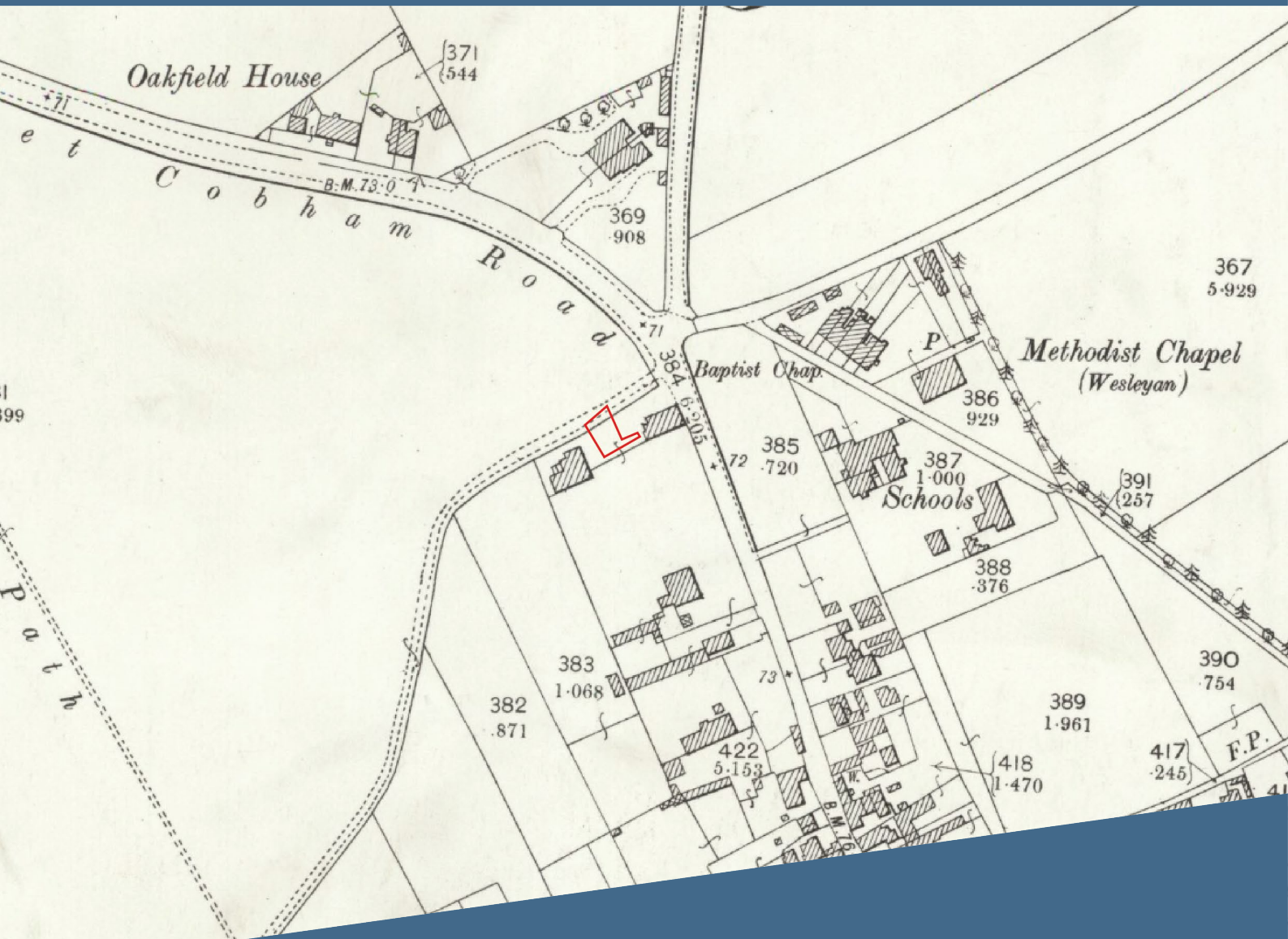


Archaeological Desk-Based Assessment



Lands adjacent to 2-4 High Street,
Cobham,
Surrey,
KT11 3DZ.

On behalf of

Derando Investment Partners LP

November 2022

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Cover: Ordnance Survey 25-inch map showing Cobham, site outline in red

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Contents:

1	Executive Summary	1
2	Introduction.....	3
3	Site Description.....	3
4	Soils & Geology.....	4
5	Methodology	6
	5.1 Aims and Objectives	6
	5.2 Criteria for Assessment of Potential and Importance of Heritage Assets.....	6
	5.3 Consultation of Archaeological Records.....	7
6	Archaeological Assessment	8
	6.1 Previous Archaeological Investigations	8
	6.2 Prehistoric.....	9
	6.3 Romano-British.....	9
	6.4 Medieval.....	10
	6.5 Post-medieval.....	12
7	Historic Environment Record Gazetteers and Maps	15
8	Site Assessment.....	23
9	Conclusions.....	26
	9.1 Potential Impacts.....	26
	9.2 Overall Conclusions	26
10	Copyright	27
11	References.....	27
	11.1 Cartography.....	28
12	Appendix 1: Historic Maps.....	29

1 Executive Summary

Border Archaeology was instructed to carry out an Archaeological Desk-Based Assessment with regard to the proposed construction of a 3-storey building comprising two 2-bed residential units with ground floor undercroft parking at lands adjacent to 2-4 High Street, Cobham, Surrey KT11 3DZ. The assessment results can be summarised as thus:

Prehistoric: *The potential for encountering evidence of buried remains of Prehistoric date within the site has been assessed as **Low** reflecting the absence of recorded archaeological sites, features or artefacts of this date within the study area. The nearest find spots of prehistoric date are recorded in the wider Cobham area at a distance of over 1km from the proposal site. The geology of the site does however suggest an underlying potential for early Prehistoric material to be encountered due to the sand and gravel deposits (Taplow Gravel Member) having well-documented potential to contain evidence of early Prehistoric activity.*

Romano-British: *The potential for encountering evidence of Romano-British activity within the site has been assessed as **Moderate**. This assessment reflects the presence of Romano-British dated artefacts in close proximity to the site. The finds suggest a Romano-British presence in Cobham, and may point towards a possible settlement close to the town center, though it is noted that such activity may be located to the E of the proposal site as all three find spots were recorded between 120-200m of the site in what appears to be a linear alignment running N-S.*

Medieval: *The potential for encountering remains associated with Medieval activity has been assessed as **Low** reflecting the presence of Medieval finds within the study area but also taking into consideration the site's location some 230m from the recorded find spot of 13th and 14th century pottery at Lime House, Church Street, and over 400m NE of the recorded find spots of two Medieval sword chapes. It is likely that the proposal site during the Medieval period either lay within 'Church Field', a large open common sited to the N of St. Andrew's parish church and Church Street, or that it lay within agricultural lands beyond the 'common'.*

Post-Medieval: *The potential for encountering buried archaeological assets of a post-Medieval date has been assessed as **Moderate-High**. This assessment reflects the historical development of the site itself and its immediate surroundings. The cartographic sources show that up to 1848 the site lay within an area of agricultural land close to the junction between Cobham Road (the present-day High Street) and Hogshill Lane. From 1895 onwards the site is bounded by development to the E and W, with development to the immediate S from 1914 onwards. A boundary wall is depicted on the historic mapping within the proposal site from 1914, demolished sometime post-1946. The Tithe map indicates that during the mid-19th century land in the vicinity of the proposal site was under both pasture and arable cultivation. To the present day the site has remained undeveloped, currently occupied by an area of hardstanding used for car parking and a garden area. Therefore, there is potential for the survival of any agricultural features of post-Medieval date prior to the development of the area with potential also to encounter buried foundations associated with the boundary wall or any garden features associated with the dwellings to the E and W of the site.*

Overall Conclusion: The archaeological potential of the site has been assessed in overall terms as **Low to Moderate**, with particular reference to encountering archaeological remains of Romano-British date and of post-Medieval date. The potential to encounter remains of Prehistoric and Medieval date are assessed as **Low**.

Recommendations: It is Border Archaeology's considered opinion that, *prima facie*, the archaeological potential of the site does not present an impediment to the proposed development. Given the Low to Moderate potential of the site, it is recommended that an appropriate programme of archaeological work, the details of which to be agreed with the Archaeological Officer, Historic Environment Planning Team, Surrey County Council, will be necessary to determine the extent, depth and significance of buried archaeological features and deposits across the site.

2 Introduction

Border Archaeology (BA) was instructed by Derando Investment Partners LP to produce an Archaeological Desk-Based Assessment (ADBA) for lands adjacent to 2-4 High Street, Cobham, Surrey KT11 3DZ (NGR TQ 10788 60051) (*Fig. 1*) in connection with the proposed construction of two 2-bed residential units with ground floor undercroft parking.

This ADBA assesses the impact of the proposed development on buried heritage assets (archaeological remains) and forms an initial stage of site investigation enabling the Archaeological Officer from the Historic Environment Planning Team, Surrey County Council (SCC), to formulate an appropriate response.

3 Site Description

The site of the proposed development, currently a garden and parking area, is located to the rear of buildings no. 2-4 High Street, Cobham in the Borough of Elmbridge in Surrey. The site is bounded to the E by no. 2-4 High Street, comprising a building previously a Barclay's Bank, now with retail at ground floor level and residential on first floor level. To the N is Hollyhedge Road, from which the site is accessed, with a terrace of shops/retail at ground floor level and residential above to the W and lying opposite the site on the N side of Hollyhedge Road. To the rear of the development site is a laneway leading from the High Street to a private car park. The topographical elevation of the site is recorded at 22m AOD.

Cobham lies in the centre of the county of Surrey in a low-lying area on the lower river terrace gravels of the river Mole. It is located c.4 miles to the SW of Esher and 0.5 miles to the S of the A3. Painshill Park, a park and garden of special historic interest lies just over 500m to the NW of the site, and to the W of the settlement. Historically, Cobham was one of several localised areas of dispersed settlement in Elmbridge related to the rivers and the principal routes to and from London passing through and crossing the river; Cobham being located on the London-Portsmouth Road.

The site lies within the northern extent of the Church Cobham Historic Core and 12th Century Church of St. Andrew Area of High Archaeological Potential (AHAP). The area is defined as an area of High Archaeological Potential (AHAP) due to its proximity to Cobham's historic town centre, Cobham Conservation Area (CA), located c.140m to the S of the site (see *Figs. 2 & 3*). The Cobham CA comprises an area historically known as Church Cobham which lies at the southern end of the settlement of Cobham and can be divided into three areas of distinct character. The first distinct area is centred around the Grade II listed farm house (Pyports), its outbuildings to the N, and the boundary wall which form a group of considerable special architectural and historic interest, set in its own plot to the edge of the historic settlement. The second area includes the Grade I listed Church of St. Andrew dating from the 12th century which lies at the heart of Church Street, the street formed of a cohesive group of historic buildings set to the E and S of the church and Mill Road. The plots to Church Street, although much altered in places are the result of some form of historic planned settlement. The third area is River Hill, an area characterised by the sweep of the river, the surviving elements of Cobham Mill, and the grand houses which face the river to the N side of the road. There is a diverse range of periods and styles of architecture throughout the CA and good survival of

vernacular traditions, such as the use of local brick and tile and timber-framing. There is a relatively high proportion of statutory listed buildings throughout the conservation area, a notable number at the higher grade of II*.

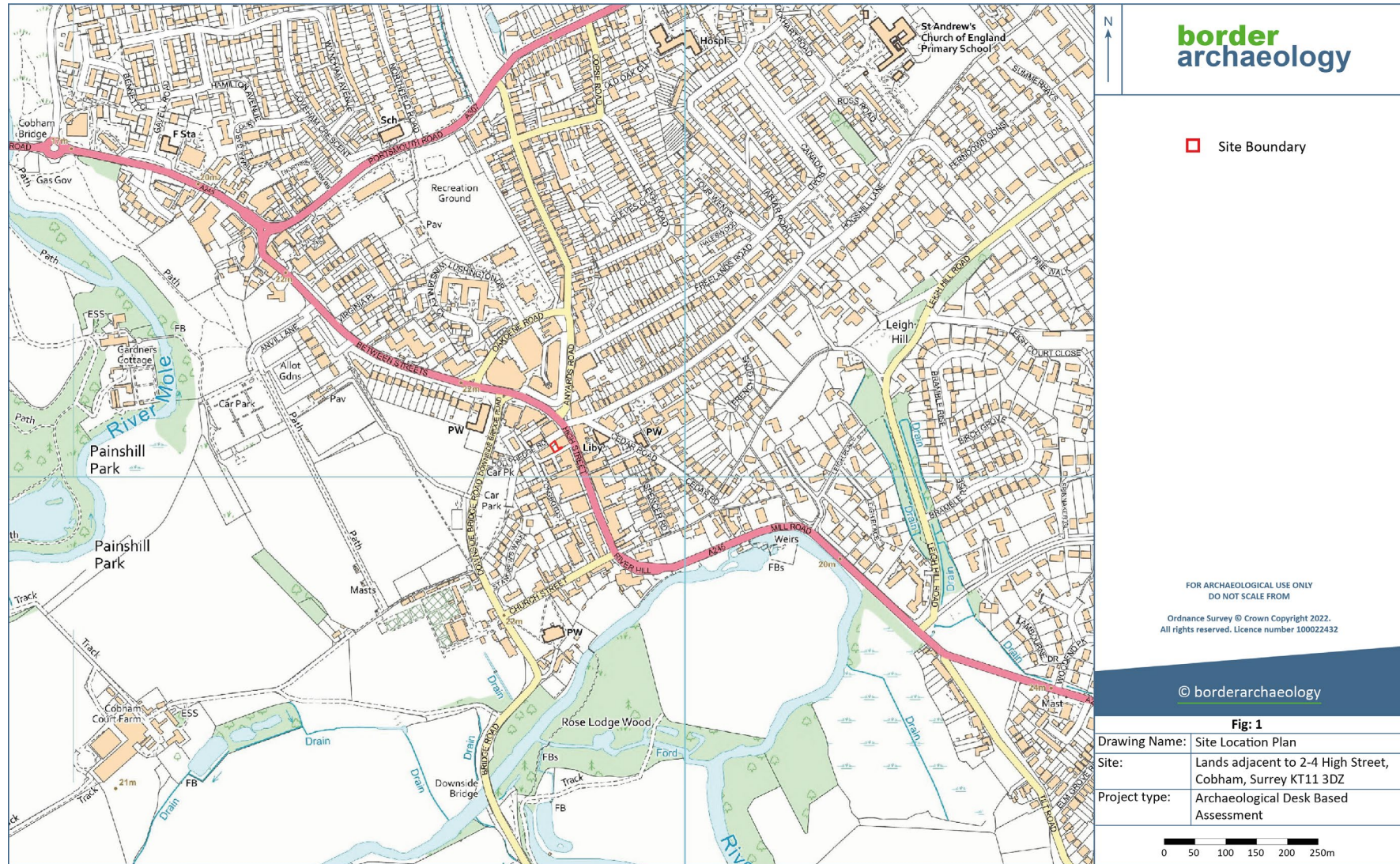
The Tilt Conservation Area (CA), an area historically part of one large common, is located just under 450m to the E of the site.

The site also falls within a designated character area, the Cobham District Centre (COS01), an important service centre, which retains its historic character and scale (Elmbridge Borough Council, 2012a, 24). Cobham is also designated as a Village or Hamlet (Ref: CM042) under the council's Historic Landscape Use.

4 Soils & Geology

The British Geological Survey (BGS) lists the underlying solid geology as sand, silt and clay of the Claygate Member, a sedimentary bedrock formed between 56 and 47.8 million years ago during the Palaeogene period (BGS 2022). This is overlain by superficial deposits of sand and gravel of the Taplow Gravel Member, a sedimentary deposit formed between 362 and 126 thousand years ago during the Quaternary period (ibid).

No records of geotechnical investigations have been identified within the site or adjoining properties. The nearest historic borehole data recorded on the BGS is located around 100m S of the site towards the southern extent of Longboyds Road (BGS Ref: TQ15NW67; NGR TQ 10800 59940) at the former site of United Dairies Ltd Cobham. A well was drilled in the yard there in 1930 to a depth of 10.05m which recorded sands and flints to a depth of 3.96m below ground level (bgl) overlying sand to 7.32m bgl overlying blue clay. Ground level was recorded at +77m OD.



5 Methodology

5.1 Aims and Objectives

This ADDBA seeks to identify any known or potential archaeological and built-heritage assets (both designated and undesignated) in the vicinity of the specific study area and to establish the importance of these archaeological and built heritage assets (including an assessment of their character, extent and quality) within a local, regional and national context.

5.2 Criteria for Assessment of Potential and Importance of Heritage Assets

- Potential

This assessment contains a record of the known and potential archaeological and built-heritage assets in the vicinity of the proposed development. The potential for encountering a particular resource in the vicinity of the site has been assessed according to the following scale:

Low – Very unlikely to be encountered;

Moderate – Possibility that features may be encountered in the vicinity of the site;

High – Remains highly likely to survive in the vicinity of the site.

- Importance (Value)

The criteria used to determine the importance of archaeological and built heritage assets in the vicinity of the proposed development (*Table 1*) has been informed by guidelines for assessing cultural heritage assets contained in *Design Manual for Roads and Bridges (DMRB) Sustainability and Environment Appraisal LA 106: Cultural Heritage Assessment* (revised January 2020) and informed by relevant Historic England guidance regarding the assessment of archaeological assets, including: *The Setting of Heritage Assets Historic Environment Good Practice Advice in Planning Note 3 2nd Edition* (Historic England 2017), *Statements of Heritage Significance: Analysing Significance in Heritage Assets Historic England Advice Note 12* (Historic England 2019) and *Preserving Archaeological Remains* (Historic England 2016).

BA is also cognisant of general guidelines on the assessment of heritage assets within the *National Policy Planning Framework* Chapter 16, in particular paragraph 194 stating that *...in determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance* (Ministry of Housing, Communities & Local Government 2021).

This ADBA also reflects local and regional planning policy guidance regarding the assessment of archaeological assets contained in the *Elmbridge Local Plan*, which consists of the Elmbridge Core Strategy (July 2011) and Elmbridge Local Plan Development Management Plan (April 2015a) with specific reference to the Core Strategy Policy CS17: Local character, Density and Design and the Development Management Plan Policy DM12 Heritage. The Core Strategy Objective is to protect the unique character of the Borough, and to enhance the high quality of the built, historic and natural environment. Supplementary planning documents are also available and give more detail to local policies.

Table 1: Factors for assessing the importance of archaeological and built heritage assets

Very High	World Heritage Sites (including nominated sites). Assets of acknowledged international importance. Assets that can contribute significantly to acknowledged international research objectives.
High	Scheduled Monuments (including proposed sites). Undesignated assets of schedulable quality and importance. Assets that can contribute significantly to acknowledged national research objectives.
Medium	Designated or undesignated assets that contribute to regional research objectives.
Low	Designated and undesignated assets of local importance. Assets compromised by poor preservation and/or poor survival of contextual associations. Assets of limited value, but with potential to contribute to local research objectives.
Negligible	Assets with very little or no surviving archaeological interest.
Unknown	The importance of the resource has not been ascertained.

5.3 Consultation of Archaeological Records

In order to understand the full archaeological and historical context of the Site, information was collected on the known cultural heritage features within a 500m radius, the results of which are shown on a series of maps and tables (*Figs. 2-4; Tables 2-5*). These maps show the location of known archaeological and built heritage features (including archaeological events and monuments) and previous archaeological interventions within the study area, which are listed in the gazetteer and referenced in the text.

The research carried out for this ADBA consists of the following elements:

- Surrey County Council Historic Environment Record (SCCHER): Information from past investigations, findspots, documentary & cartographic sources and aerial photographs. A total of 56 archaeological monuments, 13 archaeological events, 22 Listed Buildings, 1 Archaeological Priority Area, and 6 Locally Listed Buildings were recorded within a 500m radius of the site;
- Historic England: Information on statutory designations including SAMs, Registered Parks and Gardens and Listed Buildings along with identified Heritage at Risk;
- The National Record of the Historic Environment database (<http://pastscape.org.uk>);
- British Geological Survey (BGS): Solid and drift geology digital map \ geological borehole record data;

-
- The British Library and the National Archives: Historic maps, illustrations and relevant primary & secondary sources;
 - Internet sources: Including the Local Planning Authority Local Plan and information on Conservation Areas, Archaeological Priority Areas and locally listed buildings.

6 Archaeological Assessment

6.1 Previous Archaeological Investigations

There are a total of thirteen archaeological events listed for the study area, five of which are recorded within close proximity of the site. The closest site, 14 High Street Cobham (HER: ESE15946; *Fig. 3 E10*), located over 40m to the SE, had a Heritage Statement undertaken in 2016 following a proposal for a three-storey extension. This found that the impacts of the redevelopment would be minor to the heritage and archaeology and no further work was suggested.

An Archaeological Desk-Based Assessment of the below-ground archaeological potential of the site at 1-7 Holly Parade (HER: ESE15771; *Fig. 3 E7*), over 45m to the S of the proposal site, was undertaken in 2015. The assessment concluded that the site was considered to have a generally low archaeological potential for all past periods and the development proposals were considered to have an unlikely archaeological impact on the site. A subsequent archaeological trial trench evaluation there in 2017 (HER: ESE16350; *Fig. 3 E12*) recovered later post-Medieval artefacts from agricultural furrows and revealed a brick-lined cesspit of mid-19th century date which was associated with a large house constructed c. 1870 and contained a number of complete glass and stoneware bottles. Foundations associated with the 20th century dairy buildings known to have stood on the site were also found.

To the E and SE of the proposal site an Archaeological Desk-Based Assessment was commissioned for the potential of the redevelopment of land on Cedar Road (HER: ESE15305; *Fig. 3 E4*) though the results of this assessment are not given. An archaeological watching brief to the SW of that site to the rear of no's 15-19 High Street Cobham (HER: ESE3037; *Fig. 3 E8*), over 60m to the SE of the proposal site, revealed a deep topsoil and subsoil but no features or finds of archaeological significance.

During the period from 2010 to 2016 three Archaeological Desk-Based Assessments have been undertaken for Land at 26-38a High Street Cobham (HER: ESE2912; ESE2913; ESE15929; *Fig. 3 E5, E6 & E9*). The most recent concluded that whilst there is an archaeological interest within the site, defined by the potential for the presence of buried archaeological remains associated with the Medieval and earlier post-Medieval occupation of Cobham, any such remains are likely to have been reduced by the destructive effects of subsequent development within the area. An archaeological watching brief at no. 30 High Street Cobham (HER: ESE506; *Fig. 3 E1*) on the excavation of foundations only revealed modern made ground and surfaces, the trenches not being deep enough to reveal any archaeological features or deposits.

Whilst at Lime House, Church Street (HER: ESE239: *Fig. 3 E2*), c. 230m S of the proposal site, an archaeological excavation of a trench measuring 4m (l) × 1m (w) × 0.60m (d) revealed a dark brown loamy topsoil which contained an abundance of 13th to 14th century pottery sherds, including some grey brown sandy and Surrey white wares, and stoneware, tin glazed and red border ware pottery of 17th to 18th century date in addition to two 18th century clay pipe bowls. This site is located within the Conservation Area in an area considered to form part of the Medieval core of Cobham.

6.2 Prehistoric

The SCCHER (Surrey County Council Historic Environment Records) reports no remains of Prehistoric date within the designated study area (500m). Evidence for prehistoric activity has been noted over 1km to the NW of the site, at the former site of the Cobham Sewerage Works, presently the Sainsbury's Superstore at Bridge Way. Archaeological work in the late 1980's and further investigations in the late 1990s unearthed possible settlement evidence there in the form of Mesolithic flints and prehistoric pottery, though the investigations also showed that previous agricultural activity and development had destroyed most of the occupation levels; scattered artefacts representing the only traces of activity there (Robertson, 2004, pp3-4 & 16). A low-level Prehistoric presence is also suggested in the wider surrounding area by the find spots of a Mesolithic flint axe (NGR: TQ 106 594), flints and pottery on the banks of the river Mole in land N of Plough Lane c. 1km SW of the site (NGR: TQ 1028 5912) in 1942 and in 1950 (*ibid*, 3-4 & 16).

Conclusion: The potential for encountering evidence of buried remains of Prehistoric date within the site has been assessed as **Low** reflecting the absence of recorded archaeological sites, features or artefacts of this date within the study area. The nearest find spots of prehistoric date are recorded in the wider Cobham area at a distance of over 1km from the proposal site. The geology of the site does however suggest an underlying potential for early Prehistoric material to be encountered due to the sand and gravel deposits (Taplow Gravel Member) having well-documented potential to contain evidence of early Prehistoric activity. Should any artefacts or deposits relating to this period be encountered during the proposed development these would be considered of **High** significance and could contribute to our knowledge of the nature and extent of Prehistoric activity within Cobham and assist with research themes and priorities identified for the period within the Surrey Archaeological Research Framework (SARF).

6.3 Romano-British

Three find spots are recorded for Romano-British dated artefacts within 250m of the proposal site. The closest of these, a set of possible Roman coins, was found on a footpath on Leigh Hill around 120m NE of the site in 1988 (HER: MSE18220; *Fig. 2 No. 1*). They are described as 'lead alloy pseudo coins of Roman influenced design' although it is thought that they may be forgeries as lead did not tend to be used for coinage.

Around 180m NE of the proposal site at no. 12 Freelands Road is the recorded find spot of a Roman coin (HER: MSE250; *Fig. 2 No. 2*). The find was accessioned by Weybridge Museum in 1964 but no description is provided regarding the coin itself. The find spots of a very fragmentary iron knife blade of Roman date and a Roman drill bit

of iron (HER: MSE2996; *Fig. 2 No. 3*), now housed in Guildford Museum, is recorded at Cedar Road some 200m SE of the site.

Over 1km NW of the proposal site, archaeological work during the late 1980's at the former Cobham Sewerage Works, the present-day site of Sainsbury's Superstore Bridge Way, recovered Roman pottery whilst fragments of Romano-British pottery vessels dated to AD 50-100, part of a spout of a mortarium and pieces of wattle and daub are recorded from the same site during construction of the sewerage plant in 1932 (Robertson, 2004, 17).

Conclusion: The potential for encountering evidence of Romano-British activity within the site has been assessed as **Moderate**. This assessment reflects the presence of Romano-British dated artefacts in close proximity to the site. The finds suggest a Romano-British presence in Cobham, and may point towards a possible settlement close to the town centre, though it is noted that such activity may be located to the E of the proposal site as all three find spots were recorded between 120-200m of the site in what appears to be a linear alignment running N-S. Should any archaeological features or deposits of Romano-British date be encountered during the groundworks for the proposed development these would be considered of **High** importance given the scarcity of evidence for Roman settlement activity in Cobham and the surrounding area. Archaeological features or deposits may also contribute to research themes identified in the Surrey Archaeological Research Framework (SARF). Any finds would also be significant, adding to the Historic Environment Records for the period.

6.4 Medieval

Place name evidence suggests that the name Cobham, an earlier iteration being Cove(n)ham, derived from '*Coffa's Hamm*', '*Coffa*' likely being a personal name and '*Hamm*' meaning 'land hemmed in by water or marsh'. The place name suggests the presence of an Anglo-Saxon settlement, this settlement possibly being located in the large bend of the river which is now represented by Cobham Court Farm, c. 800m W of the centre of Cobham. Cobham Court Farm is thought to be the former site of a manor house referred to in 1331 in the Chertsey Abbey Cartularies which may have occupied an earlier grange or bailiff's house belonging to Chertsey Abbey who held the Manor until the Dissolution in 1537 (Elmbridge Borough Council, 2019, 9; Robertson, 2004, 5). A Saxon cruciform brooch of late 5th or early 6th century date was recovered from the area of Cobham Court Farm, providing an indication of early Saxon activity in the area (Robertson, 2004, 4).

The Saxon name for an administrative unit was a 'hundred' which referred to an area of land enclosing one hundred households, one hundred men who could bear arms, or one hundred hides. The modern borough of Elmbridge corresponds almost exactly to the Old Saxon Hundred of Amelebrige - the name thought to derive from the original name of the river Mole '*Amele*' and the old English word for a bridge '*brige*'. The Mole runs through the centre of Elmbridge from NE to SW. The first historic mention of the Elmbridge area, *Amelebrige*, is in the Domesday Book (1086) (Elmbridge Borough Council and Alistair Grant, 2022).

The earliest mention of Cobham as '*Coveham*' was made in 675 when the Manor of Cobham was granted to Chertsey Abbey by Frithwold, a sub-King of Mercia, and Bishop Erkenwald, later Bishop of London. The grant was later confirmed by King Athelstan in 933 and again by Edward the Confessor in 1062 (Robertson, 2004, 4). The

Domesday Book (1086) also mentions the manor of Cobham and its three mills (at Downside, Ash Ford and Cobham) as belonging to Chertsey Abbey though there is no mention of a church in the entry. A church is however listed in a papal confirmation of 1176 as an endowment of Chertsey Abbey (ibid, 5).

Historically, the parish of Cobham was divided, for administrative purposes, into three areas known as tithings. These were Street Cobham, Downside and Church Cobham. Cobham Conservation Area includes most of the Medieval core and environs of Church Cobham which lies to the S of the proposal site. The earliest structure here is the parish church of St Andrew (HER: MSE93; *Fig. 2* No. 7; DSE72 *Fig. 4* B1), a Grade I listed building which dates from the middle of the 12th century. The tower and the south door are of Norman date, probably of the period c. 1150-60, although the lower part of the tower may be earlier, possibly even pre-Norman Conquest. The Nave and Chancel were extended in the 13th century with the North Chapel and Spire added too with several phases of restoration and enlargement in the 19th and 20th centuries.

There is little archaeological evidence to-date for settlement around the parish church in the early Medieval period. Research under the Surrey Archaeological Society's Surrey Villages Project in 2004 suggested that Church Street was a planned development laid out by one of the Abbots of Chertsey (who were Lords of the Manor) in the 13th century but recent research now seems to indicate that Church Street may have originated as a back lane with the original road running closer to the river bank and passing S of the parish church (Elmbridge Borough Council, 2019, 10). Evidence in the vicinity of St. Andrew's Church derives from a site at Lime House on Church Street (HER: MSE6926 & ESE239; *Fig. 2* No. 6; *Fig. 3* E2) whereby an abundant number of sherds of 13th to 14th century pottery, and post-Medieval finds, was recovered from topsoil during an archaeological excavation undertaken to determine if an earlier building existed at the site. Lime House, an early 18th century house, appears to have been built on the site of one of three properties fronting onto Church Street, recorded as Christmas, in a 1598 survey of Cobham by Ralph Agas (ibid, 10). The excavation revealed no evidence for an earlier structure within that part of the site.

There appears to have been little expansion of the settlement of Church Cobham from the Medieval period until the 20th century when it merged with Street Cobham to the N, with development to the S restricted by the presence of the river Mole (ibid, 9).

Other evidence for Medieval activity has been found close to the western edge of the study area within lands associated with Cobham Court Farm (HER: MSE3915 & MSE3916; *Fig. 2* No. 4 & 5). Here metal detecting recovered a decorated and a plainly decorated Medieval sword chape (a protective fitting at the bottom of a scabbard or sheath for a sword).

Conclusion: The potential for encountering remains associated with Medieval activity has been assessed as **Low** reflecting the presence of Medieval finds within the study area but also taking into consideration the site's location some 230m from the recorded find spot of 13th and 14th century pottery at Lime House, Church Street, and over 400m NE of the recorded find spots of two Medieval sword chapes. It is likely that the proposal site during the Medieval period either lay within 'Church Field', a large open common sited to the N of St. Andrew's parish church and Church Street, or that it lay within agricultural lands beyond the 'common'. Should any features or finds of Medieval date be encountered throughout the groundworks for the proposed development these would be

considered to be of **High** archaeological significance given the lack of Medieval evidence in the locality. Any findings may also contribute to research themes identified in the Surrey Archaeological Research Framework (SARF).

6.5 Post-medieval

The Manor of Cobham passed into possession of King Henry VIII following the Dissolution in 1537. As a result of this it was enclosed in the Chase of Hampton Court and subject to Forest Law which allowed only the King and his courtiers to hunt within the area. The manor was held by the Crown until 1553; from that period onwards passing through a variety of land owners through inheritance and sale. In 1779 the then lord of the Manor, one Thomas Page, obtained a private Act of Parliament for 'dividing and inclosing the Common and open fields within the parish', this act being one of the earliest enclosure acts in Surrey. It enclosed the cultivated strip of 370 acres with the remaining common land and waste ground being enclosed by a later act in 1793.

The Tithe map of 1848 (*Fig. 5*) is one of the first maps which shows the location of the proposal site in any great detail. During the mid-19th century the proposal site appears to be sited within the vicinity of undeveloped agricultural land close to the junction between Cobham Road (present-day High Street) and Hogshill Lane. The site does not appear to lie within any of the demarked plots of land recorded on the tithe apportionments, and possibly forms part of the larger, now enclosed common land. Plot 56 to the S of the development site is recorded in the tithe apportionments (IR 29/34/37) as a 'paddock meadow' whilst Plot 55 to the E of the site is noted as a paddock under arable cultivation. There are no buildings shown in the vicinity of the site, the closest buildings being depicted along Church Street.

The Ordnance Survey 25-inch map of 1895 (*Fig. 6*) shows the site in more appreciable detail. A number of buildings are now dotted along either side of Cobham Road and along Hogshill Lane to the E where Cedar Road is now also established. The proposal site lies within an open yard between two buildings, with one to the SE fronting onto Cobham Road and the building to the W fronting onto the present-day Hollyhedge Road which is depicted as an unofficial trackway leading W from Cobham Road (present-day High Street). The land to the N of Hollyhedge Road appears to be as yet undeveloped. The plot to the S of the proposal site is occupied at its southern extent.

The Ordnance Survey 25-inch map of 1914 (*Fig. 7*) shows that the open yard area previously seen in the map of 1895 has been partitioned with a boundary wall now depicted from the SW corner of the proposal site extending centrally to the northern site boundary. The site fronting onto Cobham Road/High Street (now labelled on the map) to the E is now occupied by buildings in the NE corner and the building in the SE corner may have been extended. To the S of the site a laneway onto Cobham Road has been established which extends to the rear of the plots fronting onto Cobham Road which have been established to the S of the development site. Plots have also been established on the W side of the laneway to the rear of the adjacent building to the W of the proposal site. A new building has been constructed in the plot to the W of the site, this building extending along the adjacent site's western boundary. The unofficial track seen on the 1895 map to the N of the site has been widened in front of the proposal site and this enlarged area extends to the W side of the adjacent site before continuing from that point as a narrow trackway. Four plots demark and occupy the land to the N of the enlarged area though the remainder

of the land there appears to remain as open undeveloped land. Extensive development has occurred to the E of the site on the E side of Cobham Road and along Hogshill Lane.

No changes to the development site or its' immediate surroundings are noted on the 1920 Ordnance Survey 6-inch map (*Fig. 8*). The Ordnance Survey 6-inch 1936 map (*Fig. 9*) shows no visible change within the proposal site or adjoining sites to the E or W. To the S a building is now visible on the W side of the laneway to the rear of the proposal site whilst further building extensions have occurred to the plots on the E side of the laneway. Some further sub-division of the open undeveloped land to the N of the development site, on the N side of Hollyhedge Road, has occurred. The Ordnance Survey 6-inch map of 1946 (*Fig. 10*) shows no further changes to the development sites immediate surroundings.

As aforementioned, there appears to have been little expansion of the settlement of Church Cobham from the Medieval period until the 20th century when it merged with Street Cobham to the N. A few large properties were built in Church Street in the 17th and 18th centuries – including Lime House and Mole Cottage. An excavation in the garden of the grade II listed Lime House which dates to c. 1740 recovered a number of 17th and 18th century pottery sherds deriving from a variety of pottery wares and two clay pipes of 18th century date (HER: MSE6927 & MSE7226 *Fig 2 No. 36 & 39*; ESE239 *Fig. 3 E2*; DSE6043 *Fig. 4 B21*). Mole Cottage (HER: MSE7465 *Fig. 2 No. 51*; DSE5672 *Fig. 4 B20*), a timber framed Grade II listed building was constructed in 1645 in the adjoining site to the W of Lime House with St. Andrew's Church (HER: MSE7246 *Fig. 2 No. 12*; DSE72 *Fig. 4 B1*), a Grade I listed building, to the SW of Church Street. A number of war memorial monuments are recorded within the Church too (*Fig 2 No's 19-23 & No's 28-32*).

The introduction of the London and South Western Railway, Cobham and Guildford Line in 1885 to the S of Cobham brought about a population increase which resulted in much of the farmland around Cobham being developed for housing in the late 19th to early 20th century and resulted in the merger of Church Cobham, Street Cobham and The Tilt (Elmbridge Borough Council, 2019, 9-10; Robertson, 2004, 5-6).

Close to the proposal site, the SCCHER records the former location of a Bronze WWII memorial wall plaque at the former site of the NatWest Bank (HER: MSE20796; *Fig. 2 No. 33*) which commemorated a staff member whom died fighting in the war. Since the branches closure in 2018 the plaque is in storage with future hopes to install it within the Weybridge Branch building. The crash sites of two WWII aircrafts are also marked in the vicinity of the proposal site, though the precise locations are not provided as they are protected under the terms of the 1986 Protection of Military Remains Act (HER: MSE17042 & MSE17155; *Fig. 2 No's 15 & 16*).

Other monuments include the 20th century dated Roman Catholic Sacred Heart Church (HER: MSE21633 *Fig. 2 No. 34*) sited 120m NW of the proposal site. Post-Medieval dated features recorded at 1-7 Holly Parade, over 45m to the S of the proposal site, during an archaeological evaluation (HER: MSE23568 *Fig. 2 No. 35*; ESE16350 *Fig. 3 E12*) included agricultural furrows or horticultural bedding trenches, a mid-19th century brick-lined cess pit filled with a range of complete glass and stoneware bottles, and a vertically-sided pit of uncertain date along with fragments of mid-/late post-Medieval artefacts including clay tobacco pipes (ctp) and ceramic building material (cbm). Some, if not all, are possibly associated with the gardens of the house depicted on the site on the historic maps post-1870. A stanchion base, probably representing part of the foundations of the 20th century dairy which succeeded

the dwelling which were subsequently demolished in the 1970's during the redevelopment of that area, were also revealed.

Other nearby heritage assets include 51 High Street, a Grade II listed house, now shop, the timber framed structure of 17th century date with an 18th century front (DSE3830; *Fig. 4 B10*). A locally listed heritage asset, Clerkenwell Post, Between Streets is also recorded just over 100m N of the proposal site (HER: DSE8593 *Fig. 4 LLB6*).

Conclusion: The potential for encountering buried archaeological assets of a post-Medieval date has been assessed as **Moderate-High**. This assessment reflects the historical development of the site itself and its immediate surroundings. The cartographic sources show that up to 1848 the site lay within an area of agricultural land close to the junction between Cobham Road (the present-day High Street) and Hogshill Lane. From 1895 onwards the site is bounded by development to the E and W, with development to the immediate S from 1914 onwards. A boundary wall is depicted on the historic mapping within the proposal site from 1914, demolished sometime post-1946. The Tithe map indicates that during the mid-19th century land in the vicinity of the proposal site was under both pasture and arable cultivation. To the present day the site has remained undeveloped, the site currently occupied by an area of hardstanding used for car parking. Therefore, there is potential for the survival of any agricultural features of post-Medieval date prior to the development of the area with potential also to encounter buried foundations associated with the boundary wall or any garden features associated with the dwellings to the E and W of the site. Any features or finds of post-Medieval date are likely to be of **Low** archaeological significance but would contribute to the SCCHER for Cobham.

7 Historic Environment Record Gazetteers and Maps

#	Mon UID	Pref Ref	Name	Mon Type	Period	NGR
1	MSE18220	18220	Possible Roman Coins / Hoax, Leigh Hill, Cobham	FINDSPOT	Romano-British	TQ 1090 6010
2	MSE250	250	Roman Coin, Weybridge	FINDSPOT	Romano-British	TQ 1088 6020
3	MSE2996	2996	Roman iron knife blade and drill bit, Cobham	FINDSPOT	Romano-British	TQ 1100 6000
4	MSE3915	3915	Medieval sword chape, Cobham Court Farm, Cobham	FINDSPOT	Medieval	TQ 1040 5990
5	MSE3916	3916	Medieval sword chape, Cobham Court Farm area, Cobham	FINDSPOT	Medieval	TQ 1040 5980
6	MSE6926	6926	13th and 14th century pottery, Lime House, Church Street, Cobham	FINDSPOT; FINDSPOT	Medieval	TQ 1081 5980
7	MSE93	93	St Andrew's Church, Cobham	CHURCH; CHURCH	Medieval	TQ 1078 5974
8	MSE18159	18159	Little Bridge Green - possible Medieval green, Cobham	VILLAGE GREEN; VILLAGE GREEN; POUND	Medieval - Post-medieval	TQ 1070 5960
9	MSE3577	3577	Cobham Mill, Mill Road, Cobham	WATERMILL; WATERMILL; WATERMILL	Medieval - Post-medieval	TQ 1109 5988
10	MSE7123	7123	LEIGH HILL FARM HOUSE, 7 LEIGH HILL ROAD, Cobham	HALL HOUSE; TIMBER FRAMED HOUSE; HOUSE	Medieval - Post-medieval	TQ 1125 6019
11	MSE7128	7128	THE OLD MILL HOUSE, Mill Road, Cobham	TIMBER FRAMED HOUSE; HOUSE	Medieval - Post-medieval	TQ 1105 5991
12	MSE7246	7246	CHURCH OF ST ANDREW, Church Street, Cobham	CHURCH; TOWER; COMMEMORATIVE MONUMENT; TOMB; COMMEMORATIVE MONUMENT; CHURCH; TOMB; FONT; CHURCH	Medieval - Post-medieval	TQ 1078 5974
13	MSE7513	7513	CEDAR HOUSE, Mill Road, Cobham	TIMBER FRAMED HOUSE; HALL HOUSE; HOUSE; HOUSE	Medieval - Post-medieval	TQ 1112 5993
14	MSE15243	15243	COBHAM MILLS, Mill Road, Cobham	GARDEN; KITCHEN GARDEN	Post-medieval	TQ 1109 5988
15	MSE17042	17042	World War Two Aircraft Crash: Cobham	AIRCRAFT CRASH SITE	Post-medieval	TQ 1090 6000
16	MSE17155	17155	World War Two Aircraft Crash: Cobham	AIRCRAFT CRASH SITE	Post-medieval	TQ 1090 6000
17	MSE18161	18161	Post-medieval weir, Cobham	WEIR	Post-medieval	TQ 1100 5960
18	MSE1908	1908	Icehouse at Pyports, Cobham	ICEHOUSE	Post-medieval	TQ 1070 5975
19	MSE20736	20736	War Memorial, Two wall-mounted tablets and chantry, St Andrews Church, Cobham	WAR MEMORIAL; CHANTRY CHAPEL	Post-medieval	TQ 1078 5974

20	MSE20737	20737	War Memorial, St Andrews Church, Cobham	WAR MEMORIAL; ALTAR	Post-medieval	TQ 1078 5974
21	MSE20738	20738	War Memorial, Battlefield Cross, St Andrews Church, Cobham	WAR MEMORIAL	Post-medieval	TQ 1078 5974
22	MSE20739	20739	War Memorial, St Andrews Church, Cobham	WAR MEMORIAL; PLAQUE	Post-medieval	TQ 1078 5974
23	MSE20740	20740	War Memorial, St Andrews Church, Cobham	WAR MEMORIAL	Post-medieval	TQ 1078 5974
24	MSE20741	20741	War Memorial, St James Church, Cobham	WAR MEMORIAL	Post-medieval	TQ 1100 6000
25	MSE20742	20742	War Memorial, ST JAMES CHURCH	WAR MEMORIAL	Post-medieval	TQ 1100 6000
26	MSE20743	20743	War Memorial, ST JAMES CHURCH	WAR MEMORIAL	Post-medieval	TQ 1100 6000
27	MSE20744	20744	War Memorial, ST JAMES CHURCH	WAR MEMORIAL	Post-medieval	TQ 1100 6000
28	MSE20745	20745	War Memorial, ST ANDREWS CHURCH	PLAQUE	Post-medieval	TQ 1078 5974
29	MSE20791	20791	Commemorative wall plaque, St Andrew's Church, Cobham	PLAQUE	Post-medieval	TQ 1078 5974
30	MSE20792	20792	Loring brothers memorial, St Andrew's Church, Cobham	WAR MEMORIAL; PLAQUE	Post-medieval	TQ 1078 5974
31	MSE20793	20793	War Memorial, St Andrew's Church, Cobham	WAR MEMORIAL (TRIBUTE)	Post-medieval	TQ 1078 5974
32	MSE20794	20794	Commemorative Plaque to Lt E M Loring, St Andrew's Church, Cobham	WAR MEMORIAL	Post-medieval	TQ 1078 5974
33	MSE20796	20796	War Memorial plaque, NatWest Cobham Branch	WAR MEMORIAL; PLAQUE	Post-medieval	TQ 1080 6005
34	MSE21633	21633	The Sacred Heart Church, Between Streets, Cobham	CHURCH	Post-medieval	TQ 1067 6009
35	MSE23568	MSE23568	Later Post-Medieval features, 1-7 Holly Parade, High Street, Cobham	PLOUGH MARKS; CULTIVATION MARKS; PIT; CESS PIT	Post-medieval	TQ 1080 5998
36	MSE6927	6927	Post-Medieval finds, Lime House, Church Street, Cobham	FINDSPOT	Post-medieval	TQ 1081 5980
37	MSE7151	7151	LA CAPANNA, 48 HIGH STREET, Cobham	TIMBER FRAMED HOUSE; RESTAURANT	Post-medieval	TQ 1090 5982
38	MSE7172	7172	PYPORTS, Downside Bridge Road, Cobham	HALL HOUSE; HOUSE; HOUSE; CONSERVATORY; OFFICE	Post-medieval	TQ 1071 5972
39	MSE7226	7226	LIME HOUSE, 19 CHURCH STREET, Cobham	HOUSE; HOUSE	Post-medieval	TQ 1082 5981
40	MSE7227	7227	OVERBYE, 18 CHURCH STREET, Cobham	HOUSE; HOUSE; HOUSE	Post-medieval	TQ 10765 59821
41	MSE7228	7228	TUPP TOMB, 60 YARDS NORTH WEST OF CHURCH OF ST ANDREW, Church Street, Cobham	CHEST TOMB	Post-medieval	TQ 1078 5976

42	MSE7229	7229	BECKFORD TOMB 70 YARDS NORTH OF THE TOWER OF CHURCH OF ST ANDREW, CHURCH STREET, Cobham	CHEST TOMB	Post-medieval	TQ 1075 5978
43	MSE7286	7286	COBHAM MILL, Mill Road, Cobham	MILL; MILL	Post-medieval	TQ 1109 5988
44	MSE7384	7384	GATE PIERS AND RAILINGS TO CEDAR HOUSE, MILL ROAD, Cobham	GATE; RAILINGS	Post-medieval	TQ 1110 5990
45	MSE7399	7399	CHURCH GATE HOUSE, Downside Bridge Road, Cobham	HOUSE	Post-medieval	TQ 1079 5970
46	MSE7404	7404	CRAWTER TOMB, 5 YARDS SOUTH EAST OF CHANCEL OF CHURCH OF ST ANDREW, CHURCH STREET, Cobham	CHEST TOMB	Post-medieval	TQ 1079 5973
47	MSE7405	7405	COOPER TOMB 10 YARDS SOUTH EAST OF SOUTH PORCH OF CHURCH OF ST ANDREW, CHURCH STREET, Cobham	CHEST TOMB	Post-medieval	TQ 1077 5972
48	MSE7408	7408	CHURCH STILE HOUSE, 21 CHURCH STREET, Cobham	JETTIED HOUSE; HOUSE	Post-medieval	TQ 1079 5981
49	MSE7418	7418	COOMBE TOMB, 1 YARD NORTH OF NORTH AISLE OF CHURCH OF ST ANDREW, CHURCH STREET, Cobham	CHEST TOMB; SARCOPHAGUS	Post-medieval	TQ 1078 5976
50	MSE7419	7419	MOORE TOMB 15 YARDS SOUTH EAST OF PORCH OF CHURCH OF ST ANDREW, CHURCH STREET, Cobham	CHEST TOMB	Post-medieval	TQ 1079 5973
51	MSE7465	7465	MOLE COTTAGE, Church Street, Cobham	HOUSE; TIMBER FRAMED HOUSE	Post-medieval	TQ 1079 5982
52	MSE7468	7468	THE OLD BEAR, River Hill, Cobham	PUBLIC HOUSE; TIMBER FRAMED BUILDING; PUBLIC HOUSE; PUBLIC HOUSE	Post-medieval	TQ 1093 5987
53	MSE7512	7512	HAM MANOR, Mill Road, Cobham	HOUSE	Post-medieval	TQ 1102 5991
54	MSE16038	16038	Negative evidence: Church Street, Cobham	SITE; UNASSIGNED	Undated	TQ 1084 5979
55	MSE16039	16039	Negative evidence: 30 High Street, Cobham	UNASSIGNED; SITE; SITE	Undated	TQ 1085 5992
56	MSE19755	19755	Negative Evidence, rear of 15-19 High Street, Cobham	SITE	Undated	TQ 108 600

Table 2: Gazetteer of archaeological monuments recorded within a 500m radius of the Site based on consultation of the Surrey County Council Historic Environment Record (SCCHER).

#	EvUID	Name	Date	NGR
E1	ESE506	30 High Street, Cobham: Archaeological Watching Brief	2005	TQ 1085 5990
E2	ESE239	Lime House, Church Street, Cobham: Archaeological Excavation	2005	TQ 1081 5980
E3	ESE2134	Cobham Park, Cobham: Geophysical Survey	2007	TQ 1100 5980
E4	ESE15305	Land off Cedar Road, Cobham: Archaeological Desk-Based Assessment	2008	TQ 1086 6006
E5	ESE2912	Land at 26-38a High Street, Cobham: Archaeological Desk-Based Assessment: Archaeological Desk-Based Assessment	2010	TQ 1083 5990
E6	ESE2913	Land at 26-38a High Street, Cobham: Archaeological Desk-Based Assessment: Archaeological Desk-Based Assessment	2012	TQ 1083 5990
E7	ESE15771	1-7 Holly Parade, Cobham: Archaeological Desk-Based Assessment	2015	TQ 10804 59981
E8	ESE3037	Rear of 15-19 High Street, Cobham: Archaeological Watching Brief	2015	TQ 108 600
E9	ESE15929	26-38a High Street, Cobham: Archaeological Desk-Based Assessment	2016	TQ 1083 5991
E10	ESE15946	14 High Street, Cobham: Heritage Statement	2016	TQ 1081 6002
E11	ESE16346	Wyndham Court, 74 Portsmouth Road, Cobham: Built Heritage and Archaeological Desk-Based Assessment	2017	TQ 104 604
E12	ESE16350	1-7 Holly Parade, Cobham: Archaeological Evaluation	2017	TQ 10806 59981
E13	ESE16476	49-51 High Street, Cobham: Archaeological Desk-Based Assessment	2018	TQ 1090 5990

Table 3: Gazetteer of archaeological events recorded within a 500m radius of the Site based on consultation of the Surrey County Council Historic Environment Record (SCCHER).

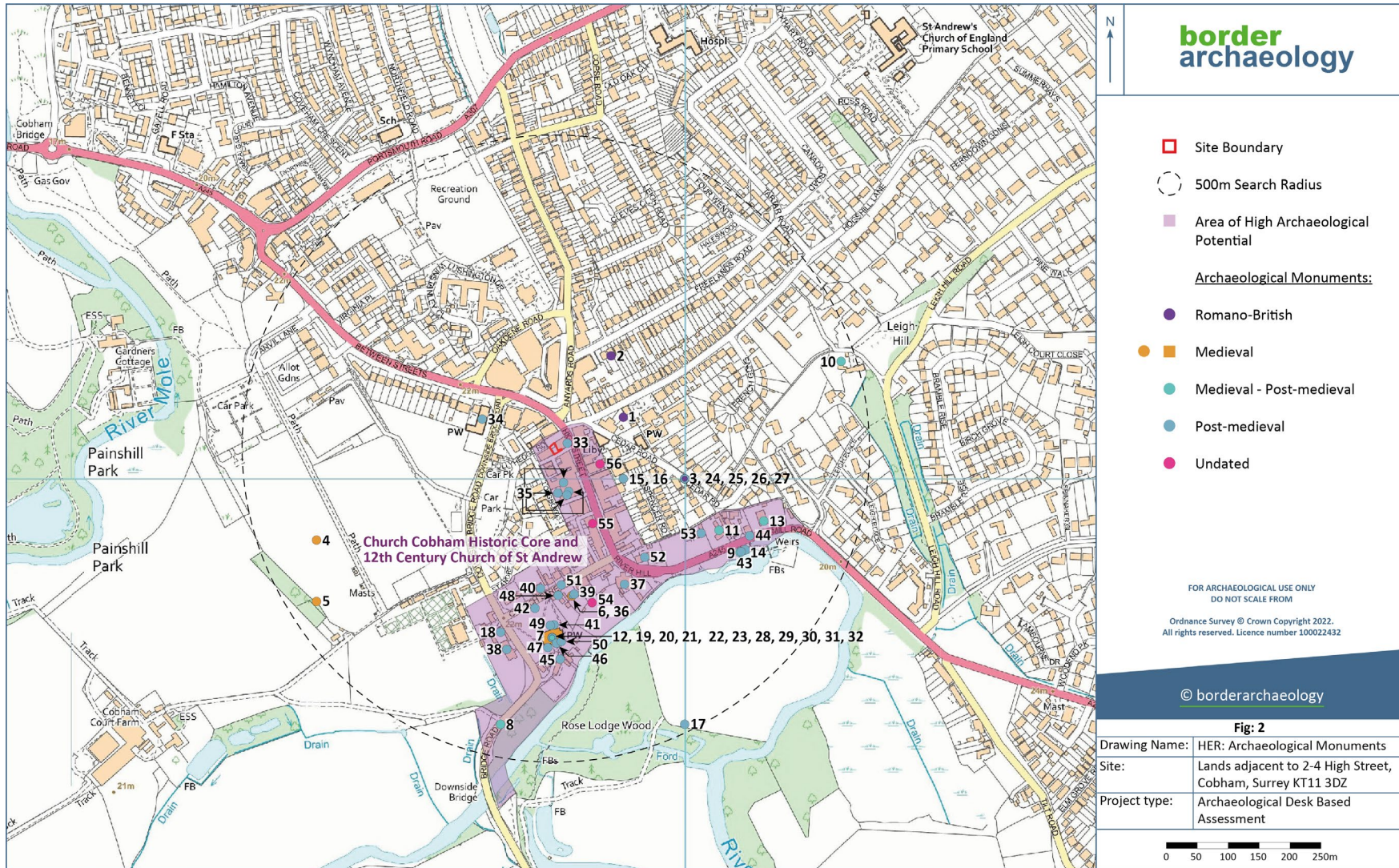
#	DesigUID	PrefRef	Name	Grade	NGR
B1	DSE72	1188115	Church of St Andrew	I	TQ 1078 5974
B2	DSE4036	1294922	CHURCH STILE HOUSE	II*	TQ 1079 5981
B3	DSE4256	1365900	HAM MANOR	II*	TQ 1102 5991
B4	DSE4257	1365901	CEDAR HOUSE	II*	TQ 1112 5993
B5	DSE1262	1030166	THE OLD MILL HOUSE	II	TQ 1105 5991
B6	DSE1278	1030188	LA CAPANNA	II	TQ 1090 5982
B7	DSE1295	1030209	PYPORTS	II	TQ 1071 5972
B8	DSE1345	1030265	Tupp tomb, 40 metres north west of Church of St. Andrew	II	TQ 1078 5976
B9	DSE3813	1293586	GATE PIERS AND RAILINGS TO CEDAR HOUSE	II	TQ 1110 5990
B10	DSE3830	1293799	51, High Street, Cobham, KT11 3DP, Non-Civil Parish, COBHAM, ESHER, Elmbridge, Surrey	II	TQ 10890 59889
B11	DSE3976	1294607	CHURCH GATE HOUSE	II	TQ 1079 5970
B12	DSE4020	1294837	Crawter tomb, 6 metres south east of chancel of church of St. Andrew	II	TQ 1079 5973
B13	DSE4028	1294867	Cooper tomb 5 metres south east of south porch of Church of St. Andrew.	II	TQ 1077 5972
B14	DSE4273	1377414	Coombe tomb 4 metres north of north aisle of Church of St Andrew	II	TQ 1078 5976
B15	DSE4307	1377474	THE OLD BEAR	II	TQ 1093 5987
B16	DSE5351	1030264	OVERBYE	II	TQ 10765 59821
B17	DSE5352	1030266	Beckford tomb 40 metres north of the tower of Church of St. Andrew	II	TQ 1075 5978
B18	DSE5417	1190885	COBHAM MILL	II	TQ 1109 5988
B19	DSE5666	1377415	Moore tomb 10 metres east of porch of Church of St. Andrew	II	TQ 1079 5973
B20	DSE5672	1377471	MOLE COTTAGE	II	TQ 1079 5982

B21	DSE6043	1030263	LIME HOUSE	II	TQ 1082 5981
B22	DSE6421	1030161	LEIGH HILL FARM HOUSE	II	TQ 1125 6019

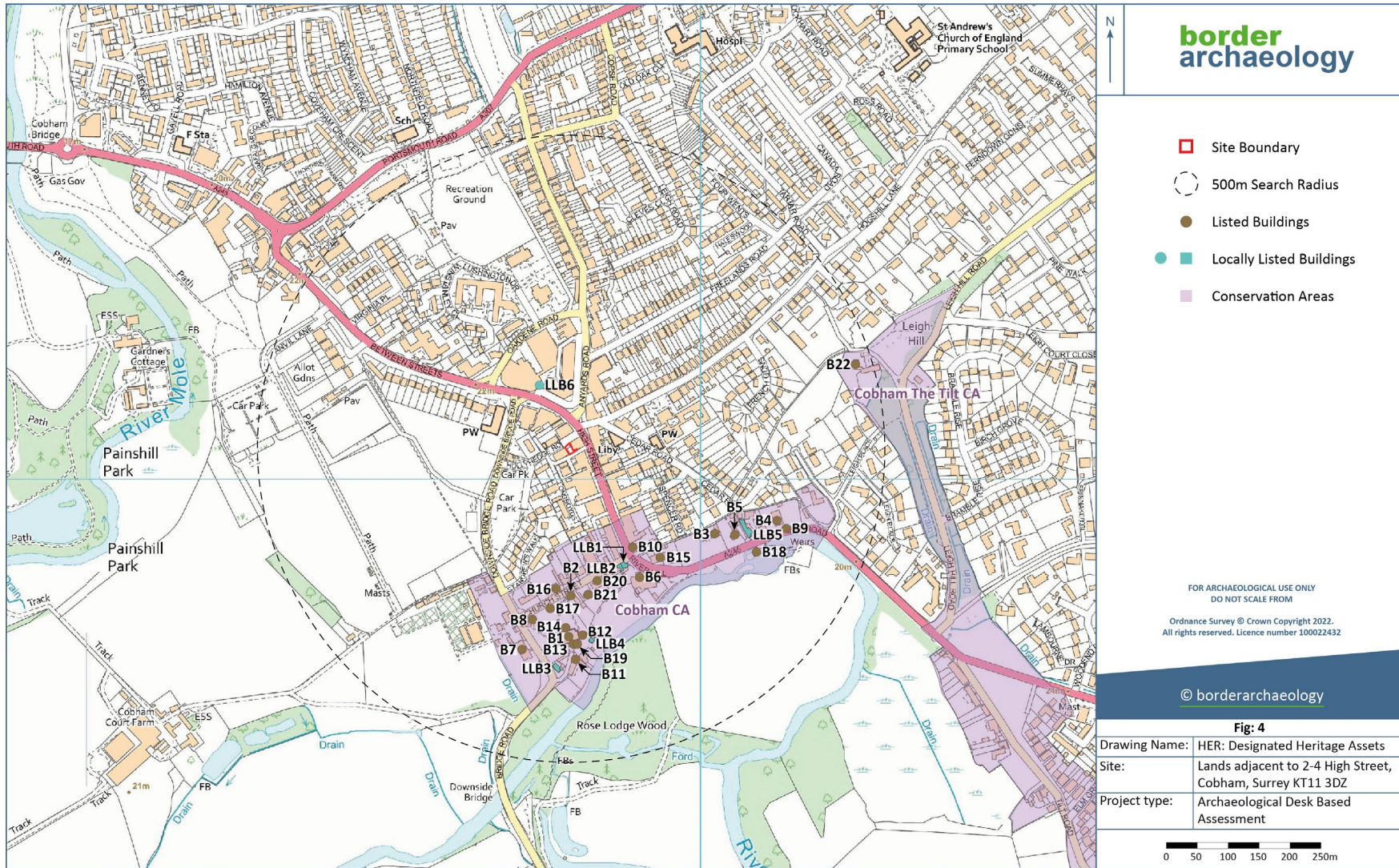
Table 4: Gazetteer of designated heritage assets recorded within a 500m radius of the Site based on consultation of the Surrey County Council Historic Environment Record (SCCHER).

#	DesigUID	PrefRef	Name	NGR
LLB1	DSE8607	-	3 (Forbes), Church Street	TQ 10876 59859
LLB2	DSE8608	-	5 (Phoenix), Church Street	TQ 10869 59855
LLB3	DSE8621	-	Church Cottage (formerly Bucks Corner)	TQ 10766 59692
LLB4	DSE8622	-	Rose Lodge	TQ 10823 59737
LLB5	DSE8731	-	1,2,3 & 4 Mill View (formerly Skilton's Yard)	TQ 11075 59919
LLB6	DSE8593	-	Clerkenwell Post, Between Streets	TQ 10738 60152

Table 5: Gazetteer of locally listed buildings recorded within a 500m radius of the Site based on consultation of the Surrey County Council Historic Environment Record (SCCHER).







8 Site Assessment

The proposal site is currently a garden and parking area located to the rear of building no's 2-4 High Street, with residential on first floor level and retail at ground floor. The proposal site also lies to the E of a terrace with retail units at ground floor level and residential on first floor level. The undeveloped proposal site currently provides a gap to the rear of the existing building (no's 2-4 High Street) and within the street scene on Hollyhedge Road, wherein the site is accessed. A laneway providing access to a car park from the High Street runs along the southern property boundary.

The proposed development comprises a 3-storey building consisting of two 2-bed residential units with ground floor undercroft parking. The proposed development will share use of an access lane to the E of the new building which will provide access to the apartments and to the rear of building no's 2-4.

At ground floor level the proposed development will include undercroft parking for 2 cars fronting onto Hollyhedge Road. To the rear of the car parking spaces is a 2 bed/4-person residential unit measuring 46.8sqm at ground floor level comprising an open plan kitchen/diner and downstairs WC with a space of 46.7sqm at first floor level comprising two bedrooms, one of which is ensuite, and a communal bathroom. The first-floor level space will sit above the undercroft car park. Access to the building is via the shared access running along the E of the building which will be gated to provide controlled entry. To the rear of the building at ground level is a 12sqm garden through which access to Apartment one is gained.

Apartment Two is accessed via a door and staircase located centrally along the E side of the building via the shared access lane. Apartment Two is also a 2bed/4-person unit measuring 41sqm at first-floor level. The first-floor level is located to the rear of the building and comprises a WC and open plan kitchen/diner. A terrace (9sqm) runs along the southern extent of the building at first floor level accessed via a door in the SE corner of the kitchen area whilst an amenity (6.7sqm) for Apartment Two is also located at ground floor level adjacent to the E side of the garden of Apartment One. The second floor of Apartment Two is located within a pitched roof. This comprises two ensuite bedrooms (see *Fig. 11*).

The height of the proposed structure will be no greater than the height of the terrace of shops and residential units to the W of the site. A pitched roof with three roof lights is proposed for the northern elevation with a wrap-around pitched roof along the western extent of the building with a flat roof to the rear and E side of the building. Materials used for the construction will match the materials of the adjacent buildings. Ground Floor level will be constructed of brickwork matching the terrace to the W and the ground floor level structure to the rear of no's 2-4 High Street fronting onto Hollyhedge Road whilst the first-floor level will be faced with vertical hanging tiles to match the adjacent terrace to the W. The roof will also be designed with material matching the terrace to the W. Double glazed UPVC windows are proposed for the first-floor elevation to the front of the building.

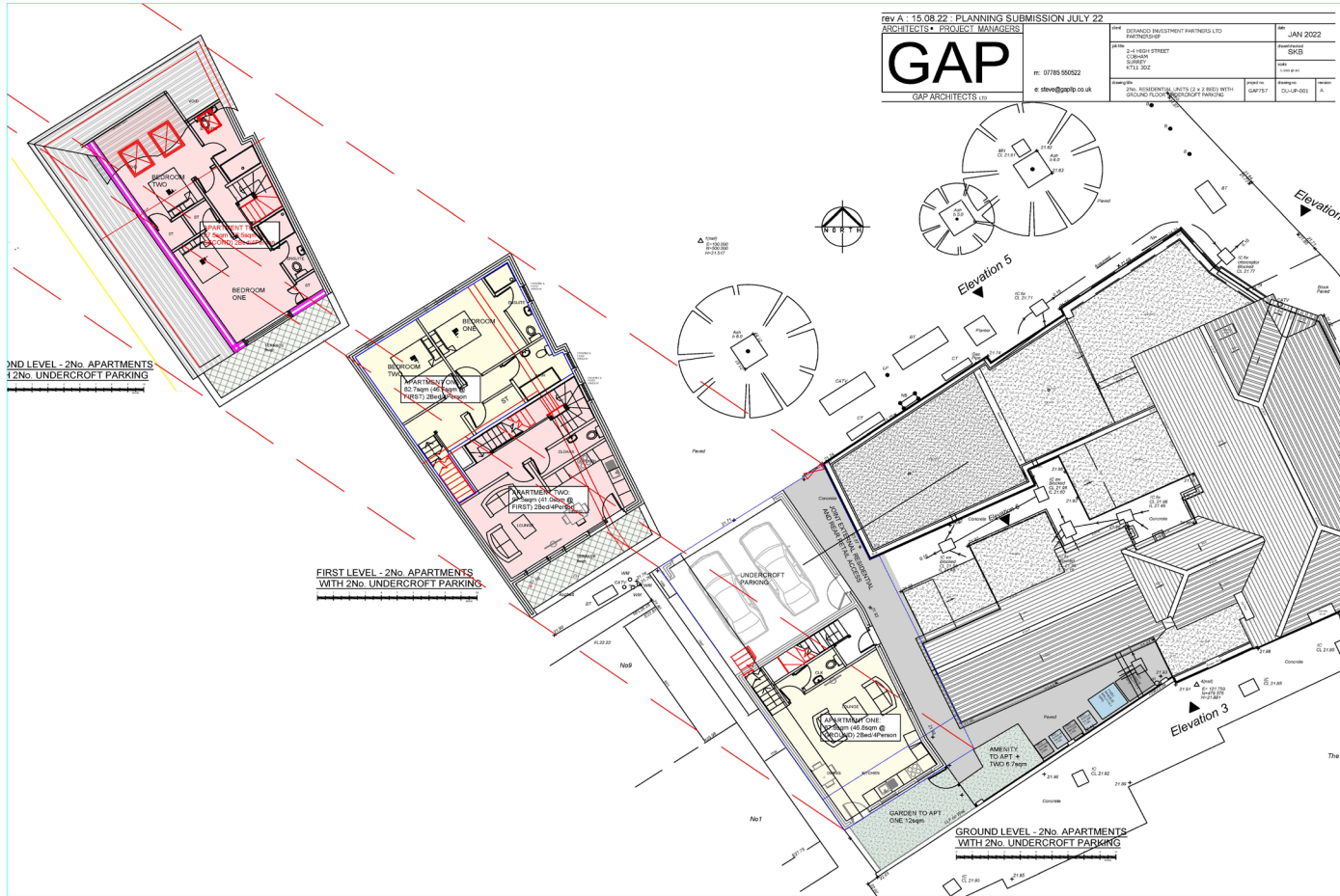


Fig. 11

Proposed Site Layout
(Reproduced courtesy of the client).



Fig. 12
Proposed Elevations, Section, and Roof Plan of the proposed development (Reproduced courtesy of the client).

rev. date notes		ARCHITECTS • PROJECT MANAGERS	
1	ISSUED	DEBARCO INVESTMENT PARTNERS LTD PARTNERSHIP	JAN 2022
2	REVISED	2-4 HIGH STREET COBHAM SURREY KT11 3DZ	SKIB
3	REVISED	2x1 RESIDENTIAL UNITS	1/21/22
4	REVISED	ROOF STRUCTURE/INSULATION/PCRO	DU-002

GAP
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9 Conclusions

9.1 Potential Impacts

Full details of the groundworks required for the proposed development were unavailable at the time of writing. The proposed development entails a 3-storey building consisting of two 2-bed residential units with ground floor undercroft parking.

It is considered that potential impacts on sub-surface remains, in broad terms, will include the bulk excavation for the foundations of the building and the excavation for new services (including drainage and electricity).

The foundation design is unknown at this stage though it is likely that sub-structure foundations for the building could include standard strip or pad foundations. Standard strip or pad foundations would entail the removal of any archaeological remains within the footprint of each excavated strip, or pad to a typical depth of 1.0m - 1.5m below existing ground level as assumed for the purposes of this assessment. It is possible that the bases of archaeological features such as pits or ditches could remain intact beneath these impact levels but their context could be lost. Likewise, the excavation of new service trenches, drainage etc. may extend to a similar depth of at least 1.0m - 1.5m below existing ground level.

The area of hardstanding (current car park area) and any utilities which already exist within the proposal site are likely to have impacted/truncated any underlying deposits within the extent of those areas.

9.2 Overall Conclusions

The archaeological potential of the proposal site has been assessed in overall terms as **Low to Moderate**, with particular reference to encountering archaeological remains of Romano-British and post-Medieval date. It is unlikely that buried remains dating to the Prehistoric or Medieval period will be encountered.

The proposal site does lie within a High Archaeological Priority Area (AHAP). The site is located at the very northern extent of this area which is designated around the Medieval core of Church Cobham, Church Street. The area of potential was extended northwards to take into account the post-Medieval development of the area between Church Cobham (CA) and The Street Cobham, to the N of the proposal site. Cartographic sources indicate that development of the area surrounding the proposal site began during the mid-19th century. A boundary wall is depicted within the proposal site from 1914 onwards though the site has remained largely undeveloped to the present-day. Archaeological interventions which have occurred in the vicinity of the site have revealed evidence for the chronology of the development of this part of the Area of High Archaeological Potential.

Recommendations: It is Border Archaeology's considered opinion that, prima facie, the archaeological potential of the site does not present an impediment to the proposed development. Given the Low to Moderate potential of the site it is recommended that an appropriate programme of archaeological work, the details of which to be

agreed with the Archaeological Officer, Historic Environment Planning Team, Surrey County Council, will be necessary to determine the extent, depth and significance of buried archaeological features and deposits across the site.

10 Copyright

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11 References

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11.1 Cartography

(All maps were obtained from the National Archives unless otherwise stated).

1848: Tithe Map (IR 29/34/37)

1895: Ordnance Survey 25-inch map.

1914: Ordnance Survey 25-inch map.

1920: Ordnance Survey 6-inch map.

1936: Ordnance Survey 6-inch map.

1946: Ordnance Survey 6-inch map.

12 Appendix 1: Historic Maps



Fig.5: Extract from the 1848 Tithe Map showing the approximate site location (marked in red)
(Reproduced by courtesy of the National Archives)

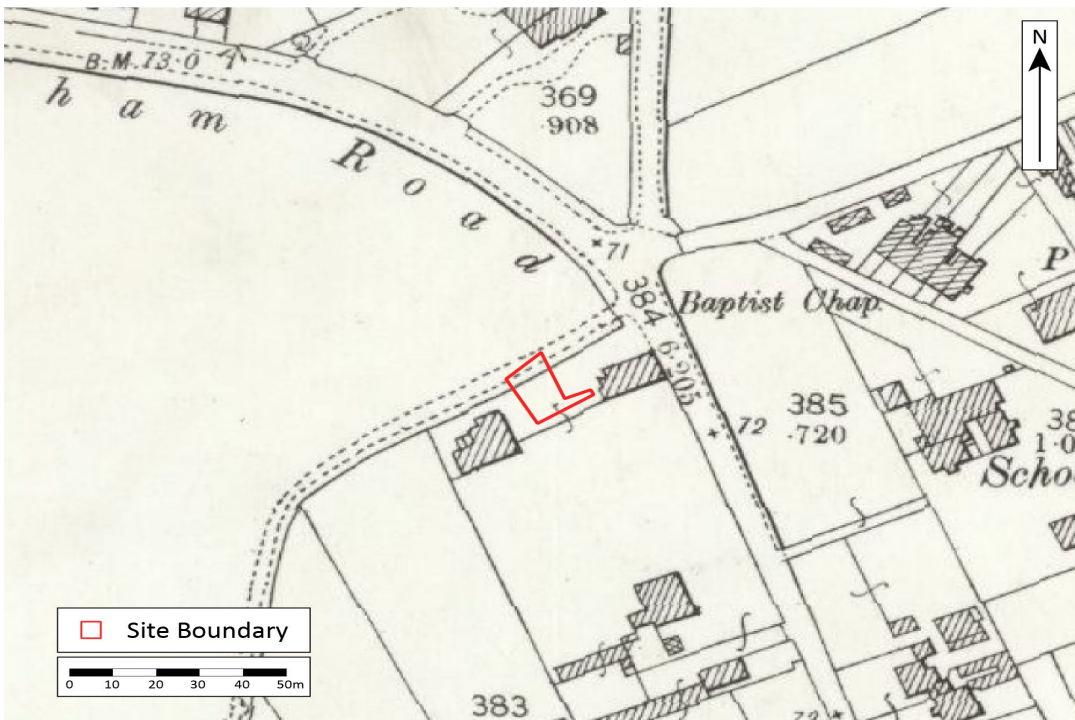


Fig.6: Extract from the Ordnance Survey 25-inch map (1895) showing the Site (marked in red)
(Reproduced by courtesy of the National Archives)

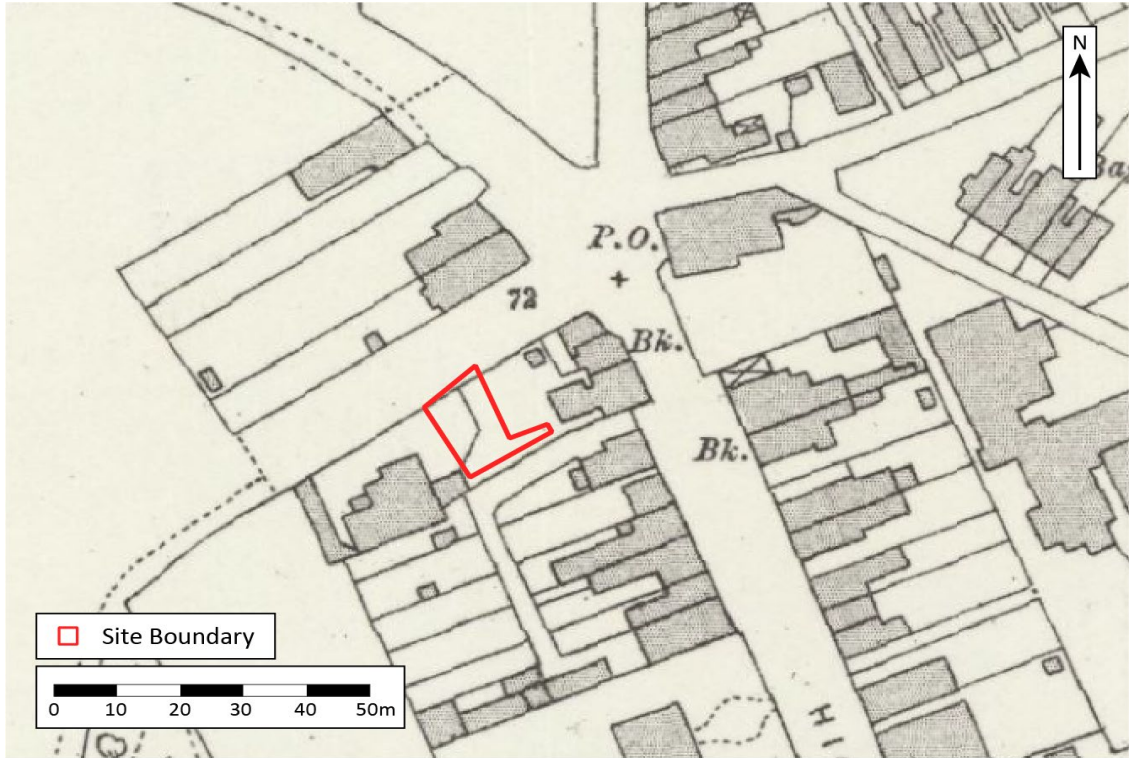


Fig.7: Extract from the Ordnance Survey 25-inch map (1914) showing the Site (marked in red)
(Reproduced by courtesy of the National Archives)



Fig.8: Extract from the Ordnance Survey 6-inch map (1920) showing the Site (marked in red)
(Reproduced by courtesy of the National Archives)



Fig. 9: Extract from the Ordnance Survey 6-inch map (1936) showing the Site (marked in red)
(Reproduced courtesy of the National Archives)



Fig. 10: Extract from the Ordnance Survey 6-inch map (1946) showing the Site (marked in red)
(Reproduced courtesy of the National Archives)

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