

PRESTON CROSS HOTEL, RECTORY LANE,  
LITTLE BOOKHAM, SURREY, KT23 4DY

(NGR: 512570 154249)

HISTORIC BUILDINGS RECORD



Commissioned by  
CgMs Consulting

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ASE Project No. 7195

Report No. 2014398

Site Ref: PCL14

Prepared by Hannah Green

December 2014

## SUMMARY

*In December 2014 Archaeology South-East (ASE), a division of The Centre for Applied Archaeology at the Institute of Archaeology, University College London, carried out a programme of historic building recording at Preston Cross Hotel, Rectory Lane, Little Bookham, Surrey (centred at NGR 512570 154249, Figure 1). The work was commissioned by CgMs Consulting in order to satisfy conditions attached to the planning permission for the future redevelopment of the site into a nursing home. This record is produced as a supplement to an existing heritage statement (Heaton 2013).*

*The buildings marked for demolition include Preston Cross Hotel and two associated outbuildings located immediately to the north. The hotel is situated on land that was occupied by a building from 1842. The present building retains elements of this structure, which has been substantially altered in the 19<sup>th</sup> century, early 20<sup>th</sup> century and later 20<sup>th</sup> century. The extensive alterations include the addition of a mock Tudor frontage to the east between 1914 and 1934 and the construction of a large function suite with guests' rooms above to the west in the later 20<sup>th</sup> century. The two outbuildings were built between 1842 and 1869; but have been converted for domestic use in the 20<sup>th</sup>/21<sup>st</sup> century.*

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## **1.0 INTRODUCTION**

- 1.1 In December 2014 Archaeology South-East (ASE), a division of the Centre for Applied Archaeology, UCL, carried out a programme of historic building recording at Preston Cross Hotel, Rectory Lane, Little Bookham, Surrey (centred at NGR 512570 154249, Figure 1). The work was commissioned by CgMs Consulting with the aim to create a final record of the building prior to its demolition, in advance of the future redevelopment of the site. This record is produced as a supplement to an existing heritage statement prepared for the site by Michael Heaton Heritage Consultants (Heaton 2013) to inform on the significance of the building's layout, extant fabric and historical relationship to the surrounding area.
- 1.2 The work was commissioned in order to satisfy a condition placed on the planning permission for the proposed demolition of the building prior to the site's redevelopment into a nursing home (planning application ref. MO/2014/0918). The planning condition outlined by the conservation officer states that:
- 'Prior to the commencement of the works, a scheme for the recording of existing architectural and historic features affected by the works shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall thereafter be implemented as approved.'*
- 1.3 Mole Valley District Council (MVDC) requested that the historic building recording work take the form of a photographic record of the building as existing, prior to any modification.
- 1.4 The building itself has no statutory listed status. It is located within the Little Bookham Conservation Area, identified as a 'key un-listed building' providing a positive contribution to the character of the Little Bookham Conservation Area, as stated in the *Little Bookham Conservation Area Appraisal and Management Plan* (MVDC 2011).

## **2.0 SCOPE & METHODOLOGY**

- 2.1 The scope of work and methodology for the building recording is detailed in a written scheme of investigation produced for the work by Archaeology South-East. The work was also carried out in accordance with the relevant ClfA standards and guidance.
- 2.2 As specified by the MVDC conservation officer, the historic building recording work took the form of a photographic record of both the interior (where accessible) and exterior of the entire building. The work was conducted to English Heritage standards, as defined in *Understanding Historic Buildings: A guide to good recording practice* (English Heritage 2006).
- 2.3 The site was visited by Hannah Green and Amy Williamson on 2<sup>nd</sup> December 2014 in order to carry out the recording work. This entailed the compilation of

a photographic record accompanied by a basic written record which includes a brief account of the location of the structure, its basic form and date. The report is supplemented by floor plans of the building to illustrate its layout, together with external elevation drawings. These are based on existing measured drawings provided by the client. The resulting scaled drawings are included within the report as Figures 2-6.

- 2.4 The photographic record was produced using high-quality digital photography, taken in daylight and with the aid of a flash and optical zoom (when necessary). The record covers both the interior (where accessible) and exterior of the building. Attention has been placed on recording the appearance, size and shape of the principal rooms and circulation areas, in addition to design features, fixtures and fittings relevant to the building's design and use. The full photographic record is included within the main body of the report and location plots are noted on the existing measured drawings. A full catalogue of all photographs is also contained within the archive.
- 2.5 In order to place the building within its historical context and understand the site's development, relevant sources have been consulted, including the heritage statement (Heaton 2013) previously produced for the site. All sources consulted are listed in Section 6.

### **3.0 SITE LOCATION**

- 3.1 The building is situated within the small, historic village of Little Bookham, located 5km south-west of Leatherhead between Great Bookham and Effingham, within the county of Surrey. The site covers an area of c. 1.2 hectares on Rectory Lane south-west of the junction between Rectory Lane and Lower Road to the north. The building comprises a 23-room hotel, with associated grounds, including two squash courts with viewing gallery, putting green, croquet lawn and a large car park to the north containing two outbuildings.
- 3.2 The surrounding area of Little Bookham is a dispersed settlement with an industrial / commercial nature to the south and a residential character to the north. The residential area primarily comprises 20<sup>th</sup> century housing with a small group of 17<sup>th</sup>-19<sup>th</sup> century buildings extending from Preston Cross. The two areas join at a crossroads known as Preston Cross. The hotel is located within the southern half of the village, within the south-western quadrant of the crossroads.

#### **4.0 HISTORIC BACKGROUND**

- 4.1 The following information has been summarised from the existing heritage statement (Heaton 2013). In addition, relevant historic cartographic sources (not reproduced) have also been consulted in order to better understand the development of the site.
- 4.2 The tithe map of 1842 shows a cruciform structure in the location of the present hotel building. This building forms the historic core of the hotel which encompasses the meeting room, waiting area, bar store, dining room, kitchen, parts of the kitchen stores and guest rooms above. It is clear from the surviving plan form that the extant building incorporates the building shown on the 1842 map. The building retains several features that are consistent with a 19<sup>th</sup> century date, relating to both original and later phases of construction and alteration.
- 4.3 Substantial alterations have been carried out in the late 19<sup>th</sup> and early 20<sup>th</sup> centuries, some of which are represented on Ordnance Survey maps. These include the construction of the existing lounge area between 1842 and 1869, while large extensions to the north-east of the building were removed between 1896 and 1914. The next major phase of development occurred between 1914 and 1934 when the existing mock Tudor frontage was added to the principal (east) elevation. This phase of alterations demolished a large proportion of the pre-existing eastern elevation and altered the circulation patterns within the building's core. Between 1934 and 1965 bay windows were added to the lounge area.
- 4.4 The two outbuildings immediately to the north-east of the hotel were built between 1842 and 1869 according to cartographic sources. The southern of the two (Outbuilding 1) is apparently of two main construction phases, with a later extension to the south. Both have been comprehensively refurbished in the 20<sup>th</sup> century to serve as staff accommodation.
- 4.5 The most recent phase of alterations included the addition of a large function suite with guests' rooms above, constructed to the rear of the hotels' historic core by 1984. The function room lobby was constructed shortly after the main suite during the late 20<sup>th</sup> century.
- 4.6 Cartographic resources dating to the 20<sup>th</sup> century refer to the building as 'Preston House' and 'Tregarther House'. The house is thought to have served as a preparatory school for boys during the mid-20th century. By 1984 the building is labelled as 'Preston House Hotel and Country Club', serving as its existing function.



## **5.0 PHOTOGRAPHIC RECORD**

- 5.1 As existing the historic core of the building comprises three storeys and basement, with large later mid-20<sup>th</sup> century accommodation / function room to the rear. The building's principal elevation faces east with an early 20<sup>th</sup> century entrance addition in mock Tudor style. The east elevation is constructed with masonry walls with stone dressings, in contrast to the other elevations which are generally rendered with a few discrete areas of brickwork and tile hanging; the variation in construction materials being reflective of the different phases of the building's development. The roofs are essentially hipped with slate covering. The external architectural features of the two outbuildings situated to the north of the hotel date are consistent with a mid-19<sup>th</sup> century date for their construction. Inspection of both outbuildings was restricted with no internal access, as a result only an external record has been compiled.



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Photo 4: Ground floor, Kitchen 1, exterior doorway, facing north-east (7195-0004)





Photo 5: Ground floor, Kitchen 2, facing north-west (7195-0005)



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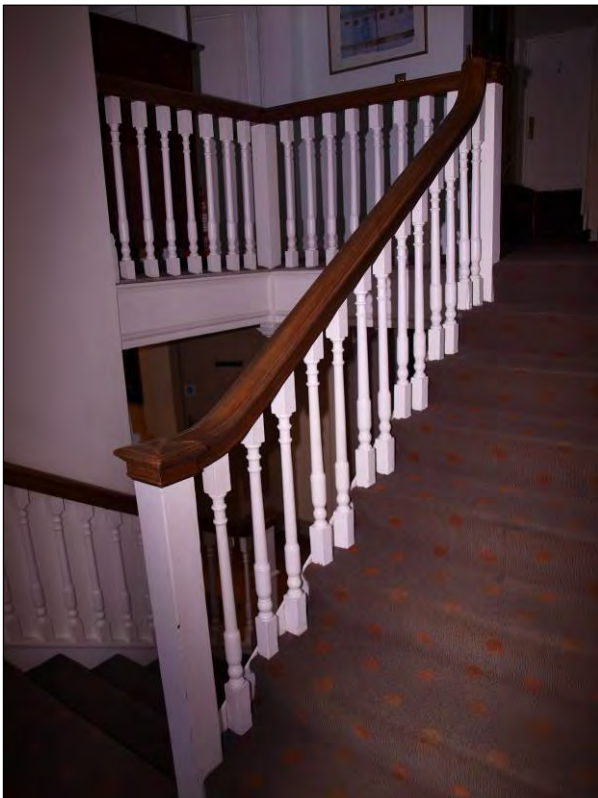


Photo 42: First floor, Landing 1, facing south-west (7195-0042)





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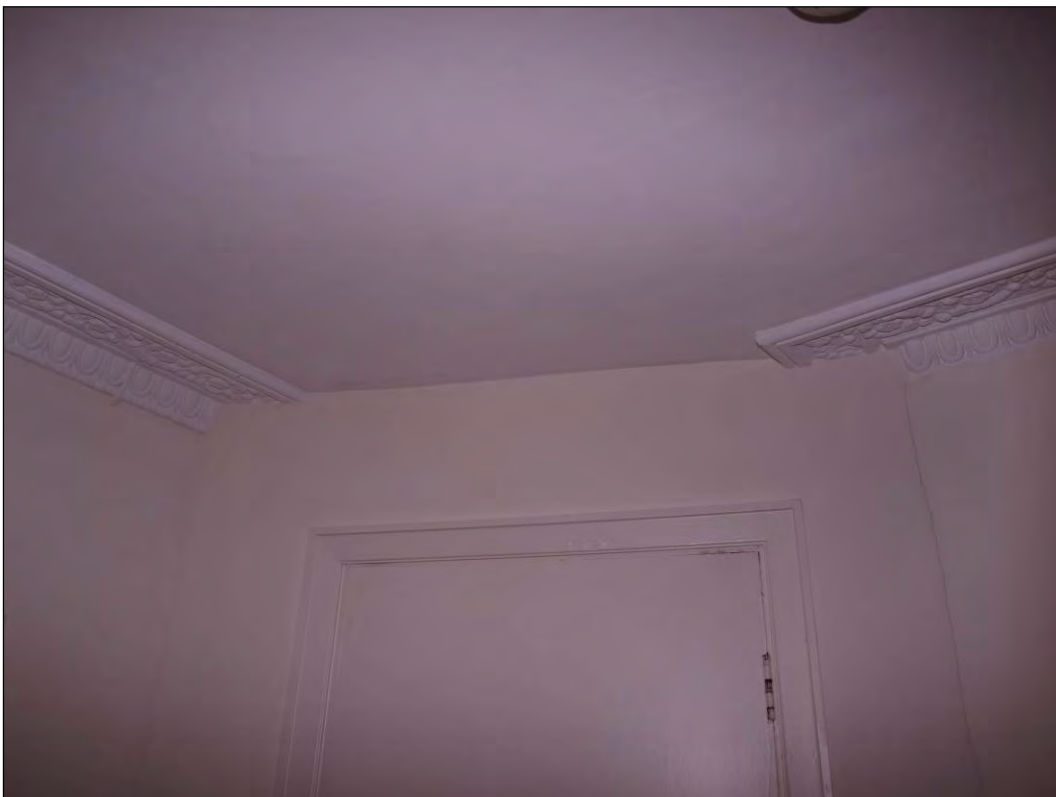


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Photo 84: Second floor, Room 10, facing south-west (7195-0084)





Photo 85: Second floor, Room 10, facing south-east (7195-0085)



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Photo 91: First floor, western extension access corridor, Office door (no access), facing north-east (7195-0091)

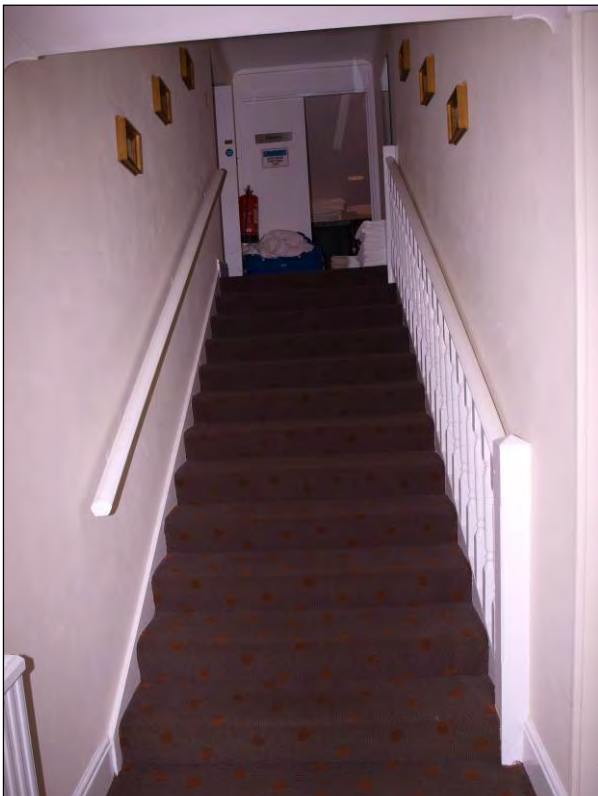


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Photo 132: Hotel Entrance Lobby, ground floor, stair newel pendant detail, facing west (7195-0132)



## **6.0 SOURCES CONSULTED**

ASE, 2014: *Written Scheme of Investigation; Preston Cross Hotel, Rectory Lane, Little Bookham, Surrey* (ASE Project 7195)

English Heritage, 2006: *Understanding Historic Buildings, A Guide to good recording practice*

Heaton, M. 2013: *Heritage Statement, Preston Cross Hotel, Little Bookham, Surrey* (Reference: 3596-1v2), Michael Heaton Heritage Consultants, Wiltshire

MVDC, 2000, *Mole Valley Local Plan 2000*. Mole Valley District Council

MVDC, 2011, *Little Bookham Conservation Area Appraisal and Management Plan*. Forum Heritage Services & Mole Valley District Council

The Institute of Field Archaeologists', 2001: *Standards and Guidance for Historic Building Investigation and Recording*, Reading University

Edina Digimap  
<http://digimap.edina.ac.uk/digimap/home>  
Accessed: 4<sup>th</sup> November 2014

## **7.0 DEPOSITION OF THE ARCHIVE**

A full archive intended for deposition within a suitable local museum, has been prepared. The archive has been assigned the site code PCL 14. The full site archive will be prepared in accordance with the principles of English Heritage's *Management of Archaeological Projects* (1991). The archive will comprise a hard copy of the full report, a pdf version of the report on CD, the full photographic record with registers and drawings.

## **8.0 ACKNOWLEDGEMENTS**

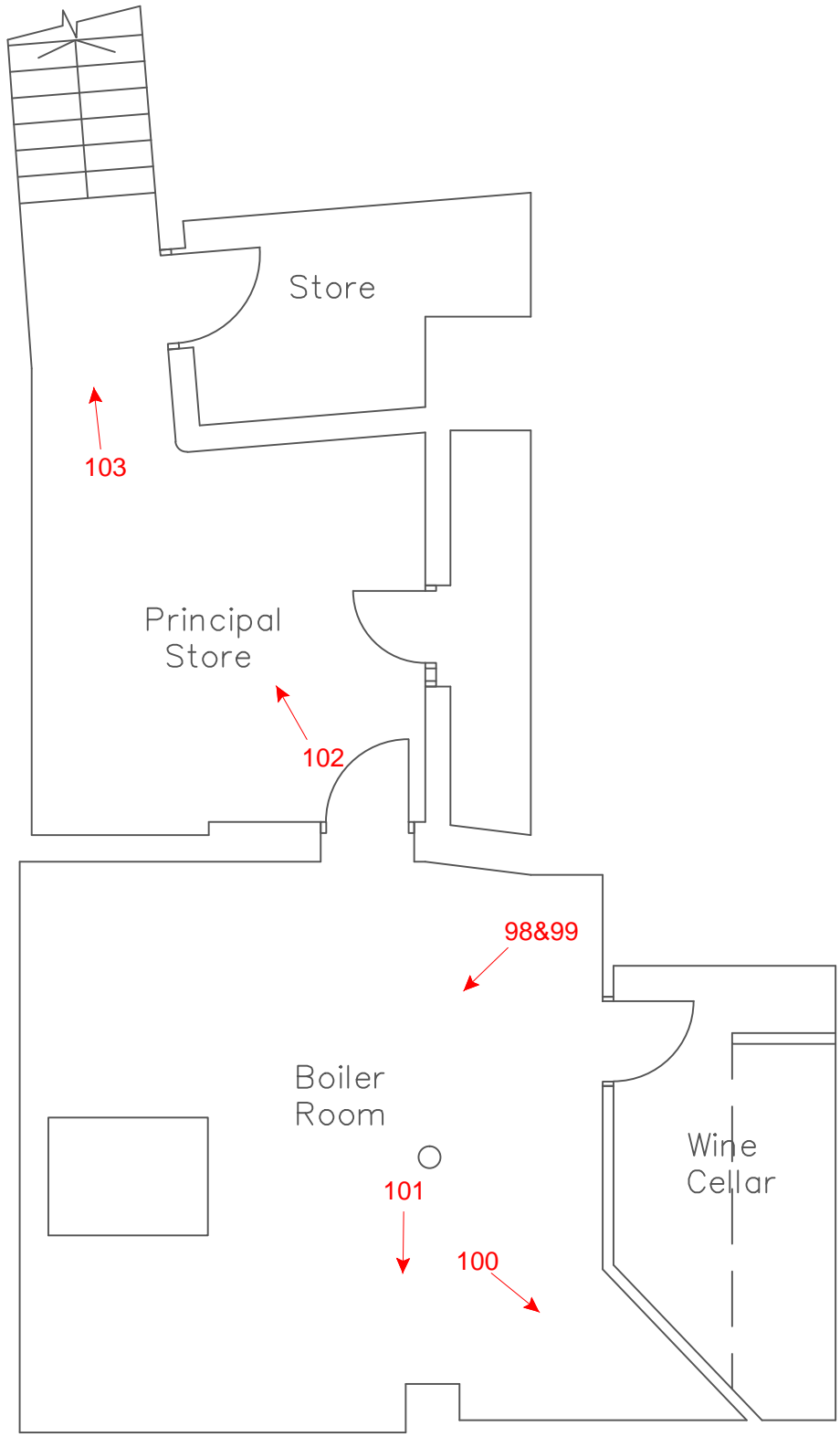
Archaeology South-East would like to thank CgMs Consulting Ltd. for commissioning this Historic Building Record.





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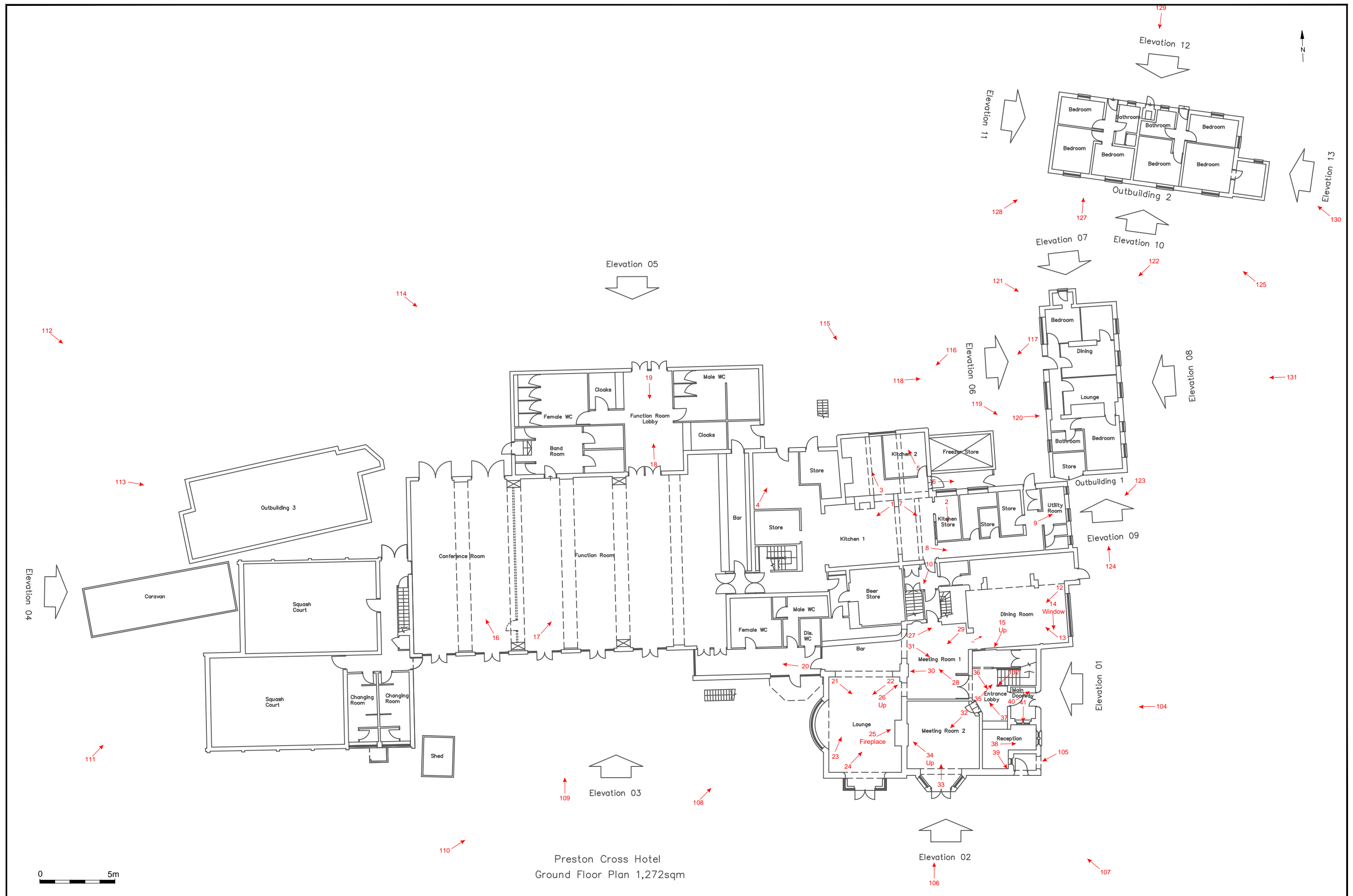
© Archaeology South-East		Preston Cross Hotel, Rectory Lane, Little Bookham, Surrey		Fig. 1
Project Ref: 7195	December 2014	Site location		
Report Ref: 2014398	Drawn by: HG			



Preston Cross Hotel  
Basement Floor Plan 65sqm

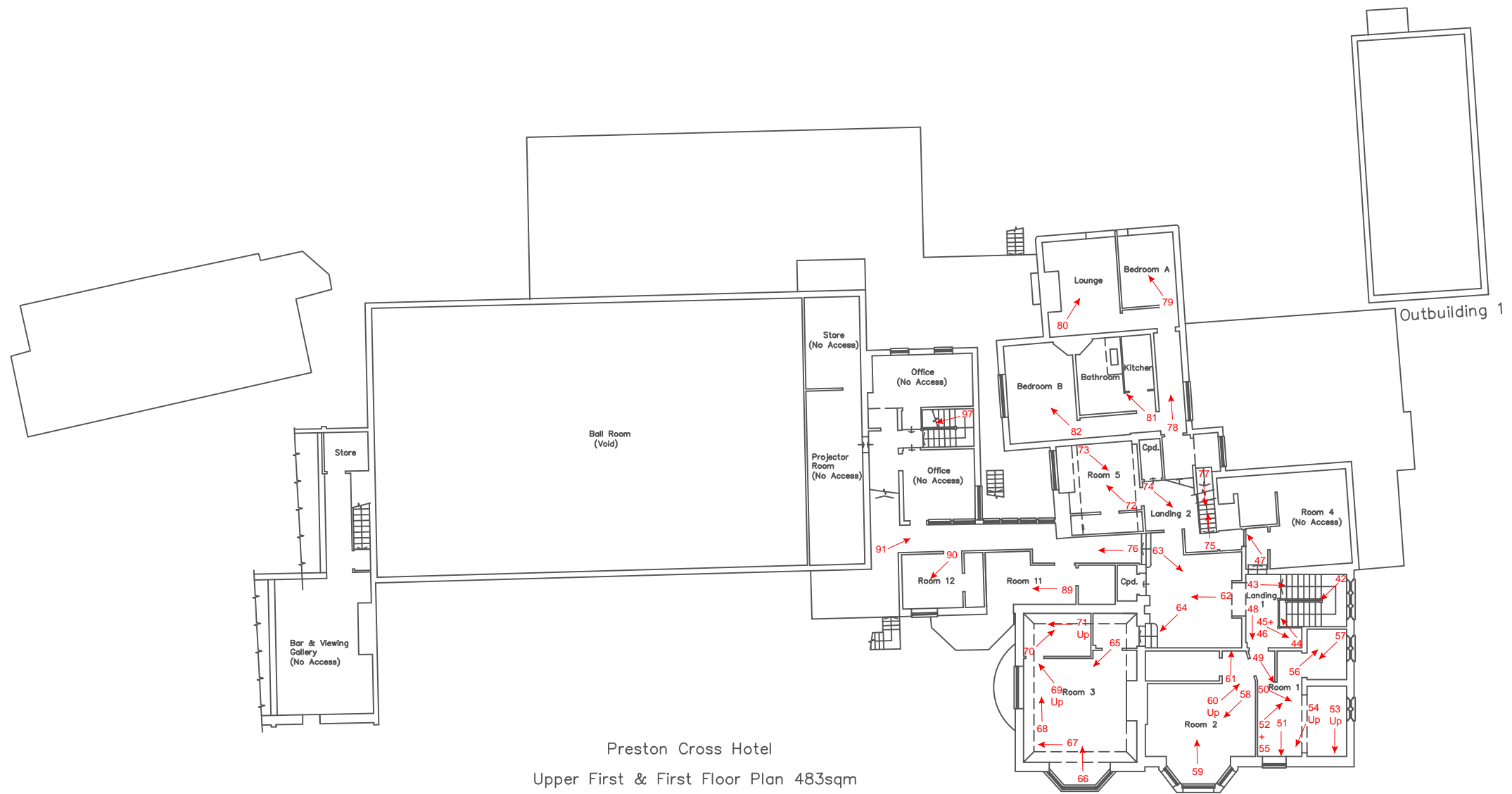


© Archaeology South-East		Preston Cross Hotel, Rectory Lane, Little Bookham, Surrey	Fig. 2
Project Ref: 7195	December 2014	Basement Floor Plan	
Report Ref: 2014398	Drawn by: HG		



© Archaeology South-East		Preston Cross Hotel, Rectory Lane, Little Bookham, Surrey	Fig. 3
Project Ref: 7195	December 2014	Ground Floor Plan	
Report Ref: 2014398	Drawn by: HG		

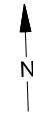




Preston Cross Hotel  
Upper First & First Floor Plan 483sqm



© Archaeology South-East		Preston Cross Hotel, Rectory Lane, Little Bookham, Surrey	
Project Ref: 7195	December 2014	Upper First & First Floor Plans	
Report Ref: 2014398	Drawn by: HG		



Preston Cross Hotel  
Second Floor Plans 221sqm



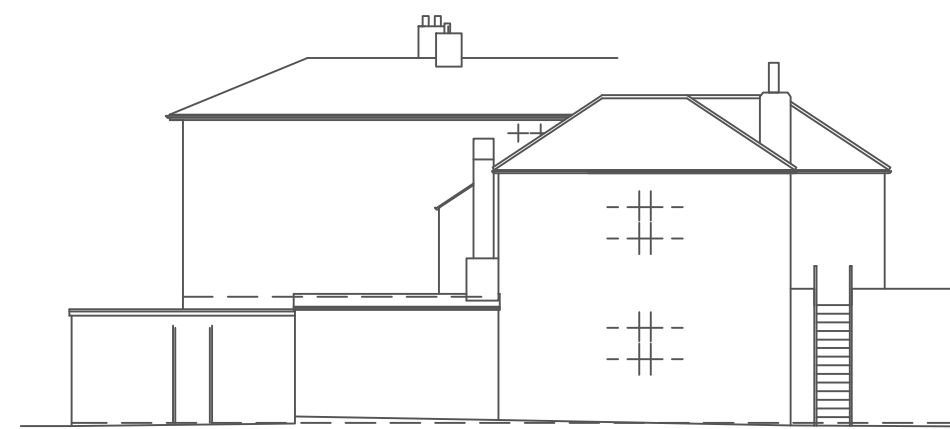
© Archaeology South-East		Preston Cross Hotel, Rectory Lane, Little Bookham, Surrey	Fig. 5
Project Ref: 7195	December 2014	Second Floor Plan	
Report Ref: 2014398	Drawn by: HG		



ELEVATION 01

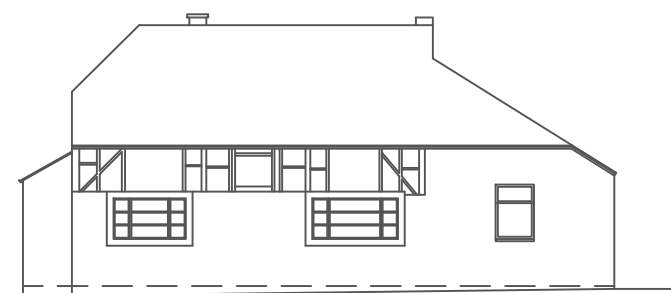


ELEVATION 02

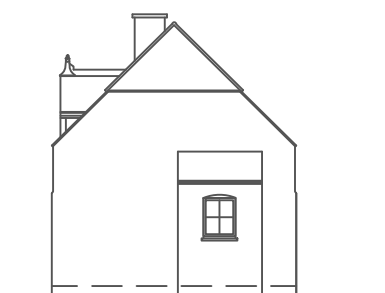


ELEVATION 05

PRESTON CROSS HOTEL



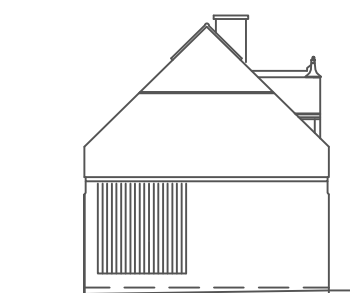
ELEVATION 06



ELEVATION 07

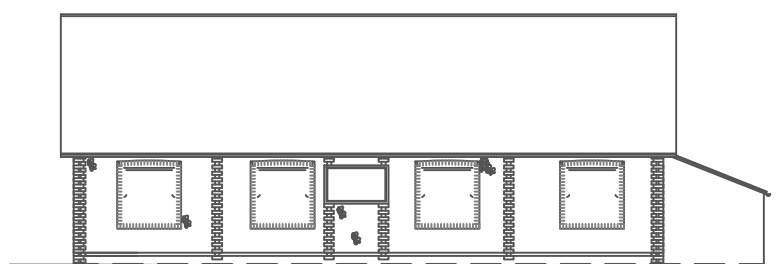


ELEVATION 08

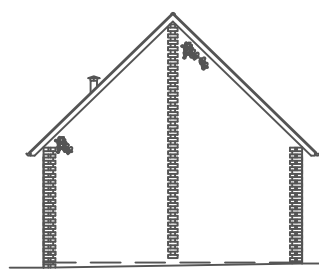


ELEVATION 09

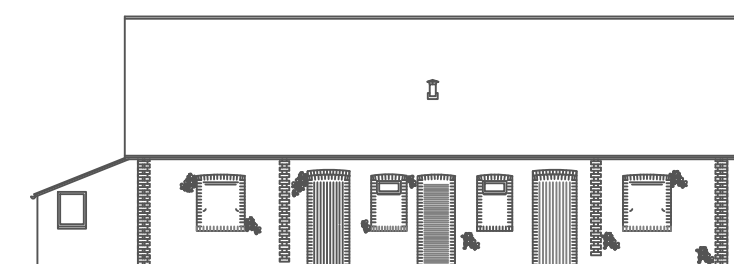
OUTBUILDING 1



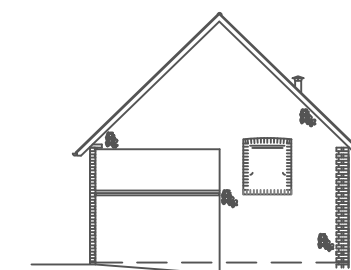
ELEVATION 10



ELEVATION 11



ELEVATION 12



ELEVATION 13

OUTBUILDING 2





## Appendix 1            OASIS Data Collection Form

**OASIS ID: archaeol6-198336**

### Project details

Project name	Preston Cross Hotel, Rectory Lane, Little Bookham, Surrey
Short description of the project	In December 2014 Archaeology South-East (ASE), carried out a programme of historic building recording at Preston Cross Hotel, Rectory Lane, Little Bookham, Surrey. The work was commissioned to satisfy conditions attached to the planning permission for the future redevelopment of the site into a nursing home. This record is produced as an accompaniment to the existing Heritage Statement (Heaton 2013). The buildings marked for demolition include Preston Cross Hotel and the two associated outbuildings located immediately to the north. The hotel is situated on land that was occupied by a building from 1842. The present building retains elements of this structure, which has been substantially altered from the late 19th and early 20th century. Extensive alterations include the addition of a mock Tudor frontage to the east between 1914 and 1934 and the construction of a large function suite with guests' rooms above to the west. The two outbuildings were built between 1842 and 1869; both have been comprehensively refurbished in the last 20 years.
Project dates	Start: 02-12-2014 End: 15-12-2014
Previous/future work	Yes / Not known
Any associated project reference codes	7195 - Contracting Unit No.
<b>Type of project</b>	Building Recording
Site status	Conservation Area
Current Land use	Other 2 - In use as a building
Monument type	HOTEL Post Medieval
Significant Finds	NONE None
Methods & techniques	"Photographic Survey"
Prompt	Planning condition
<b>Project location</b>	
Country	England
Site location	SURREY MOLE VALLEY LEATHERHEAD Preston Cross Hotel, Rectory Lane, Little Bookham
Postcode	KT23 4DY
Study area	1.20 Hectares
Site coordinates	TQ 12570 54249 51.2757355232 -0.385958074717 51 16 32 N 000 23 09 W Point
<b>Project creators</b>	
Name of Organisation	Archaeology South-East

Project brief originator	CgMs Consulting
Project design originator	Archaeology South-East
Project director/manager	Ron Humphrey/Amy Williamson
Project supervisor	Hannah Green
Type of sponsor/funding body	CgMs Consulting
Name of sponsor/funding	CgMs Consulting
<b>Project archives</b>	
Physical Archive Exists?	No
Digital Archive recipient	TBC
Digital Archive ID	PCL14
Digital Media available	"Images raster / digital photography","Text"
Paper Archive recipient	TBC
Paper Archive ID	PCL14
Paper Media available	"Notebook - Excavation',' Research',' General Notes","Plan","Report"
<b>Project bibliography 1</b>	
Publication type	Grey literature (unpublished document/manuscript)
Title	Preston Cross Hotel, Rectory Lane, Little Bookham, Surrey - Historic Building Record (Photographic Survey)
Author(s)/Editor(s)	Green, H
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