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# Home Farm, St Anns Heath, Stroude Road, Virginia Water, Surrey

**Archaeological Evaluation**

**by Kyle Beaverstock**

**Site Code: HFV 15/164**

**(TQ 0051 6818)**

# Home Farm, St Ann's Heath, Stroude Road, Virginia Water, Surrey

**An Archaeological Evaluation**

**for Consero Holdings Limited**

by Kyle Beaverstock

Thames Valley Archaeological Services Ltd

Site Code HFV 15/164

**March 2025**

## Summary

**Site name:** Home Farm, St Ann's Heath, Stroude Road, Virginia Water, Surrey

**Grid reference:** TQ 0051 6818

**Site activity:** Evaluation

**Date and duration of project:**

**Project coordinator:** Danielle Milbank

**Site supervisor:** Kyle Beaverstock

**Site code:** HFV15/64

**Area of site:** 1.2ha (development area), 15.9ha (overall site)

**Summary of results:** No features nor finds of archaeological interest were discovered during the archaeological evaluation. The site is considered to have very low archaeological potential

**Location and reference of archive:** The archive is presently held at Thames Valley Archaeological Services, Reading and will be deposited with the Archaeology Data Service in due course.




| | |
|---|---|
| Report edited/checked by: | Steve Ford✓ 14.03.25 |
| | Steve Preston✓ 14.03.25 |

# Home Farm, St Ann's Heath, Stroude Road, Virginia Water, Surrey
# An Archaeological Evaluation

by Kyle Beaverstock

**Report 15/164b**

## Introduction

This report documents the results of an archaeological field evaluation carried out at Home Farm, St Anns Heath, Stroude Road, Virginia Water, Surrey (TQ 0051 6818) (Fig. 1). The work was commissioned by Mr Jason Lawrence of Consero Holdings Limited. 42 – 50 High Street, Esher KT10 9QY.

Planning permission (RU.21/0443) has been granted by Runnymede Borough Council for a residential development. The consent is subject to a condition (18) which requires the implementation of a programme of archaeological work in accordance with a written scheme of investigation. This is in accordance with the *National Planning Policy Framework* (NPPF 2021) and the Borough's local plan policy EE7.

The field investigation was carried out to a specification approved by Mr Nick Truckle, Archaeological Officer for Surrey County Council, the archaeological adviser to the Borough. The fieldwork was undertaken by Kyle Beaverstock and Mike Murrey between 3rd and 5th of March 2025 and the site code is HFV 15/164. The archive is presently held at Thames Valley Archaeological Services, Reading and will be deposited with the Archaeology Data Service in due course.

## Location, topography and geology

The site is located to the east of Virginia Water in north-west Surrey (Fig. 1). The overall site covers some 15.9ha of which around 1.2ha was to be developed (respectively blue and red outlines on Figs 1 and 2). It is bounded by Stroude Road to the west, residential properties to the south-west and south and woodland to the east and north. The site is mostly woodland with some derelict farm buildings, and the land sits generally slopes from a height of 25m above Ordnance Datum (aOD) in the north to about 18m aOD in the south. The underlying geology is stated as mostly Bagshot Formation sand with a band of Claygate Member (both mainly sands) (BGS 1999). Silty sand was observed in the northern trenches and sandy clay in the south of the site.

## Archaeological background

The archaeological potential of the site has been highlighted in an archaeological desk-based assessment prepared for the outline planning application (Bermingham 2015). In summary there are no known heritage assets within the development area, although there is a record for medieval placename evidence. Otherwise, the proposal site lies within an area with limited evidence for prehistoric and Roman occupation. Medieval and post-medieval occupation are better represented, and placename evidence suggests the site lies within an active medieval rural landscape. The absence of known archaeological deposits from within the area of the site most probably reflects a lack of development rather than a complete absence of past human activity.

## Objectives and methodology

The purpose of the evaluation was to determine the presence/absence, extent, condition, character, quality and date of any archaeological deposits within the area of development. The specific research aims of this project were:

to determine if archaeologically relevant levels have survived on this site;
to determine if archaeological deposits of any period are present; and
to allow the preparation of a mitigation strategy if necessary.

It was proposed to excavate six trenches each measuring 20m long and 1.6m wide and targeting the footprint of the new structures. Overburden was removed using a JCB for trench 1 and 360º type machine for trenches 2 – 6. These were both fitted with a toothless ditching bucket and under constant archaeological supervision. Spoil heaps were to be monitored for finds. Where archaeological features are certainly or probably present, the stripped areas were to be cleaned using appropriate hand tools. Sufficient of the archaeological features and deposits exposed were to be excavated to an agreed sampling fraction dependent on feature type, or sampled by hand to satisfy the aims of the brief, without compromising the integrity of any features or deposits which might warrant preservation *in situ*, or would be better excavated under conditions pertaining to a full excavation.

All work undertaken on site adhered to the appropriate *Standard and Guidance* of the Chartered Institute for Archaeologists (CIfA 2023a, 2023b). The potential and significance of any such deposits located were to be assessed according to research priorities such as those set out in Historic England's *Research Agenda* (HE 2017) or any more local or thematic research priorities as necessary (e.g. Cotton *et al.* (2004) or the *Surrey Archaeological Research Framework* (Bird 2006).

## Results

All six trenches was successfully excavated (Fig. 3), although some had to be moved and reoriented to avoid obstructions and spatial constraints. The trenches ranged from19.9m to 20.4m long, and from 0.6m to 1.15m in depth. All were 1.6m wide. A complete list of trenches giving lengths, breadths, depths and a description of sections and geology is given in Appendix 1.

Trench 1 (Figs 3 and 4; Pls 1 and 2)

Trench 1 was aligned WSW - ENE and was 20m long and 64m deep. The stratigraphy consisted of 0.15m of topsoil and 0.49m of made ground overlying mid yellowish-grey silty sand natural geology. At 6.5m from the west end of the trench was a modern foundation trench containing bricks and glass (not retained). At 11m a land drain was noted and from 18m to the east end of the trench was another modern truncation, likely another foundation, containing post-medieval debris.

Trench 2 (Fig 3; Pl. 3)

Trench 2 was aligned NW - SE and was 20.4m long and 0.48m deep. The stratigraphy consisted of 0.25m of topsoil and 0.1m of subsoil overlying natural geology (the same as in Trench 1). At 5m from the north-western end of the trench a modern service trench was noted.

Trench 3 (Fig 3; Pl. 4)

Trench 3 was aligned SW - NE and was 19.9m long and 0.48m deep. The stratigraphy consisted of 0.15m of topsoil and 0.19m of subsoil overlying the same natural geology. At 0.5m from the south-western end of the trench is a service trench.

Trench 4 (Figs 3 and 4; Pl. 5)

Trench 4 was aligned SW - NE and was 20m long and 1.15m deep. The stratigraphy consisted of 0.2m of topsoil, 0.4m of made ground and 0.55m of dark brownish grey clayey sand buried soil overlying the silty sand natural geology. At the south-western end of the trench were a concrete manhole and service. From 2m to 5.5m was a service pipe and at 15m another service trench.

Trench 5 (Figs 3 and 4; Pl. 6 and 7)

Trench 5 was aligned NNW - SSE and was 20m long and 0.6m deep. The stratigraphy consisted of 0.1m of topsoil and 0.5m of made ground overlying natural geology which here had changed to mid yellowish-grey sandy clay. At 3–9m from the northern end of the trench was a service trench. From 9m to the southern end of

the trench was a large modern truncation filled with a dark blue grey silty sand fill and post-medieval debris. A test pit at 17m was dug to natural which showed the feature to be 1.5m deep.

Trench 6 (Fig 3; Pl. 8)

Trench 6 was aligned WSW - ENE and was 20m long and 0.5m deep. The stratigraphy consisted of 0.2m of concrete and 0.4m of made ground overlying natural geology. For the first 6m from the west end was a modern truncation filled with a dark blue grey silty sand and containing post-medieval debris. At 10.5m was a pipe orientated north to south, at 14m is another service orientated south-east to north-west.

## Finds

Only clearly late post-medieval and modern finds were noted in topsoil, made ground layers or modern truncations, none of which was retained.

## Conclusion

All trenches were dug to the natural which showed that while there appears to be an area of undisturbed natural in trenches 2 and 3 in the centre of the site the remaining trenches near the buildings show significant disturbance. It is very likely that the original ground level in these areas has been removed and heavily truncated in the post-medieval and modern era. None of the trenches produced any indication of the presence of activity of archaeological interest.

## References


Bermingham, N, 2015, 'Land at Home Farm, St Anns Heath, Stroude Road, Virginia Water, Surrey, an Archaeological Desk-based Assessment', TVAS unpubl rep **15/164**, Reading

Bird, D, 2006, *Surrey Archaeological Research Framework*, Kingston upon Thames

BGS, 1999, *British Geological Survey*, 1:50,000, Sheet **269**, Solid and Drift Edition, Keyworth

CIfA, 2023a, *Standard and guidance for archaeological field evaluation,* Chartered Institute for Archaeologists, Reading

CIfA, 2023b, *Universal guidance for archaeological field evaluation,* Chartered Institute for Archaeologists, Reading

Cotton, J, Crocker, C and Graham, A (eds), 2004, *Aspects of archaeology and history in Surrey; towards a research framework for the county*, Surrey Archaeol Soc, Guildford

HE 2017, *Research Agenda*, Historic England, London

NPPF, 2021, *National Planning Policy Framework* (revised), Department for Levelling Up, Housing and Communities, London

**APPENDIX 1:** Trench details

0m at S or W end

| *Trench* | *Length (m)* | *Breadth (m)* | *Depth (m)* | *Comment* |
|---|---|---|---|---|
| 1 | 20.00 | 1.6 | 0.64 | 0-0.15m of topsoil; 0.15-0.64m of a dark greyish brown silty sand made ground; 0.64m+ mid yellowish grey silty sand natural geology. **[Pl 2]** |
| 2 | 20.40 | 1.6 | 0.48 | 0-0.25m of topsoil; 0.25-0.35m of a dark greyish brown silty sand subsoil; 0.35m+ mid yellowish grey silty sand natural geology. **[Pl 3]** |
| 3 | 19.90 | 1.6 | 0.48 | 0-0.15m of topsoil; 0.15-0.34m of a dark greyish brown silty sand subsoil; 0.34m+ mid yellowish grey silty sand natural geology. **[Pl 4]** |
| 4 | 20.00 | 1.6 | 1.15 | 0-0.2m of topsoil; 0.2-0.6m of a mid greyish yellow sandy clay made ground; 0.6-1.15m of a dark greyish brown made ground; 1.15m+ mid yellowish grey silty sand natural geology. **[Pl 5]** |
| 5 | 20.00 | 1.6 | 0.60 | 0-0.1m of topsoil; 0.1-0.6m of a dark greyish brown silty sand made ground; 0.64m+ mid yellowish grey sandy clay natural geology. **[Pl s6 and 7]** |
| 6 | 20.00 | 1.6 | 0.50 | 0-0.1m of topsoil; 0.1-0.5m of a dark greyish brown clay sand made ground; 0.5m+ mid yellowish grey sandy clay natural geology. **[Pl. 8]** |

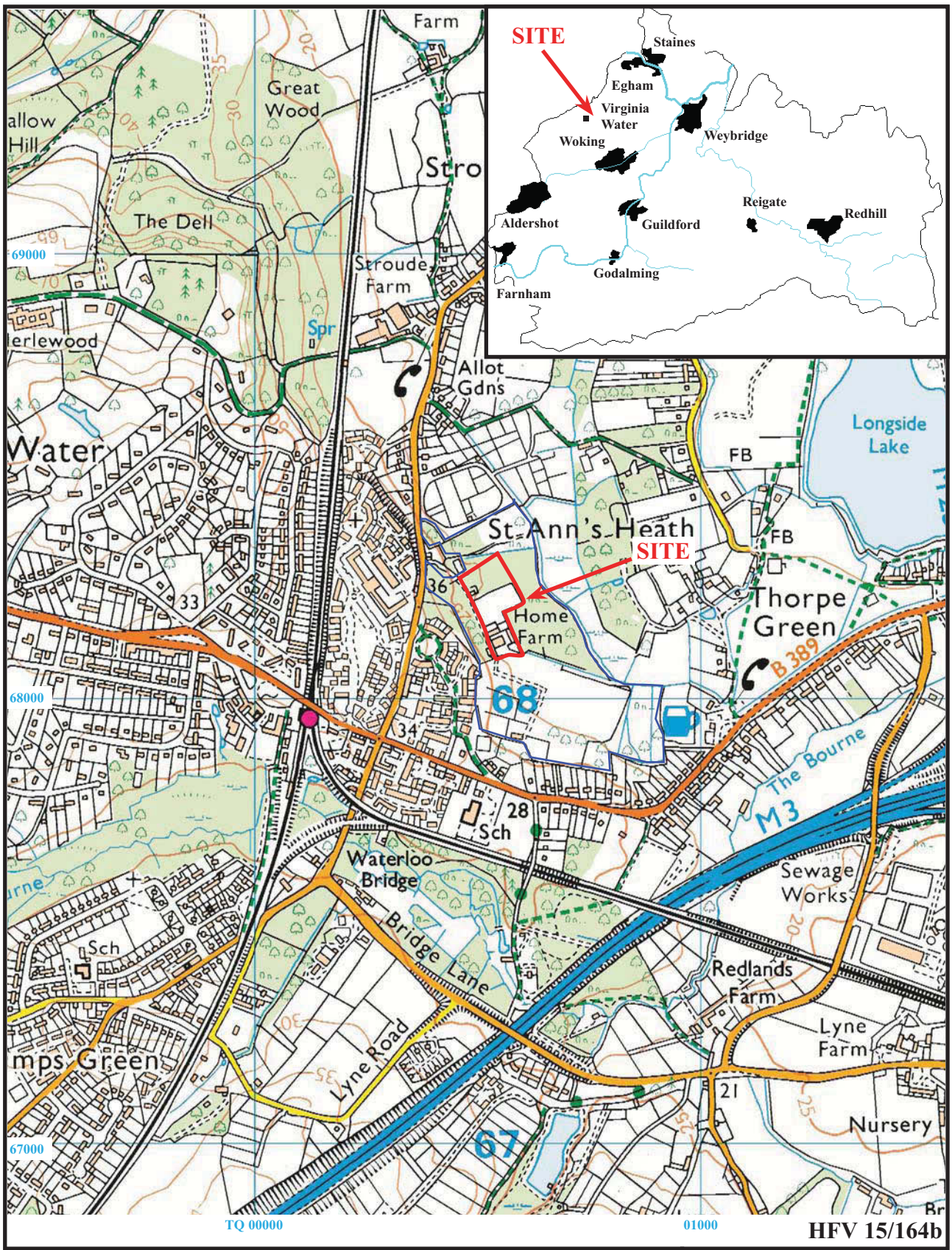


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Figure 1. Location of site in relation to Virginia Water and within Surrey.



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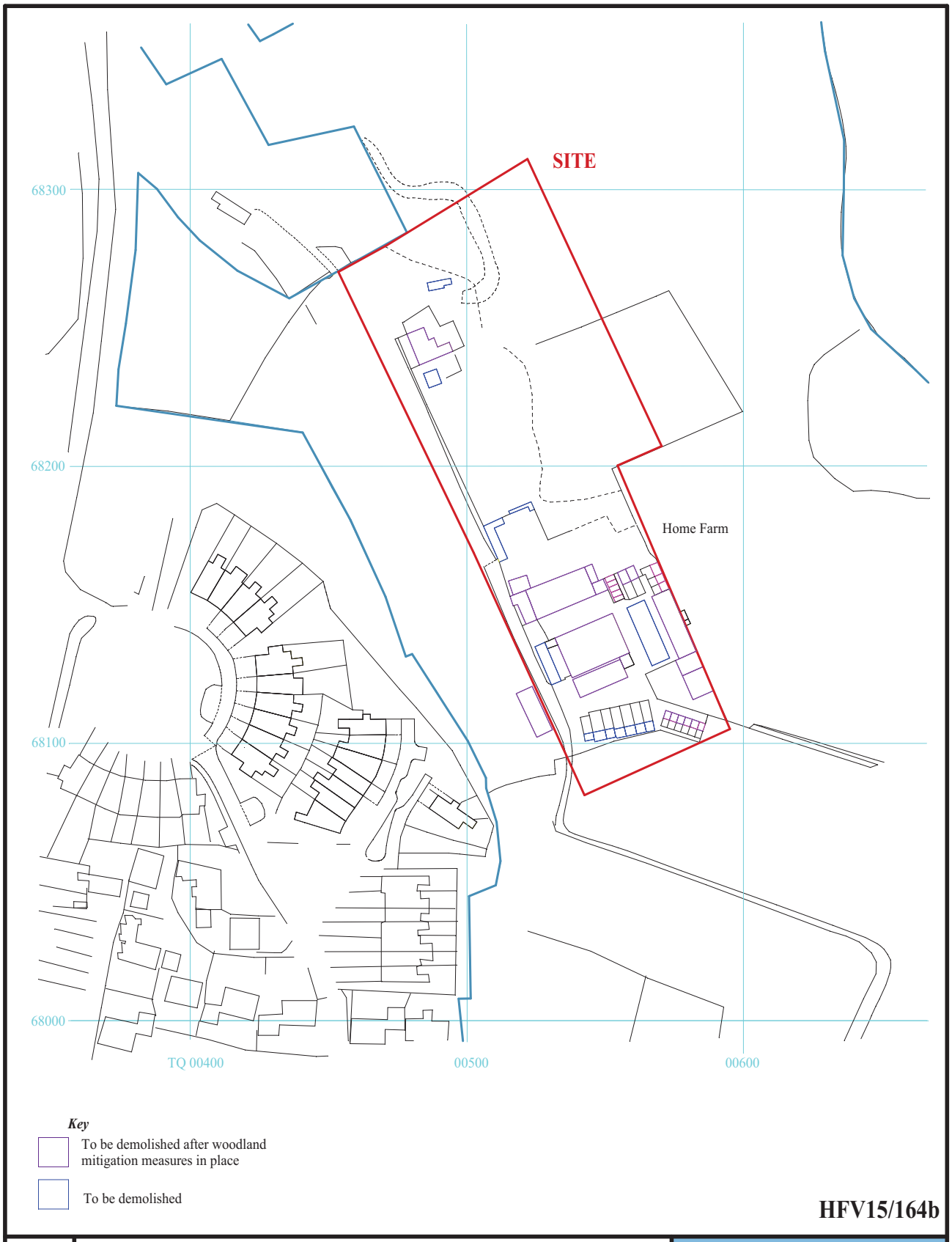


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Figure 2. Location of site, showing development area within overall site.

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Figure 3. Location of trenches.

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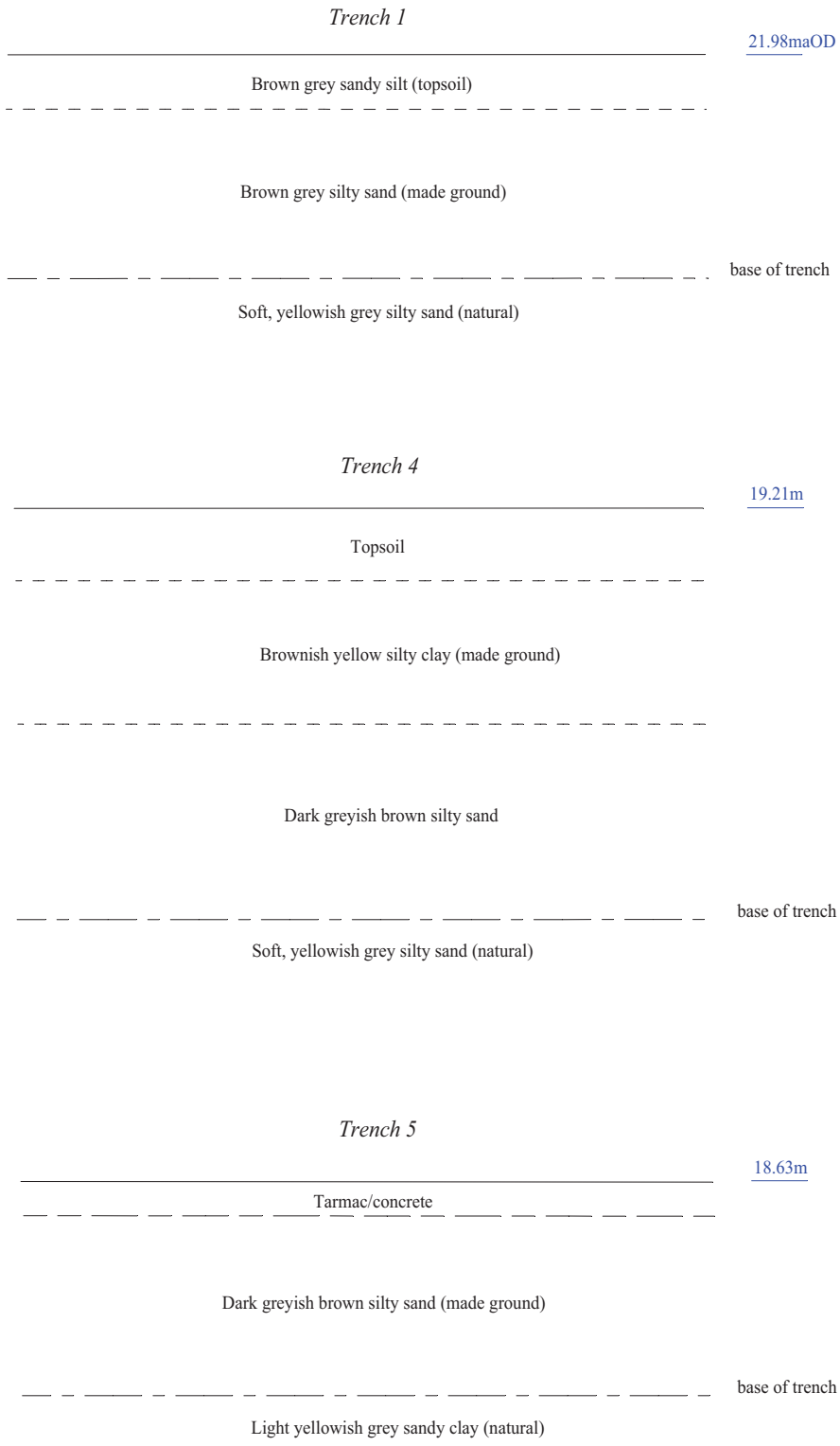


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Figure 5. Representative section.

0 100m

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Plate 1. Working shot during excavation of Trench 1, looking West.

Plate 2. Trench 1, looking West,
Scales: horizontal 2m and 1m, vertical 0.5m.

Plate 3. Trench 2, looking South West,
Scales: horizontal 2m and 1m.

Plate 4. Trench 3, looking North East,
Scales: horizontal 2m and 1m, vertical 0.5m.

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Plates 1 - 4.

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Plate 5. Trench 4, looking South South West,
Scales: horizontal 2m, vertical 1m.

Plate 6. Trench 5, looking South East,
Scales: horizontal 2m and 1m, vertical 0.5m.

Plate 7. Trench 5 section of test pit in modern truncation at South East end, Scale 2m.

Plate 8. Trench 6, looking South-South-West,
Scales: horizontal 2m and 1m, vertical 0.5m.

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Plates 5 - 8.

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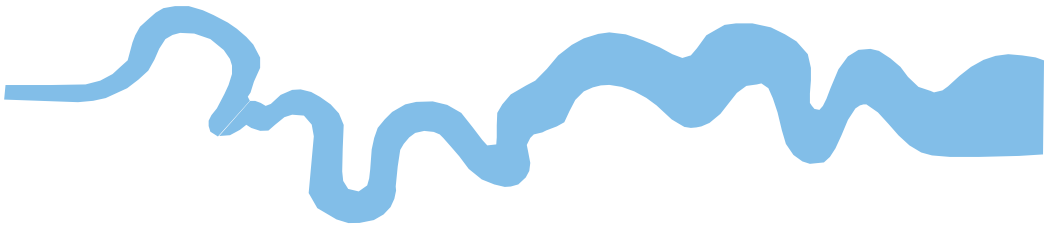
## TIME CHART

| | Calendar Years |
|---|---|
| Modern | AD 1901 |
| Victorian | AD 1837 |
| Post Medieval | AD 1500 |
| Medieval | AD 1066 |
| Saxon | AD 410 |
| Roman | AD 43 |
| | AD 0 BC |
| Iron Age | 750 BC |
| Bronze Age: Late | 1300 BC |
| Bronze Age: Middle | 1700 BC |
| Bronze Age: Early | 2100 BC |
| Neolithic: Late | 3300 BC |
| Neolithic: Early | 4300 BC |
| Mesolithic: Late | 6000 BC |
| Mesolithic: Early | 10000 BC |
| Palaeolithic: Upper | 30000 BC |
| Palaeolithic: Middle | 70000 BC |
| Palaeolithic: Lower | 2,000,000 BC |



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