the 2012 version. For the purposes of this document, the following is the reading of the 2012 NPPF.
- 3.3.3 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.”

- 3.3.4 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.
- 3.3.5 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.
- 3.3.6 Paragraph 132 states that ‘Significance can be harmed or lost through alteration or destruction of a heritage asset or development within its setting. Substantial harm to or loss of a Grade II listed building, park or garden should be exceptional, while substantial harm to or loss of designated heritage assets of the highest significance, should be wholly exceptional’.
- 3.3.7 Paragraphs 133 & 134 explain that ‘where a proposed development will lead to substantial harm to or total loss of significance of a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or loss is necessary to achieve substantial public benefits that outweigh that harm or loss.
- 3.3.8 It also advises that where a proposal involve less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal, including securing its optimum viable use. In weighing applications that affect directly or indirectly non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.

3.4 Elmbridge Borough Council Local Plan

- 3.4.1 The Local Plan guides planning and development in the Borough and comprises two main documents; The Core Strategy (2011) and the Development Management Plan (2015). Elmbridge Borough Council is currently consulting on a new Local Plan, yet to be approved.
- 3.4.2 The Core Strategy (2011) is the principal planning document that sets out the vision, spatial strategy and core policies that are used for shaping future development in the Borough up to 2026 (Elmbridge Borough Council, 2018). The following policies relevant to heritage are:

Core Strategy (2011)

CS4 – Weybridge

- 3.4.3 Weybridge is an area with a high-quality environment. All new development will need to be well designed, integrate with, and enhance local character.

CS17- Local Character, Density and Design

Local Character

- 3.4.4 New development will be required to deliver high quality and inclusive sustainable design, which maximises the efficient use of urban land whilst responding to the positive features of individual locations, integrating sensitively with the locally distinctive townscape, landscape, and heritage assets, and protecting the amenities of those within the area. Innovative contemporary design that embraces sustainability and improves local character will be supported (see CS1-Spatial Strategy). New development should enhance the public realm and street scene, providing a clear distinction between public and private spaces. Particular attention should be given to the design of development that could have an effect on heritage assets which include conservation areas, historic buildings, scheduled monuments, and the Borough's three historic parks and gardens.

Development Management Plan (2015)

DM2 - Design and amenity

- 3.4.5 The Council will permit development proposals that demonstrate that they have taken full account of the following:
- a. All development proposals must be based on an understanding of local character including any specific local designations and take account of the natural, built and historic environment.
 - b. Proposals should preserve or enhance the character of the area, taking account of design guidance detailed in the Design and Character SPD, with particular regard to the following attributes:
 - Appearance
 - Scale
 - Mass
 - Height
 - Levels and topography
 - Prevailing pattern of built development
 - Separation distances to plot boundaries
 - Character of the host building, in the case of extensions

4. CULTURAL HERITAGE RESOURCE BASELINE

4.1 Known Cultural Heritage Assets

Within the Proposed Development Site

- 4.1.1 The Portmore Park & Oatland Park Historic Landscape Character Area [AB 7] covers the proposed development site (see Figure 2). This is characterised by medium sized estates dating to the period between 1811 and 1940.

Within the Study Area

- 4.1.2 A total of twelve additional known heritage features have been identified within the 500m study area (see Figure 2). These include:
- The Grade II Registered Parks & Garden of Oatlands [AB 5], located c. 450m to the north-east of the site;
 - Five Grade II listed structures [AB 2 – 4, 8 & 11]. The closest of which is the United Reformed Church [AB 4], situated c. 60m to the south-east of the site;
 - The Green Archaeological Constraint Area [AB 13], located c. 500m to the north-east of the site;
 - Two locally listed buildings [AB 6 & 12], the closest of which is 20 Queens Road [AB 6] situated immediately to the south-east of the site.
 - Three non-designated features [AB 1, 9 & 10] relating to prehistoric and military activity in the vicinity of the site, the closest of which is the findspot of a Neolithic axe [AB 1] c.160m to the north of the site.

4.2 Previous Works in the Study Area

- 4.2.1 No known previous archaeological works have been undertaken within the boundary of the site or the remainder of the study area.

4.3 Archaeology & History Background

Prehistoric (c .500, 000 BC – AD 43)

- 4.3.1 In addition to the findspot of a Neolithic axe [AB 1], c. 160m to the north of the site, a wide variety of evidence of prehistoric activity has been identified in the wider landscape surrounding the site. For example, a Bronze Age cremation cemetery has been identified around St Mary's Road, c. 700m to the east of the site, while a Bronze Age and Iron Age settlement was found during the building of Brooklands Racetrack, c. 2km to the south-west of the site.
- 4.3.2 Further evidence of late Prehistoric settlement has been at a hillfort at St George's Hill, c. 1.3km to the south-east of the site (White, 1999).

Roman (c. AD 43 – AD 410)

4.3.3 Although the evidence for Roman activity within the vicinity of the site is sparse, activity has been identified in the wider landscape. A number of villas have been found in the region, including one at Chatley Farm, c. 5km to the south of the site and coin hoard was found at Brooklands, c. 2km to the south-west of the site. In closer proximity, a scatter of finds has been recovered in the Oatlands Drive area, c. 1.3km to the north-east of the site and coins dating to the 3rd and 4th centuries AD were found in the St George's Hill area, c. 1.3km to the south-east of the site (ibid).

4.3.4 No known heritage features of Roman date have been recorded within the 500m study area.

Medieval (AD 410 – AD 1536)

4.3.5 By the 7th century AD a small settlement has become established at a fording point on the River Wey. Weybridge is first recorded in AD 675 as *Waigebrugge*, when it was gifted to Chertsey Abbey, and by the time of The Domesday Survey in 1086 it was referred to as record that *Webruge*, in the Manor of Byfleet (Elmbridge District Council, n.d). A Medieval moated manor house also stood on the site of Oatlands Palace (NHLE list entry ref. 1019192), located c. 700m to the north-west of the site.

4.3.6 However, despite the above, no known heritage features of Medieval date have been recorded within the 500m study area.

The Post Medieval Period (AD 1537 – AD 1900)

4.3.7 From 1537 onwards, the existing manor house at Oatlands was enlarged by Henry VIII, reusing some stone from Chertsey Abbey. The Palace stood in an extensive deer park covering an area of c. 218 ha. The Palace was demolished around 1650 and Oatlands House and park (now Oatlands Park Hotel, NHLE ref. 1293501) was constructed around 1720, c. 780m to the north-east of the site (ibid).

4.3.8 The region was slow to develop until the 16th and 17th centuries when in 1653, a river improvement scheme from Guildford to the Thames at Weybridge was promoted, known as the Wey Navigation. Bricks from the recently demolished Palace at Oatlands were used in the construction of the locks and walls of the new navigation system, and it became one of the earliest canalised rivers in England (ibid).

4.3.9 Weybridge Railway Station was opened in 1838 and services to Waterloo began in 1848, making Weybridge part of the London commuter belt. This encouraged rapid population growth and several public amenities were constructed during this period, including the creation of several churches, such as the United Reformed Church [AB 4] c. 60m to the south-east of the site.

4.3.10 The area to the south of Weybridge remained common land with estates owned by the Earl of Portmore and the Duke of Newcastle to the west and east respectively. The Conservation Land Society purchased an area of land in the Queens Road area during the 1850s. The Weybridge Estate was set up and development of the area began during the 1860s. From 1887 the Portmore estate was sold off for development, as a result the area around Queens

Road became dominated with large houses. The Oatlands estate was also sold off in 1846 and the house became a hotel in 1856 (ibid).

- 4.3.11 Despite a number of assets in the wider area, there are no known non-designated heritage features of Post-Medieval date recorded within the 500m study area.

Modern Period (AD 1901 – present)

- 4.3.12 Several of the large 19th century houses in the area were demolished during the early 20th century, while at the same time several further public amenity services and buildings were constructed in the region, such as Weybridge Hospital, which was built on the site of Vigo House in 1928, c. 1km to the north-west of the site.
- 4.3.13 In 1907 Brooklands Motor Racing Track opened c. 2km to the south-west of the site and became the site of the Vickers-Armstrong Aircraft Factory, which continued to produce military aircraft at Brooklands, despite being heavily bombed in 1940. The dangers of this period resulted in a Vickers Warwick VI aircraft crashing at Haines Bridge in 1945 [AB 9], c.375m to the south-east of the site.

4.4 Historic Map Sources

- 4.4.1 The earliest available historic map viewed of the area of the proposed development site was the 1843 Tithe map of Weybridge. This showed that Queens Road (unnamed on the map) was present at this time, although only a small number of buildings were present, closer to the northern end of the road and the centre of Weybridge. The majority of the land either side of the road in the approximate area of the proposed development site was at this point vacant, and perhaps common land.
- 4.4.2 The 1897 Second Edition OS Map of Surrey shows that Queens Road is substantially more developed than it appeared to have been in the 1840s. The location of the proposed development site is now occupied by buildings which are most likely to be dwellings, with garden space.



Plate 1: The 1897 Second Edition OS Map of Surrey, Sheet XI. SE

- 4.4.3 An early 20th century photograph of Queens Road (Plate 2) appears to show the buildings present in the 1897 OS Map (Plate 1).



Plate 2: An early 20th century photograph of Queens Road. The site appears to be occupied by two pairs of terrace houses (right)

- 4.4.4 Minimal changes within the site boundary are shown on the 1934 (with 1938 additions) and the 1955 OS Maps of Surrey, however, by the time of the 1965 OS Map, the shape of the plots appears to have more similarities to the existing site boundary. Some of the buildings within the site boundary have been altered or replaced.

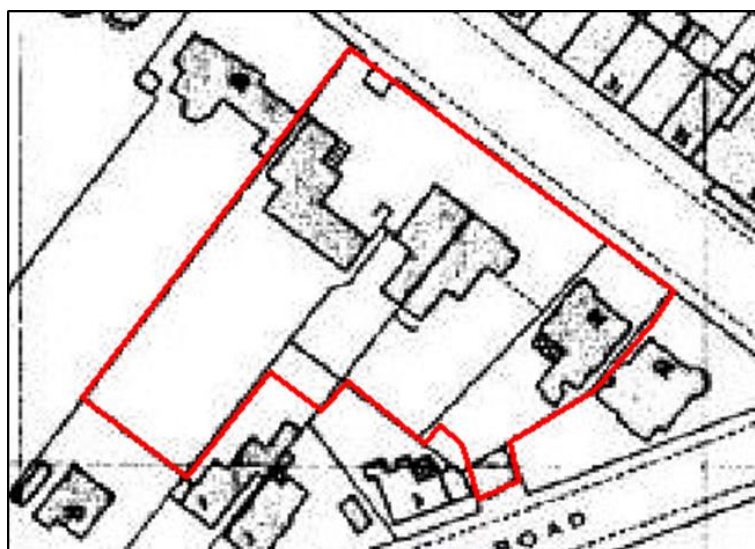


Plate 3: 1965 OS Map of Surrey

- 4.4.5 By 1989 the existing building within the site boundary is shown on the OS Map, including the access road, car parks, and basement access.

4.5 Site Visit

- 4.5.1 A site visit was undertaken by Zoe Edwards (Heritage Consultant, AB Heritage) on the 23rd November 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. The site visit was guided by Brian Hallam; a tenant of Clive House.

- 4.5.2 The area fronting onto Queens Road is a small car parking area, with a central entrance from Queens Road in line with the entrance to the building. There is planting and grassed areas either side of the car park.



Photo 1: The front of Clive House from the north side of Queens Road



Photo 2: The view of the north-eastern side of the proposed development site, from the centre-north of the front car park

- 4.5.3 The rear of the site was accessible through the building, or along York Road to the south-west of the site. A car park in this area widens towards the north-western corner.



Photo 3: The rear of Clive House, from York Road, looking north



Photo 4: The rear car park, taken from the south of the proposed development site, looking north-west

- 4.5.4 It is clear from the north-western end of the site that the Clive House has a basement. This appears to cover less than half of the footprint of the existing building, in south-west of the building.



Photo 5: Access to the basement of Clive House, taken in the south-west of the site looking south-east



Photo 6: The basement, shown looking north-west from the centre of the site (at the rear entrance to the building)

5. ARCHAEOLOGICAL POTENTIAL & MITIGATION

5.1 Known Cultural Heritage Resource

- 5.1.1 The Portmore Park & Oatland Park Historic Landscape Character Area [**AB 7**] covers the proposed development site. This is characterised by medium sized estates dating to the period between 1811 and 1940.
- 5.1.2 The surrounding 500m study area contains twelve additional heritage features that relate to activity from the Prehistoric period, Post-Medieval and Modern.

5.2 Past Impact Within the Site Boundary

- 5.2.1 The historic maps and photographs have identified that the site was occupied by two pairs of terrace houses from the late 19th century until the late 20th century, when these were replaced by the present building of Clive House.
- 5.2.2 The construction, demolition, and subsequent clearing of the former buildings on the site, as well as the construction of the existing building, its basement and associated landscaping, are likely to have had a significant impact upon any possible surviving archaeological deposits or features.

5.3 Potential Archaeological Resource

- 5.3.1 Given the past impacts within the site boundary and the known heritage resource, there is thought to be No Potential for the survival of significant and complex archaeological deposits dating to the Prehistoric – Medieval & Modern periods, in line with Section 2.4.1.
- 5.3.2 In relation to deposits dating to the Post-Medieval period any resource present is most likely to be associated with the former buildings on the site; however, as above, given the impacts associated with past demolition and subsequent construction, the potential for recovery of any complex / significant archaeological deposits is concluded to be Low.
- 5.3.3 Based on the above no further impact assessment on below ground remains will be undertaken, as outlined in Section 2.4.2.

5.4 Outline Recommendations

- 5.4.1 Due to the level of past impacts within the site boundary and the limited potential for the survival of significant and complex archaeological deposits, no further archaeological works are recommended. This recommendation will need to be approved or otherwise by the local planning authority.

6. REFERENCES

6.1 Documentary & Cartographic Sources

- Early 20th Century Photograph, Queens Road
- OS Map of Surrey, 1934 (with 1938 additions)
- OS Map of Surrey, 1955
- OS Map of Surrey, 1965
- OS Map of Surrey, 1989
- Post Card of Queens Road, Weybridge (Surrey History Centre ref. PC/155/9)
- Second Edition OS Map of Surrey, 1897
- Tithe map of Weybridge, 1843
- White, N, 1999, Weybridge Past (Surrey History Centre)

6.2 Online Sources

- Ancient Monuments and Archaeological Areas Act 1979
<http://www.legislation.gov.uk/ukpga/1979/46/contents>
- BGS (British Geological Society) 2016. Geology of Britain viewer
<http://mapapps.bgs.ac.uk/geologyofbritain/home.html>
- Chartered Institute for Archaeologists Standard and Guidance for Historic Environment Desk-Based Assessment http://www.archaeologists.net/sites/default/files/node-files/CIfAS&GDBA_2.pdf
- Elevation Finder <https://www.freemaptools.com/elevation-finder.htm>
- Elmbridge Borough Council Local Plan <http://www.elmbridge.gov.uk/planning/local-plan/>
- Elmbridge Borough Council, n.d. Weybridge Town Centre Conservation Area Character Appraisal & Management Proposals
<http://www.elmbridge.gov.uk/EasySiteWeb/GatewayLink.aspx?allid=1145>.
- Elmbridge Borough Council, n.d. Weybridge Monument Green Conservation Area Character Appraisal & Management Proposals
<http://www.elmbridge.gov.uk/planning/conservation-areas/weybridge/>
- Grid Reference Finder <https://www.gridreferencefinder.com/>
- Heritage Gateway <http://www.heritagegateway.org.uk/Gateway/Results.aspx>
- National Planning Policy Framework
https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/6077/2116950.pdf

- Planning (Listed Buildings and Conservation Areas) Act, 1990
http://www.legislation.gov.uk/ukpga/1990/9/pdfs/ukpga_19900009_en.pdf
- Surrey County Council Interactive Map
<http://surreymaps.surreycc.gov.uk/public/viewer.asp>
- The London Plan <https://www.london.gov.uk/what-we-do/planning/london-plan/current-london-plan/london-plan-chapter-7/policy-78-heritage-assets>

Appendices

Appendix 1 Cultural Heritage Gazetteer

This gazetteer incorporates all archaeological and historical sites identified on the Surrey HER, and other sources within the 500m study area.

Abbreviations

NGR - National Grid Reference

LB – Listed Building

HLC - Historic Landscape Character Area

MSE – Surrey HER monument prefix

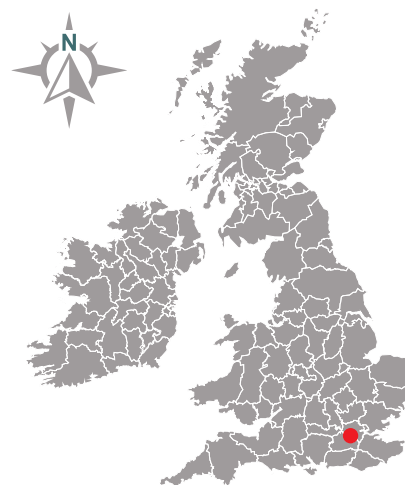
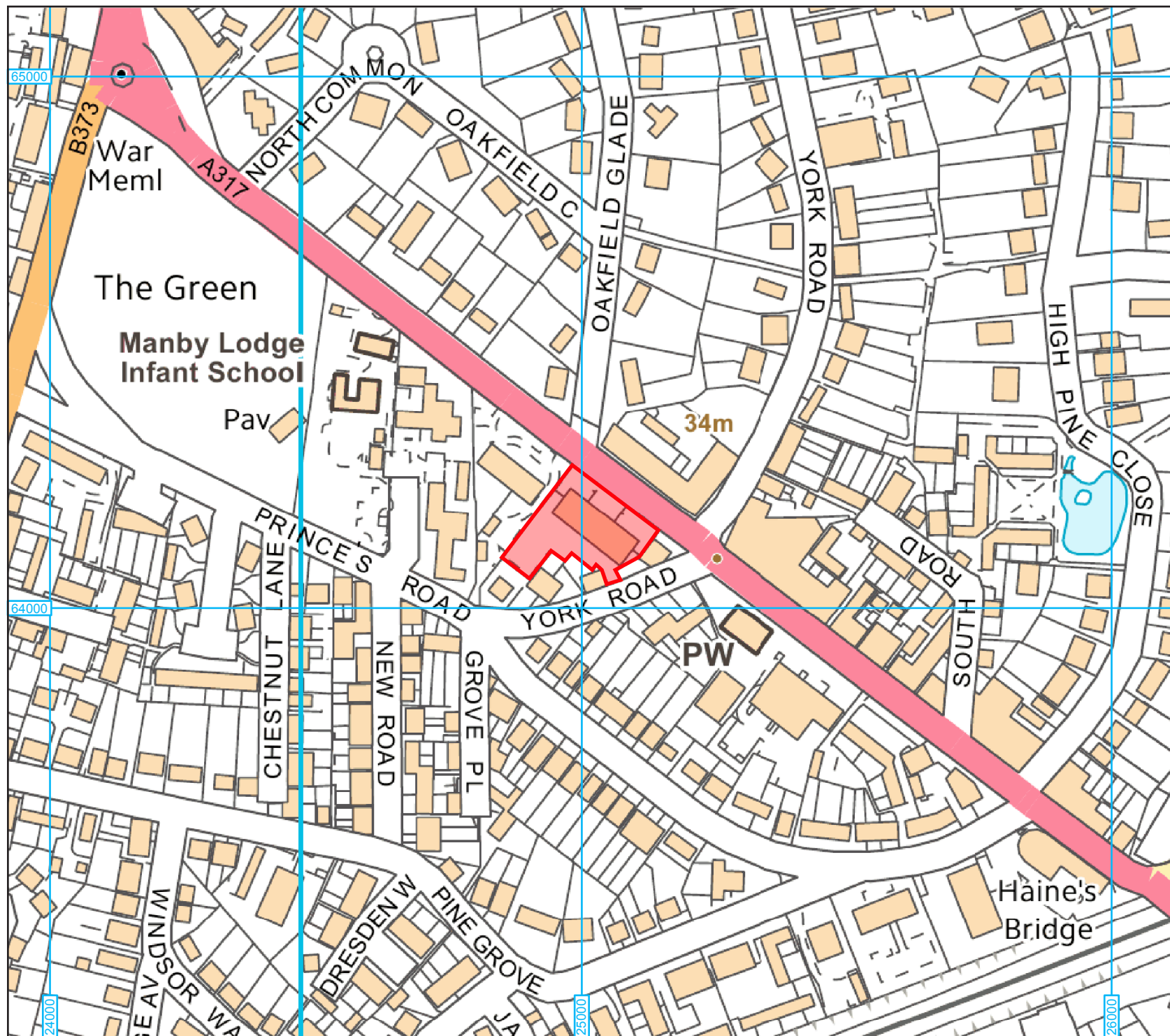
P & G -Registered Park or Garden

LLB – Locally Listed Building

NHLE – National Heritage List for England listing number

AB No.	Period	Monument Type	Name / Description	Status	NGR	Reference No.
1	Neolithic	Findspot	A flint axe was found at Oakfield Glade, Weybridge		TQ 0820 6460	2864 - MSE2864
2	Post Medieval	Lodge	No.32 Queens Road, Weybridge. Gatekeeper's lodge, now house. Designed by J B Papworth in 1844 for a large house called Firgrove that is no longer extant. Cottage Ornee in a Russian style. Timberframed with brick infill and sections of vertical logs. Interior has original joinery including plank doors and corner bookcase but 1920s brick Tudor style fireplace. A rare survival of the genre both locally and nationally.	Grade II LB	TQ 0849 6418	1268298, NHLE 1268298
3	Post Medieval	House	Lorimar House, number 69 and 71 Hanger Hill, Weybridge. House now two dwellings. Built in 1854 for Benjamin Scott with addition of c.1860 by Edmund Woodthorpe. Yellowish brick in Flemish bond with painted ashlar dressings; Welsh slate roof. Top floor of tower intended to be an observatory.	Grade II LB	TQ 0777 6417	1030093, 7055 - MSE7055 & NHLE 1030093
4	Post Medieval	Church	United Reform Church. Built 1864 by John Tarring in mixed Decorated style. Rubblestone with ashlar dressings and spire, plain tiled, steeply pitched roof. Nave of 3-4 bays with transepts and chancel to east, tower to south west. Tower With hexagonal bell turret.	Grade II LB	TQ 0824 6436	1377472, 7466 - MSE7466 & NHLE 1377472
5	Post Medieval	Landscape Garden	Oatlands. An C18 informal landscape created from an earlier formal design incorporating the river terrace of the Thames in a Tudor deer park. Oatlands Palace was one of the many residences around London used by Henry VIII. The registered site of 22ha comprises 2ha of formal gardens and pleasure grounds, with 10ha of parkland to the south and adjoining the artificial 10ha Broad Water to the north. The Oatlands Park Hotel is situated in the centre of the east side of the site. A gateway for Oatlands Lodge was designed by Inigo Jones. Early C19 Entrance Lodges & Gates to Oatlands Park Hotel. Stock brick with stone dressings. Carved greyhound & shield crests under pediments. Arched iron gates	P & G Grade II	TQ 0852 6530	1000119, 1377452, 7445 - MSE7445, NHLE 1000119 & 1377452

AB No.	Period	Monument Type	Name / Description	Status	NGR	Reference No.
6	Post Medieval	Building	20 Queens Road, Weybridge	LLB	TQ 08196 64413	
7	Post-Medieval - Modern	Historic Landscape Character	Portmore Park & Oatlands Park. Medium estates (post-1811 and pre-1940). Their origins are to provide housing for London commuters. Estates which consist of regular road layouts and hundreds of semi-detached properties. Closely associated with smaller estates and with recreational facilities.	HLC		
8	Modern	War Memorial	Weybridge War Memorial. The memorial is of stone and takes the form of a square column on a two-stepped base, surmounted by a carved soldier standing at ease. The front face bears the inscription for the men of Weybridge who died in both World Wars and the Korea War.	Grade II LB	TQ 0790 6467	1427261, 20789 - MSE20789 & NHLE 1427261
9	Modern	Crash Site	A World War Two Vickers Warwick VI aircraft crashed at Haines Bridge, Weybridge on 6th January 1945.		TQ 0850 6421	17231 - MSE17231
10	Modern	War Memorial	War memorial in the form of a playing fields opened by F M Sir John French (later Earl of Ypres) on 6th November 1921. There is a plaque on a wall near the entrance which was dedicated in 1921 relating to the First World War.		TQ 0844 6479	20342 - MSE20342
11	Modern	House	No. 8 Churchfields Avenue, Weybridge. House of 1926 by Westwood and Joseph Emberton. Roughcast with cedar shingled roof. Tall projecting chimney. Metal casement windows throughout. Oval hall with dado panelling, paneled staircase with inbuilt balusters rising around the door to a first floor gallery. Art Deco light fittings survive.	Grade II LB	TQ 0770 6456	1188481, 7255 - MSE7255 & NHLE 1188481
12	Undated	Building	18 and 20 Hanger Hill, Weybridge	LLB	TQ 07856 64586	
13	Undated	Archaeological Constraints Area	Green Archaeological Constraints Area			



KEY

Site Boundary

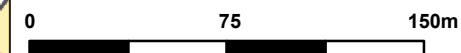
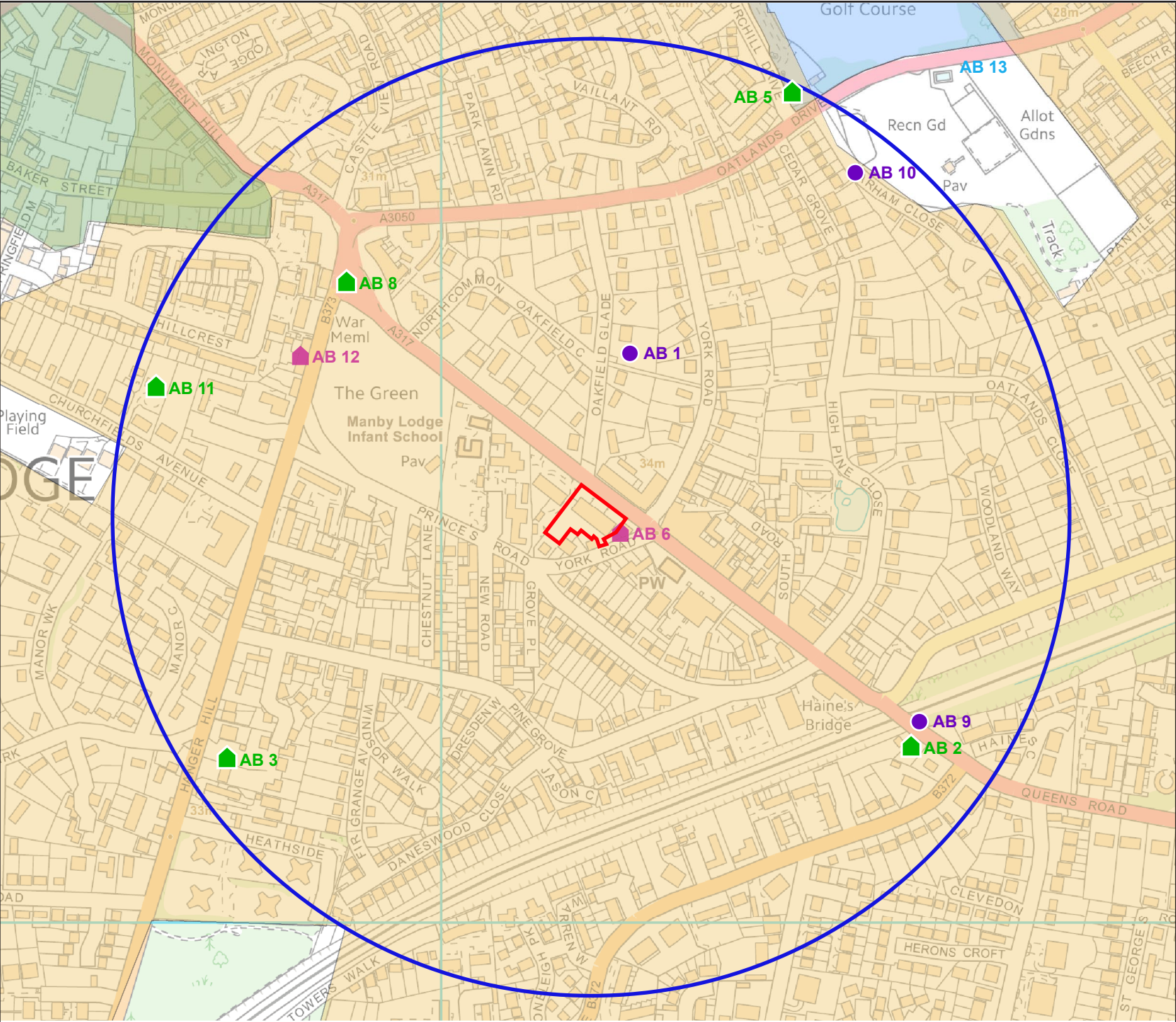


Figure 1: Site Location

Project: Clive House, Weybridge

Date: 28/06/18

Job No: 60434



KEY

- Site Boundary
- Search Area
- Monument
- Listed Building
- Locally Listed Building
- Oaklands Park AB 5
- Historic Landscape Characterisation AB 7
- Green Archaeological Constraint Area AB 13

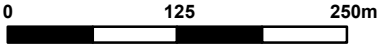
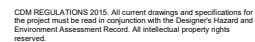


Figure 2: Cultural Heritage Features Map

Project: Clive House, Weybridge

Date: 27/06/18

Job No: 60434



Designed with reference to the surveys, information and reports listed:
 XXXXXXXXXXXXXXXXXXXXXXXXXXXX, XXXXXXXXXXXXXXXXXXXXXXXXXXXX,
 XXXXXXXXXXXXXXXXXXXXXXXXXXXX, XXXXXXXXXXXXXXXXXXXXXXXXXXXX, XXXXXXXXXXXXXXXXXXXXXXXXXXXX,
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