



Orchard Lane / East Molesey

Archaeological Desk Based Assessment

ARCHAEOLOGICAL DESK BASED ASSESSMENT

Molesey Venture Centre, Orchard Lane, East Molesey, KT8 0BN

JAC 28524
Molesey Venture Centre
Orchard Lane
East Molesey
KT8 0BN

October 2022

ARCHAEOLOGICAL DESK BASED ASSESSMENT

Quality Management

Version	Status	Authored by	Reviewed by	Approved by	Review date
1	DRAFT FOR REVIEW	S Blatherwick			12.10.22.
2	Final	S Blatherwick	R Masefield		14.10.22.
3	Final Rev	S Blatherwick	R Masefield		19.10.22.

File/Model Location

Document location:

S:\Archaeology\Archaeology Jobs\28000-28999\28524 - Orchard Lane, East Molesey, KT8 0AL\Reports\DBA\Final\JAC 28524 Orchard Lane, East Molesey - Archaeological dba.docx

Model / Appendices location:

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EXECUTIVE SUMMARY

This archaeological desk-based assessment has been prepared by RPS Consulting Services.

The subject of this assessment is the site of Molesey Venture Centre, Orchard Lane, East Molesey, KT8 0BN. The Site is located in Surrey County Council and Elmbridge Borough Council.

In accordance with central and local government policy and guidance on archaeology and planning, and in accordance with the 'Standard and Guidance for Historic Environment Desk-Based Assessments' (Chartered Institute for Archaeologists, August 2020), the Applicant has commissioned RPS to undertake this archaeological desk-based assessment.

A 1000m search of the Surrey HER has provided the background archaeological data for this report.

In terms of relevant designated archaeological assets, no World Heritage Sites, Scheduled Monuments, Registered Parks and Gardens, Historic Battlefield, or Historic Wreck Sites occur on the Site.

No non-designated heritage assets are recorded on the Site but the results of archaeological fieldwork to the south of the Site suggest that archaeological assets may be present in areas of the Site that have not been truncated by development.

Paragraph 194 states that planning decisions should be based on the significance of the heritage asset and that level of detail supplied by an applicant should be proportionate to the importance of the asset and should be no more than sufficient to review the potential impact of the proposal upon the significance of that asset.

It is considered that the LPA may have an archaeological interest in this Site based on the results of archaeological fieldwork to the south of the Site and that any archaeological planning requirements could be secured by a planning condition on any consent that is granted.

The decision regarding this remains with the LPA and their Archaeological Planning Advisers.

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1 INTRODUCTION AND SCOPE OF STUDY

- 1.1 This document provides an archaeological desk-based for the Site of the Molesey Venture Centre, Orchard Lane, East Molesey, KT8 0BN. The Site is located in Surrey County Council and Elmbridge Borough Council. (NGR circa 514623,167356) and covers an area of circa 0.75 hectares.
- 1.2 The report has been prepared by Simon Blatherwick, Technical Director (Heritage) of provide the archaeological background to the Site.
- 1.3 This report addresses below ground archaeology only.
- 1.4 In accordance with central and local government policy and guidance on archaeology and planning, and in accordance with the 'Standard and Guidance for Historic Environment Desk-Based Assessments' (Chartered Institute for Archaeologists, August 2020), the Applicant has commissioned RPS to undertake this below ground archaeological desk-based assessment.
- 1.5 In terms of designated archaeological assets, no World Heritage Sites, Scheduled Monuments, Registered Parks and Gardens, Historic Battlefield, or Historic Wreck Sites occur on the Site.

Scope of Study

- 1.6 To compile the baseline assessment, the Scope agreed with the Archaeological Officer (Historic Environment Planning, Surrey County Council) included;
- e-mail consultation with the Archaeological Adviser to the LPA;
 - A Search of the Historic Environment Records (HER) database for all archaeological assets recorded on and within the vicinity of the site;
 - An examination of national, regional and local planning policies in relation to archaeological sites and remains;
 - An examination of available topographical evidence;
 - An inspection of available geological sources (maps/borehole logs/trial-pit data);
 - A review of cartographic and Lidar evidence for the site;
 - A review of existing/previous impacts on the site;
 - A review of relevant published and unpublished sources, including searches through local journals;
 - An outline assessment of effects that development may have on any archaeological assets; and
 - A suggested strategy for mitigating those effects if required.
- 1.7 The Chartered Institute for Archaeologist's Standard and Guidance for historic environment desk-based assessment (2020) sets a "standard" for desk-based assessment as follows:
- Desk-based assessment will determine, as far as is reasonably possible from existing records, the nature, extent and significance of the historic environment within a specified area. Desk-based assessment will be undertaken using appropriate methods and practices which satisfy the stated aims of the project, and which comply with the Code of conduct and other relevant regulations of CIfA. In a development context desk-based assessment will establish the impact of the proposed development on the significance of the historic environment (or will identify the need for further evaluation to do so), and

will enable reasoned proposals and decisions to be made whether to mitigate, offset or accept without further intervention that impact.

1.8 The “Definition” of an assessment is given as:

Desk-based assessment is a programme of study of the historic environment within a specified area or site on land, the inter-tidal zone or underwater that addresses agreed research and/or conservation objectives. It consists of an analysis of existing written, graphic, photographic and electronic information in order to identify the likely heritage assets, their interests and significance and the character of the study area, including appropriate consideration of the settings of heritage assets and, in England, the nature, extent and quality of the known or potential archaeological, historic, architectural and artistic interest. Significance is to be judged in a local, regional, national or international context as appropriate.

1.9 This desk-based assessment comprises an examination of evidence in the Hertfordshire Historic Environment Record (HER) and other sources, together with the results of a comprehensive historic map regression exercise.

1.10 This document draws together the available archaeological, topographic and land-use information in order to clarify the archaeological potential of the Site and to consider the need for design, civil engineering, and archaeological solutions to the archaeological potential identified.

1.11 The document has been completed with reference to current national and local guidelines, as set out in the text and Bibliography.

Limitations

1.12 In any desk-based assessment a degree of uncertainty is attached to the baseline data sources. This includes:

1.13 The Historic Environment Records (HER) can be limited because it often depends on “random” opportunities for research, fieldwork and discovery;

Lack of dating evidence for sites;

Documentary sources are rare before the medieval period and many historic documents are inherently biased; and

The extent of truncation caused by previous development impacts and landscaping works cannot be fully ascertained.

2 PLANNING BACKGROUND AND DEVELOPMENT PLAN FRAMEWORK

- 2.1 National legislation regarding archaeology, including scheduled monuments, is contained in the Ancient Monuments and Archaeological Areas Act 1979, amended by the National Heritage Act 1983 and 2002, and updated in April 2014.
- 2.2 In March 2012, the government published the National Planning Policy Framework (NPPF), and it was last updated in July 2021. The NPPF is supported by the National Planning Practice Guidance (NPPG), which was published online 6th March 2014, with the guidance on Conserving and Enhancing the Historic Environment last updated July 2021. (<https://www.gov.uk/guidance/conserving-and-enhancing-the-historic-environment>).
- 2.3 The NPPF and NPPG are additionally supported by three Good Practice Advice (GPA) documents published by Historic England: GPA 1: The Historic Environment in Local Plans; GPA 2: Managing Significance in Decision-Taking in the Historic Environment (both published March 2015). The second edition of GPA3: The Setting of Heritage Assets was published in December 2017.

National Planning Policy

- 2.4 Section 16 of the NPPF, entitled Conserving and enhancing the historic environment provides guidance for planning authorities, property owners, developers and others on the conservation and investigation of heritage assets. Overall, the objectives of Section 16 of the NPPF can be summarised as seeking the:
- Delivery of sustainable development;
 - Understanding the wider social, cultural, economic and environmental benefits brought by the conservation of the historic environment;
 - Conservation of England's heritage assets in a manner appropriate to their significance; and
 - Recognition that heritage makes to our knowledge and understanding of the past.
- 2.5 Section 16 of the NPPF recognises that intelligently managed change may sometimes be necessary if heritage assets are to be maintained for the long term. Paragraph 194 states that planning decisions should be based on the significance of the heritage asset and that level of detail supplied by an applicant should be proportionate to the importance of the asset and should be no more than sufficient to review the potential impact of the proposal upon the significance of that asset.
- 2.6 *Heritage Assets* are defined in Annex 2 of the NPPF as: a building, monument, site, place, area or landscape positively identified as having a degree of significance meriting consideration in planning decisions. They include designated heritage assets (as defined in the NPPF) and assets identified by the local planning authority during the process of decision-making or through the plan-making process.
- 2.7 Annex 2 also defines *Archaeological Interest* as a heritage asset which holds or potentially could hold evidence of past human activity worthy of expert investigation at some point.
- 2.8 A *Designated Heritage Asset* comprises a: World Heritage Site, Scheduled Monument, Listed Building, Protected Wreck Site, Registered Park and Garden, Registered Battlefield or Conservation Area.
- 2.9 *Significance* (for heritage policy) is defined as: The value of a heritage asset to this and future generations because of its heritage interest. This interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting.

- 2.10 *Setting* is defined as: The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral.
- 2.11 In short, government policy provides a framework which:
- Protects nationally important designated Heritage Assets;
 - Protects the settings of such designations;
 - In appropriate circumstances seeks adequate information (from desk-based assessment and field evaluation where necessary) to enable informed decisions;
 - Provides for the excavation and investigation of sites not significant enough to merit in-situ preservation.
- 2.12 The NPPG reiterates that the conservation of heritage assets in a manner appropriate to their significance is a core planning principle, requiring a flexible and thoughtful approach. Furthermore, it highlights that neglect and decay of heritage assets is best addressed through ensuring they remain in active use that is consistent with their conservation. Importantly, the guidance states that if complete, or partial loss of a heritage asset is justified, the aim should then be to capture and record the evidence of the asset's significance and make the interpretation publicly available. Key elements of the guidance relate to assessing harm. An important consideration should be whether the proposed works adversely affect a key element of the heritage asset's special architectural or historic interest. Additionally, it is the degree of harm, rather than the scale of development, that is to be assessed. The level of 'substantial harm' is considered to be a high bar that may not arise in many cases. Essentially, whether a proposal causes substantial harm will be a judgment for the decision taker, having regard to the circumstances of the case and the NPPF. Importantly, harm may arise from works to the asset or from development within its setting. Setting is defined as the surroundings in which an asset is experienced and may be more extensive than the curtilage. A thorough assessment of the impact of proposals upon setting needs to take into account, and be proportionate to, the significance of the heritage asset and the degree to which proposed changes enhance or detract from that significance and the ability to appreciate it.
- 2.13 In considering any planning application for development, the planning authority will be mindful of the framework set by government policy, in this instance the NPPF, by current Development Plan Policy and by other material considerations.

Local Planning Policy

Elmbridge Local Plan

- 2.14 The current Elmbridge Local Plan consists of the Core Strategy (2011) and Development Management Plan (2015).
- 2.15 With regard to Historic and cultural assets, the Core Strategy states (para 3.13);
- Elmbridge has an enviable selection of historic and cultural assets located throughout the Borough. These include conservation areas, scheduled ancient monuments, listed buildings, historic parks and gardens and areas of high archaeological value. Understanding and managing these assets is important to ensure these places continue to make Elmbridge the special place that it is today.
- 2.16 Policy CS7 - East and West Molesey – includes;
- All new development will be expected to enhance the local character of the area, and specific attention will need to be given to areas of high heritage value

Pre Application Archaeological Advice

2.17 During Pre-Application discussions, the LPA have advised as follows,

Impact on archaeology

The site is over 0.4ha in area.

Policy DM12 of the Development Management Plan 2015 states that development proposals should take account of the likelihood of heritage assets with archaeological significance being present on the site and assess the significance of such assets and enhance understanding of their value. An Archaeological Assessment should be provided as part of the application to determine the likely presence of heritage assets with archaeological significance on site. Based on the Assessment results, further investigation, defined by a Written Scheme of Investigation, may then be required. The Archaeological Officer from the Historic Environment Planning Team at Surrey County Council would be consulted on any forthcoming application.

3 GEOLOGY AND TOPOGRAPHY

Geology

- 3.1 The BGS on-line viewer indicates that the Site is located on Bedrock of London Clay Formation.
- 3.2 Superficial Deposits of Langley Silt Member are recorded.
- 3.3 The River Ember is located circa 100m west of the Site with a 'tributary' of the Elmer against the western boundary of the Site. The Pre Application Submission (Assael / Lifestyle Residences, 2022) provides the information that the River Mole was redirected in 1930 to flow into the River Ember forming a widened and straightened channel. Further alterations to the courses of these two rivers occurred in 1947 and 1968 in a major flood prevention scheme.

Topography

- 3.4 Topographic Survey indicates that the Site is at circa 9.50m OD.

4 ARCHAEOLOGICAL / HISTORICAL BACKGROUND

Timescales used in this report

Prehistoric

Palaeolithic	900,000 -	12,000 BC
Mesolithic	12,000 -	4,000 BC
Neolithic	4,000 -	1,800 BC
Bronze Age	1,800 -	600 BC
Iron Age	600 -	AD 43

Historic

Roman	AD 43 -	410
Saxon/Early Medieval	AD 410 -	1066
Medieval	AD 1066 -	1485
Post Medieval	AD 1486 -	1799
Modern	AD 1800 -	Present

Introduction

- 4.1 This chapter reviews the available archaeological evidence for the Site and the archaeological/historical background of the general area and, in accordance with NPPF, considers the potential for any as yet to be discovered archaeological evidence on the Site.
- 4.2 What follows comprises a review of known archaeological assets within a 1000m (1km) radius search of the Surrey Historic Environment Records (HER) (data received 6/10/2022)
- 4.3 In terms of designated heritage assets, as defined above and as shown on Figure 2a, no designated World Heritage Sites, Registered Parks and Gardens, Historic Wrecks or Historic Battlefields are located on the Site or within the Search Area.
- 4.4 No non-designated heritage assets are recorded on the Site
- 4.5 Chapter 5 subsequently considers the Site conditions and whether the proposed development will impact the theoretical archaeological potential identified below.

HER Data

- 4.6 The HER data received does not include any entries that specifically relate to the Site.
- 4.7 The following Archaeological Assets are recorded in the HER data, circa 100m to 200m south of the Site;

MSE4092. Site of a corn mill until the early 19th century, exact position unknown

MSE 22950. Evaluation revealed several narrow palaeochannels containing burnt flint and prehistoric struck flint suggesting prehistoric activity in and around a former braided river system

MSE22951. 16th-17th Century formal garden features, Ember Court, Orchard Lane, East Molesey. Features including planting beds and buildings related to a formal garden at Ember Court uncovered during archaeological evaluation

MSE23892. Late Bronze Age/ Early Iron Age enclosure, Imber Court Trading Estate, East Molesey

MSE23893. Late Iron Age/ Early Roman-British ditches and possibly contemporary burial remains of a wild boar discovered during archaeological evaluation at Imber Court Trading Estate

MSE23894. Stake holes thought to relate to a medieval fish or eel trap and ditch producing pottery dating to the 12th- to 13th-century discovered during archaeological evaluation at Imber Court Trading Estate

MSE23896. Modern features of concrete works, Ember Court, Orchard Lane, East Molesey

- 4.8 Surrey Archaeological Society - <https://www.surreyarchaeology.org.uk/content/imber-court-trading-estate-orchard-lane-east-molesey-0> - provide the following information regarding the archaeological evaluation at Imber Court Trading Estate, to the south of the Site.

A phase of post-demolition evaluation, test pits and strip, map and record excavations by W Perkins of PCA, following pre-demolition evaluation in 2016 (SyAC 101, 214), showed severe disturbance across much of the site owing to its former industrial uses. However, initial evaluation showed that areas of undisturbed land were present and the later phase of work revealed more of a series of natural palaeochannels, first recorded in 2016, threading across the north-west of the site. Many contained either burnt or worked flint, suggesting an early utilisation of the upper eastern slopes above the river Ember to the west, and probably connected with seasonal hunting, wildfowling and fishing within what would have been a braided river wetland environment. To the west of the palaeochannels a series of curvilinear ditches was revealed, possibly relating to a large enclosure. They comprised five north--south aligned parallel ditches, the main ditch displaying a number of recuts. Prehistoric pottery and worked flint from the Late Bronze Age/ Early Iron Age was recovered from the basal fill of the main ditch while the recuts and later ditches showed evidence pertaining to the Late Iron Age/Early Romano-British period. No evidence of settlement was revealed so the function of the ditches is uncertain, although it seems likely they relate to settlement activity. Redefinition of the ditch system occurred in the Late Iron Age/Early Romano-British period and may indicate possible re-occupation at that time. A single north--south ditch in the same area produced a quantity of unabraded medieval pottery that appeared to have been deposited as almost whole pots in a discrete 'single event' deposition. Residual medieval pottery occurred in a number of later features. At the extreme south of the site, the north wall of the north wing of the former Ember Court was exposed. Most of Ember Court lay outside the site boundary to the south but the exposed section demonstrated that an earlier 16th-17th century wall (or foundation) had been strengthened by the addition of a later buttress and remedial construction dating to the 18th--19th centuries. A series of horticultural bedding trenches recorded in the 2016 evaluation may have been part of its kitchen gardens.

- 4.9 Some 900m south of the Site HER entry MSE24211 records an area of slight parallel linear earthworks on land near to River Ember thought to represent a system of drainage features associated with a water meadow.
- 4.10 No other HER entries are recorded in the vicinity of the Site, to the south of the River Ember.
- 4.11 To the west of the Site (1km west) MSE263 records a Neolithic flint scraper found in a garden on Speer Road, Thames Ditton.
- 4.12 To the north of the Ember the HER records entries associated with the 'Historic Core' of East Molesey and the site of Medieval and Later Watermill (Upper Mill) on the banks of the River Mole.

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- 4.13 Within the 'Historic Core' of East Molesey archaeological watching brief at Orchard School recorded two pits interpreted as being of late Prehistoric date, due to the discovery of Iron Age pottery and late Neolithic or early Bronze Age worked flints within them.
- 4.14 Mapping Aerial Photographs and Lidar information provided in this assessment (Figures 3 to 8) provides evidence of land use and field boundary changes from the C18th onwards with the 1843 Tithe Apportionments that accompany the Tithe Map of Thames Ditton (Figure 7) providing the following Plot descriptions;

1840 Tithe Apportionments, Tithe Map of Thames Ditton

Land Parcel	Landowner	Occupant	Description	Land Use/Cultivation
25	Sir Charles Sullivan Baronet	Sir Charles Sullivan Baronet	Meadow	Meadow
26	Sir Charles Sullivan Baronet	Sir Charles Sullivan Baronet	Barn and Yard	
27	Sir Charles Sullivan Baronet	Barn and Yard	House and Garden	
28	Sir Charles Sullivan Baronet	James Arniston	House and Garden	
29	Sir Charles Sullivan Baronet	James Arniston	Garden	Garden

- 4.15 MSE4092 describes the Ember Mill as 'exact position unknown' but locates the mill circa 200m south of the Site. The following descriptions is provided;

The first recorded industrial use of Ember Mill was as a corn mill, in 1607. In 1638 it was converted to the manufacture of brass wire under the direction of James Ledger and by about 1649 it had been taken over by Jacob Momma and his partner. The Imber Court estate in 1672 included a corn mill, apparently in poor condition. In 1693 John Stapleton received permission under a lease from Shem Bridges to rebuild the mill house and manufacture brass and copper wire. Messrs Hitchcock, Wethered and Kent took over the lease by 1705, and manufactured iron hoops for barrels. Alexander Raby followed in 1795; when he left in 1802 iron fabrication ceased but corn milling continued. The lease for the mill was advertised in 1806, when it contained four pairs of stones. Charles Sutton took over and continued until 1812. An inventory of estate possessions made reference to a newly constructed watermill and a report in the Chelmsford Chronicle of 1832, stated that this contained eight pairs of stones. The mills were demolished soon afterwards and their exact position cannot be traced, but the water channels constructed by Hitcock in the early years of the 18th century remain.

- 4.16 Smith (2009) describes a mill 'at the end of Orchard Lane' as follows;

Molesey's third mill was constructed on the River Ember at the end of what is now Orchard Lane. The first records of the mill appear in the early 1600s and it started life as a flour mill but was always a commercial mill and was converted to "metal bashing" in the middle of the 17th Century. Lead was milled for water pipes and tanks, and for roofing. In 1638 brass processing was started to make "battery" which was the name for brass wire from which nails etc could be made. Finally around the end of the 18th Century iron was forged here to make hoops for barrels etc. Iron processing requires a good water flow to drive the hammers and the bellows needed to get the temperature of the iron high enough. Although rebuilt early in the 19th Century the mill fell out of use and was closed and dismantled in 1837. Only the least or water channels remain.

As stated earlier the mill straddled two parishes and in the 1780s the allocation of Poor Law rates arising from the mill was decided by “six creditable men, three from each parish”.

The Mills today.

For Ember Mill only the water channels from the old Ember River remain and can be seen from the footbridge at the end of Orchard Lane. They are becoming rather overgrown at the present time but it is possible to see where the mill stood between the two water races.

- 4.17 An image of ‘Ember Mill, part in East Molesey and part in Thames Ditton’ is available at http://www.moleseyhistory.co.uk/pictures/pages/A18_0082.htm.
- 4.18 The earliest development on the Site appears to be illustrated by the 1804 Ordnance Survey drawing (Figure 6) with the Tithe map (see above) showing the ‘Barn and Yard’ in the use of James Arniston.
- 4.19 By the 1868 Ordnance Survey (Figure 8) the Barn on the Site appears to have been superseded with further development shown across the Site. The developed footprint across the Site increases from 1868 through to 2015 (Figure 17).
- 4.20 The 1955-56 Ordnance Survey (Figure 14) describes the buildings as Engineering Works.
- 4.21 The LiDAR image (Figure 18) indicates a number of boundaries running north-west / south-east across the Site that relate to the Tithe and later mapping.
- 4.22 The archaeological potential of the Site for the Post-Medieval period, based on the available information, can be identified as Low.

Assessment of Potential / Significance

Assessment of Significance (Designated Assets)

- 4.23 Existing national policy guidance for archaeology (the NPPF as referenced in Section 2) enshrines the concept of the ‘significance’ of heritage assets. Significance as defined in the NPPF centres on the value of an archaeological or historic asset for its ‘heritage interest’ to this or future generations.
- 4.24 There are no nationally designated archaeological assets recorded within the HER Search undertaken for this assessment.

Assessment of Significance (Non-Designated Assets)

- 4.25 No archaeological assets are recorded in the HER data on the Site although other non-designated archaeological assets are recorded within the surrounding area.

Paleoenvironmental Archaeology

- 4.26 At Imber Court Trading Estate, to the south of the Site, evaluation showed that areas of undisturbed land were present and the later phase of work revealed more of a series of natural palaeochannels threading across the north-west of the site. Many contained either burnt or worked flint, suggesting an early utilisation of the upper eastern slopes above the river Ember to the west, and probably connected with seasonal hunting, wildfowling and fishing within what would have been a braided river wetland environment.
- 4.27 As such, based on the available information, the archaeological potential of the Site for Paleoenvironmental Archaeology can be identified as Medium.

Early Prehistoric (Palaeolithic, Mesolithic & Neolithic)

- 4.28 The evidence for Early Prehistoric activity in the HER study area derives from the 'Historic Core' of East Molesey and also from the evaluation at Imber Court Trading Estate, to the south of the Site, with palaeochannels containing either burnt or worked flint, suggesting an early utilisation of the upper eastern slopes above the river Ember to the west
- 4.29 As such, based on the available information, the archaeological potential of the Site for the Early Prehistoric period can be identified as Medium.

Later Prehistoric (Bronze Age & Iron Age)

- 4.30 At Imber Court Trading Estate, to the south of the Site a series of curvilinear ditches was revealed, possibly relating to a large enclosure. They comprised five north--south aligned parallel ditches, the main ditch displaying a number of recuts. Prehistoric pottery and worked flint from the Late Bronze Age/ Early Iron Age was recovered from the basal fill of the main ditch while the recuts and later ditches showed evidence pertaining to the Late Iron Age/Early Romano-British period. No evidence of settlement was revealed so the function of the ditches is uncertain, although it seems likely they relate to settlement activity. Redefinition of the ditch system occurred in the Late Iron Age/Early Romano-British period and may indicate possible re-occupation at that time. A single north--south ditch in the same area produced a quantity of unabraded medieval pottery that appeared to have been deposited as almost whole pots in a discrete 'single event' deposition. Residual medieval pottery occurred in a number of later features
- 4.31 As such, based on the available information, the archaeological potential of the Site for the Later Prehistoric period can be identified as Medium.

Roman

- 4.32 There are no specific entries for Roman archaeology in the HER data.
- 4.33 The archaeological potential of the Site for the Roman period can be identified as Negligible.

Anglo-Saxon & Medieval

- 4.34 There are no specific entries for Anglo-Saxon & Medieval archaeology in the HER data.
- 4.35 As such, based on the available information, the archaeological potential of the Site for the Anglo-Saxon & Medieval periods can be identified as Negligible.

Post Medieval and Modern

- 4.36 There are no specific entries for Post Medieval archaeology in the HER data.
- 4.37 As such, based on the available information, the archaeological potential of the Site for the Post Medieval periods can be identified as Low.
- 4.38 As identified by desk-based work, the archaeological potential of the Site by period and the likely significance of any archaeological remains which may be present is summarised in table form below.

Period:	Identified Potential	Archaeological Identified Significance
Paleoenvironmental	Medium.	Low (Local) to Medium (Regional)
Early Prehistoric	Medium	Low (Local) to Medium (Regional)
Later Prehistoric	Medium	Low (Local) to Medium (Regional)
Roman	Negligible	Low (Local) to Medium (Regional)

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Anglo-Saxon	Negligible	Low (Local) to Medium (Regional)
Medieval	Negligible	Low (Local) to Medium (Regional)
Post Medieval	Low	Low (Local)

5 SITE CONDITIONS, PROPOSED DEVELOPMENT & REVIEW OF POTENTIAL DEVELOPMENT IMPACTS ON ARCHAEOLOGICAL ASSETS

Site Conditions

- 5.1 The site is 0.75 hectares in area and considered brownfield land. It contains approximately seven existing buildings known as the Molesey Venture Centre. It is made up of almshouses, apartments, bedsits, garages and garden buildings, as well as surface parking and the access road. At the point of access onto the site from Orchard Lane is an existing dwelling outside of the site boundary, which forms a party wall boundary. On the eastern side of the site is Molesey Horticultural Centre which accommodates various buildings and external landscaped areas.

Proposed Development

- 5.2 The Proposed Development is described as;

Redevelopment of site by way of demolition (or partial demolition) of all existing buildings and the erection of 3 buildings comprising 74 residential units (15 x 1 bed, 48 x 2 bed and 11 x 3 bed) and ancillary facilities for residents, underground and surface level car and cycle parking, mechanical plant, soft and hard landscaping and associated diversion of existing Thames Water pipe.'

(see Appendix 1).

Review of Potential Development Impacts on Designated Archaeological Assets

- 5.3 It is considered that there will be no development impacts on nationally designated archaeological assets.

Review of Potential Development Impacts on Non-Designated Assets

- 5.4 It is considered that, based on the available information, there may be some impacts on non-designated archaeological assets.

6 SUMMARY AND CONCLUSIONS

- 6.1 The Site has been assessed for its below ground archaeological potential.
- 6.2 In terms of designated heritage assets, as defined above and as shown on Figure 2a, no designated World Heritage Sites, Registered Parks and Gardens, Historic Wrecks or Historic Battlefields are located on the Site or within the Search Area.
- 6.3 No non-designated heritage assets are recorded on the Site but it is considered possible that they may be present in areas that have not been subject to truncation.
- 6.4 As identified by desk-based work, archaeological potential by period and the likely significance of any archaeological remains which may be present is summarised in table form below:

Period:	Identified Archaeological Potential and Significance:
Paleoenvironmental	Medium / Local to Regional
Early & Later Prehistoric	Medium / Local to Regional
Roman	Negligible Local to Regional
Anglo-Saxon	Negligible / Local to Regional
Medieval	Negligible / Local to Regional
Post Medieval	Low / Local

- 6.5 From the available baseline information it is considered that there may be development impacts on non-designated archaeological assets that are potentially on the Site.
- 6.6 Paragraph 194 states that planning decisions should be based on the significance of the heritage asset and that level of detail supplied by an applicant should be proportionate to the importance of the asset and should be no more than sufficient to review the potential impact of the proposal upon the significance of that asset.
- 6.7 The site is circa 0.75 hectares. No designated or non-designated heritage assets are recorded on the Site in the HER data received but it is considered that the LPA may have an archaeological interest in this Site based on the results of archaeological fieldwork to the south of the Site.
- 6.8 It is considered that if the LPA do have any archaeological planning requirements these could be secured by a planning condition on any consent that is granted.
- 6.9 The decision regarding this remains with the LPA and their Archaeological Planning Advisers.

Sources Consulted

General

British Library

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Domesday Online – <http://www.domesdaybook.co.uk/>

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Bridgland, D. Quaternary River Terrace Deposits as a Framework for the Lower Palaeolithic Record (In Gamble and Lawson) 1996

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ARCHAEOLOGICAL DESK BASED ASSESSMENT

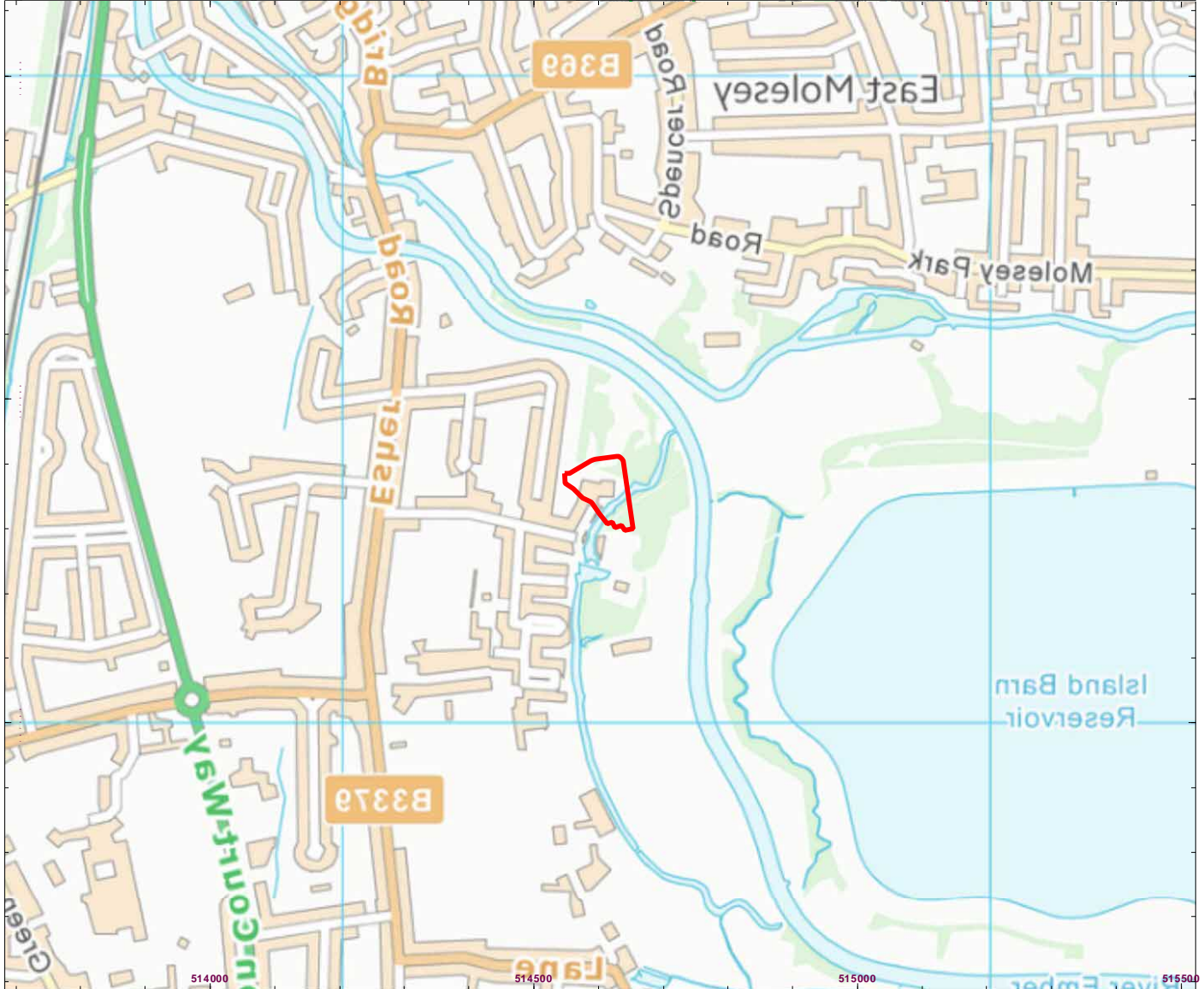
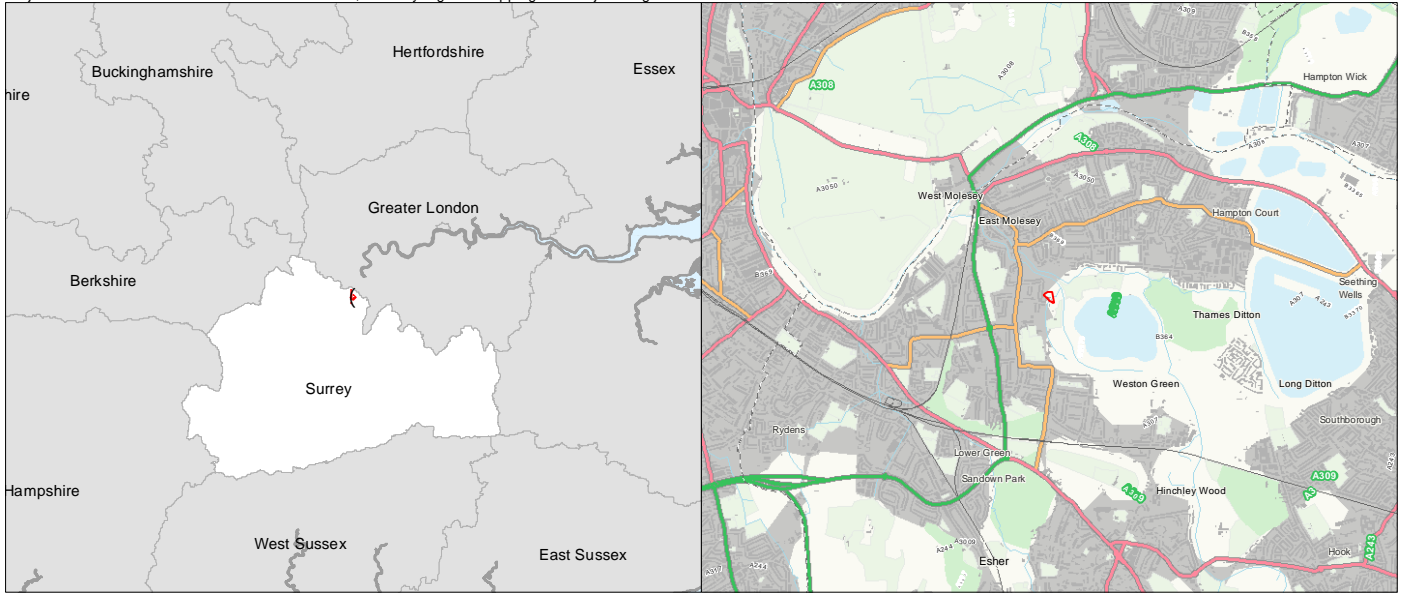
Smith, B, 2009, Molesey Mills; A History of the Mills and Milling. Presentation given at the Molesey Local History Society AGM in April 2009

South East Research Framework Resource Assessment and Research Agenda
<https://www.kent.gov.uk/leisure-and-community/history-and-heritage/south-east-research-framework>

Surrey County Council: Historic Environment Planning, 2022, General Standards for Archaeological Projects in Surrey



FIGURES



 Site Boundary


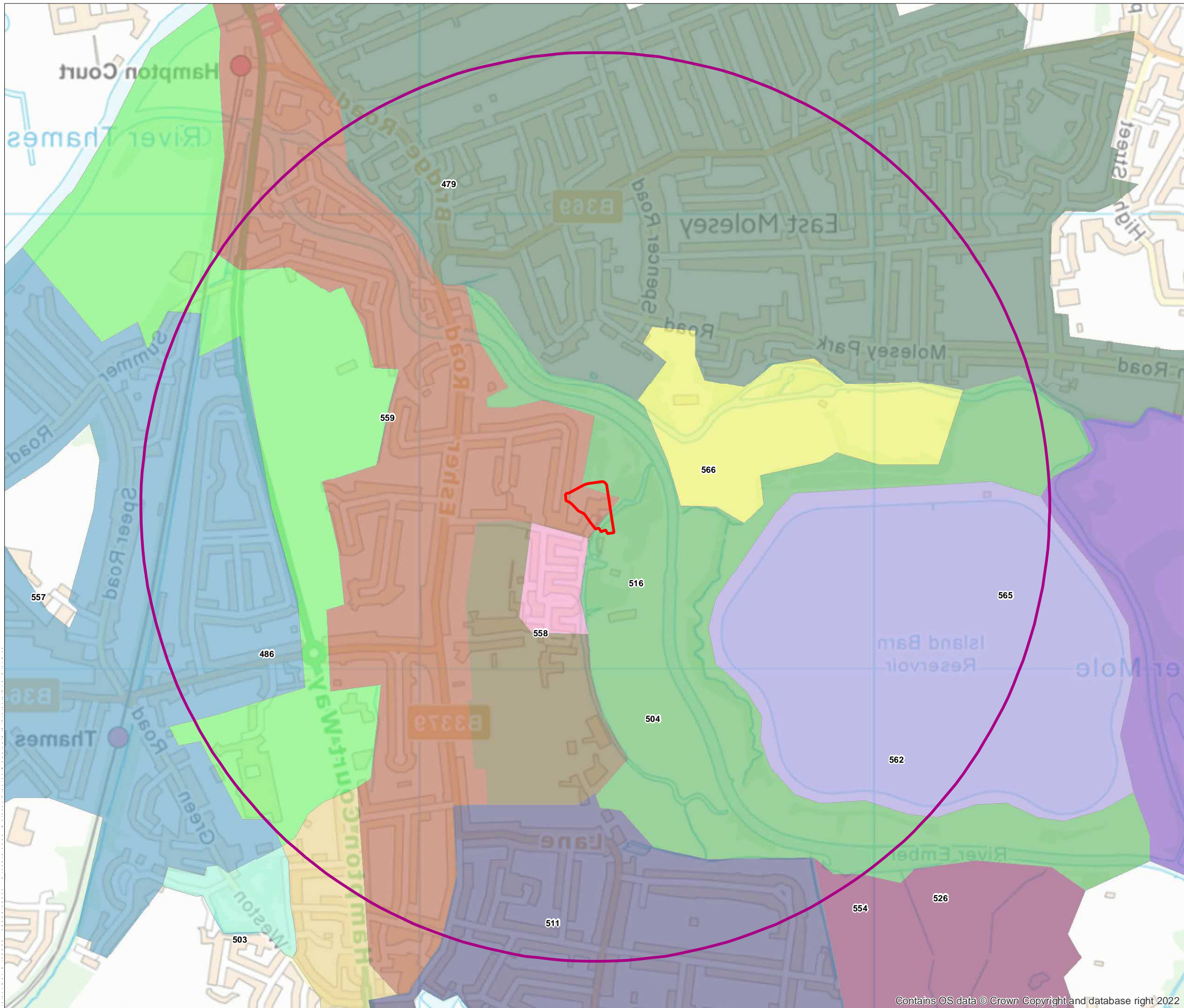
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Figure 1
Site Location



Legend

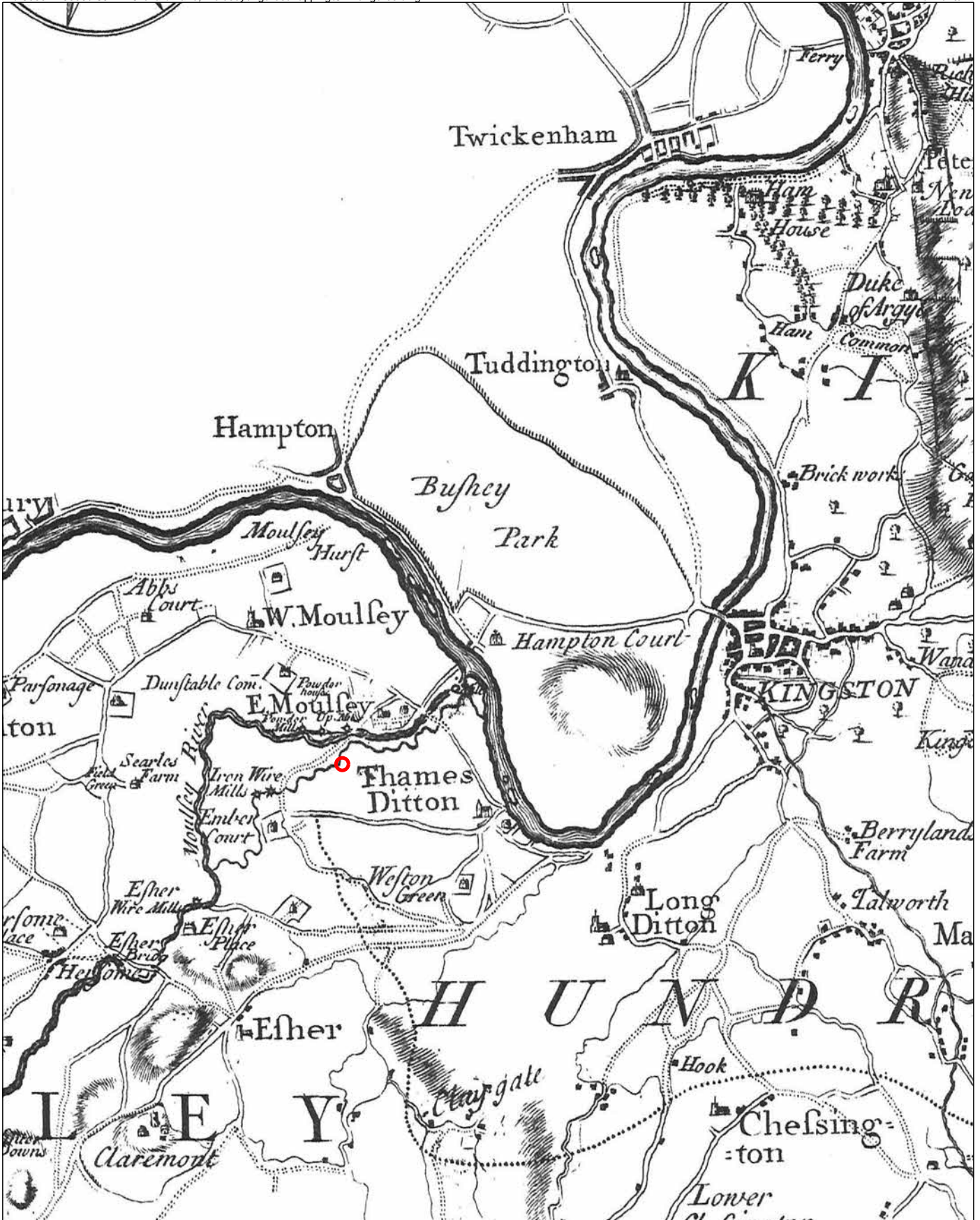
- Site Boundary
- 1km Search Radius
- Historic Landscape Characterisation:**
- 479, Settlement related
- 486, Other Industry
- 503, Field Patterns
- 504, Recreation
- 511, Settlement related
- 516, Other Industry
- 526, Commons
- 554, Settlement related
- 557, Extractive industry
- 558, Valley floor and water management
- 559, Recreation
- 562, Recreation
- 565, Settlement related
- 566, Settlement related


0 100 200 m
 Scale at A3: 1:8,000



Figure 2b
HLC Plot

Contains OS data © Crown Copyright and database right 2022



 Approximate Site Location



Not to Scale
Illustrative Only



Figure 3

1729 Senex - extract from New Map of the County of Surrey



Approximate Site Location

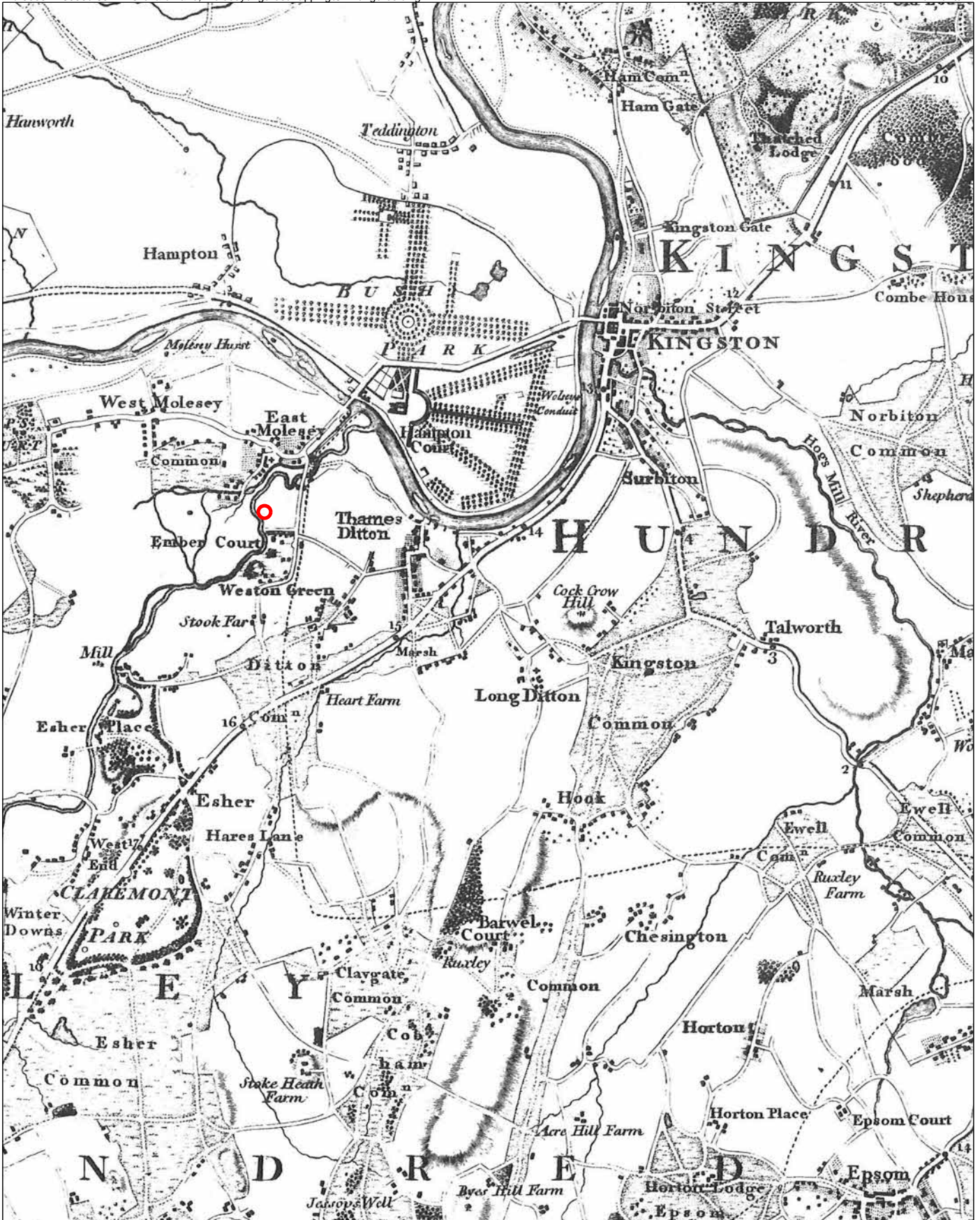


Not to Scale
Illustrative Only



Figure 4

1768 John Roque-extract from A Map of Surrey



Approximate Site Location



Not to Scale
Illustrative Only



Figure 5

1793-extract from Map of the
County of Surrey



Approximate Site Location

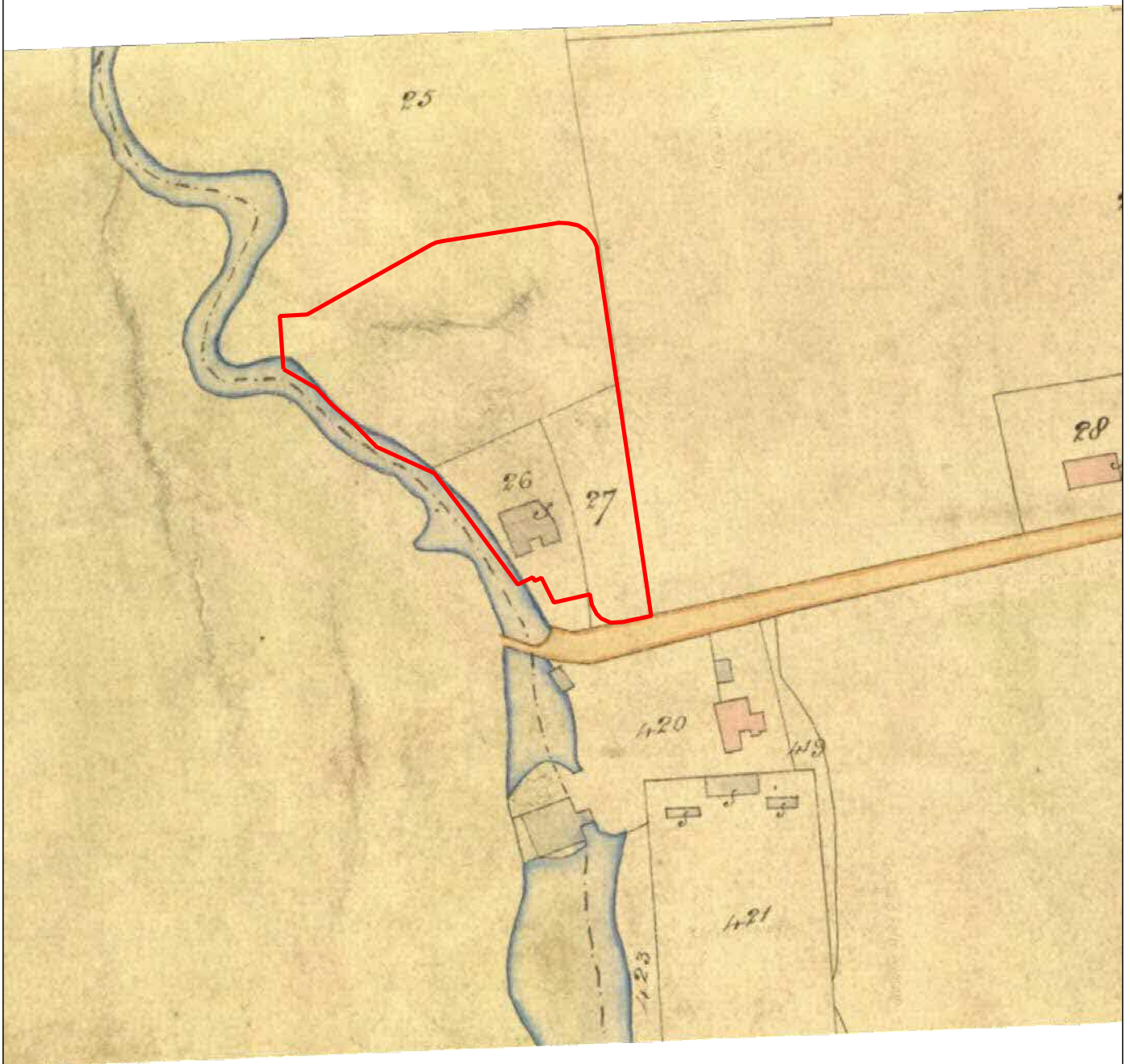



Not to Scale
Illustrative Only



Figure 6

1804 Ordnance Survey drawing



 Approximate Site Boundary

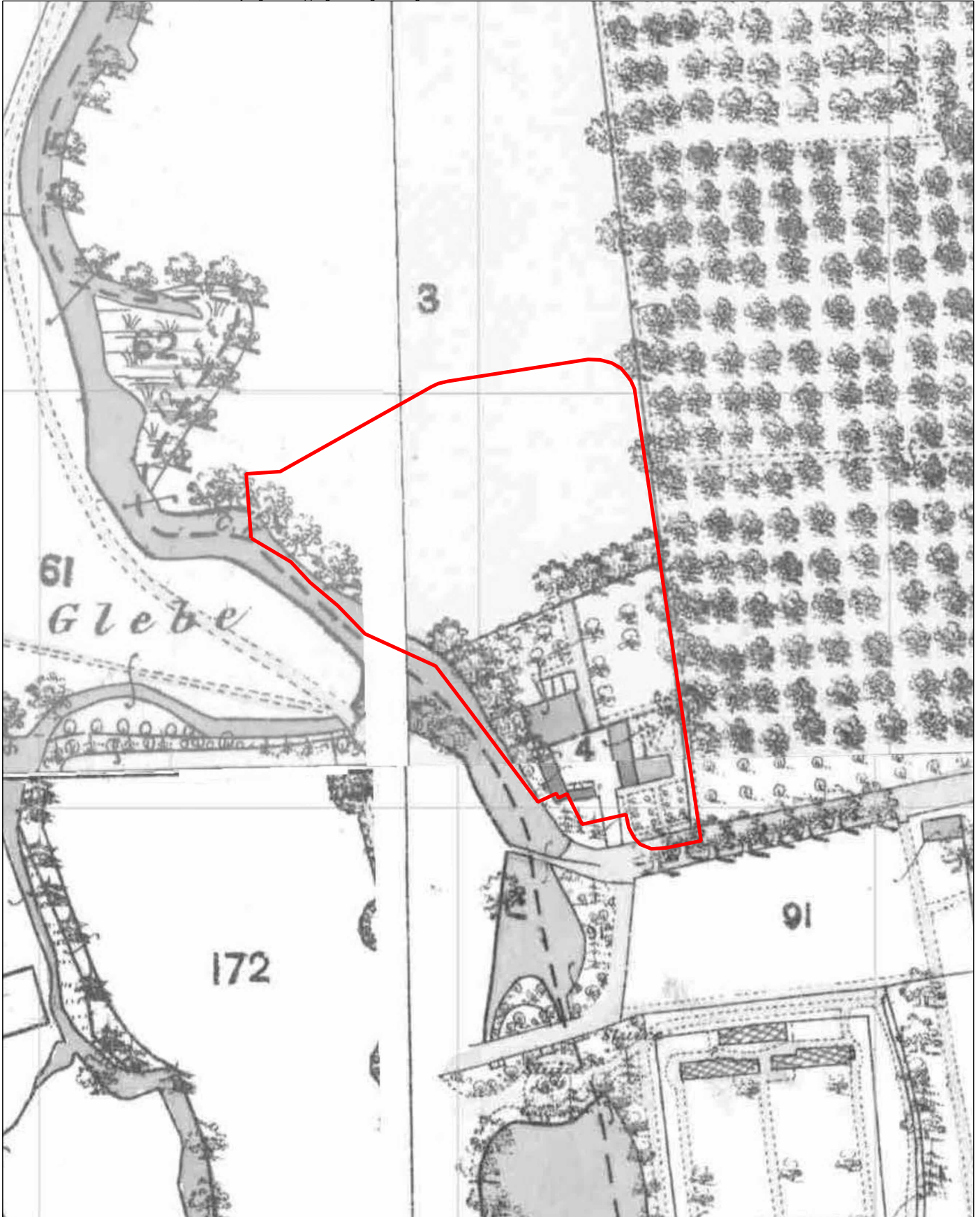



Not to Scale
Illustrative Only



Figure 7

1843 Tithe Map of Thames Ditton



 Site Boundary

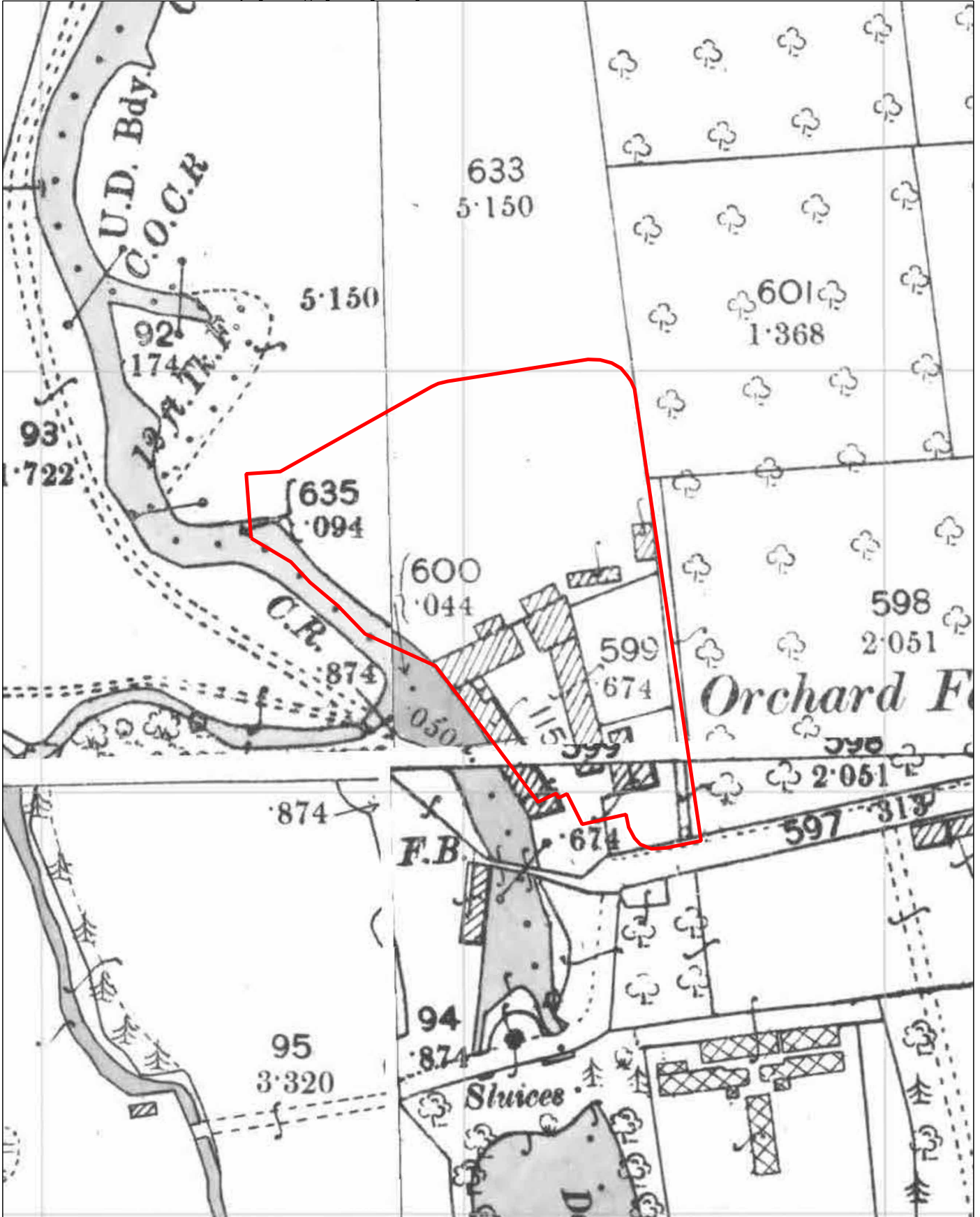


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Figure 8

1868 Ordnance Survey



 Site Boundary

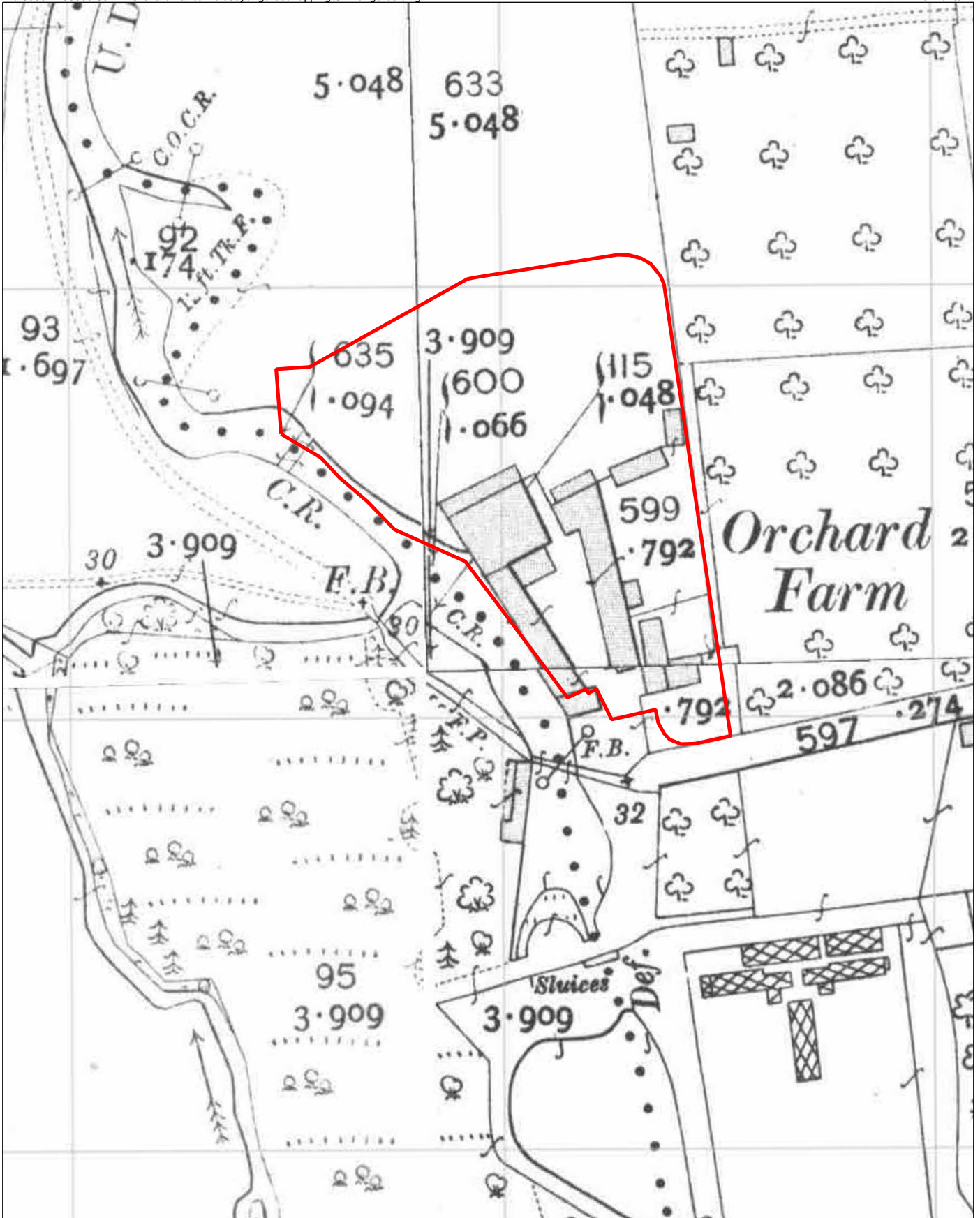


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Scale at A4: 1:1,250



Figure 9

1896 Ordnance Survey



 Site Boundary

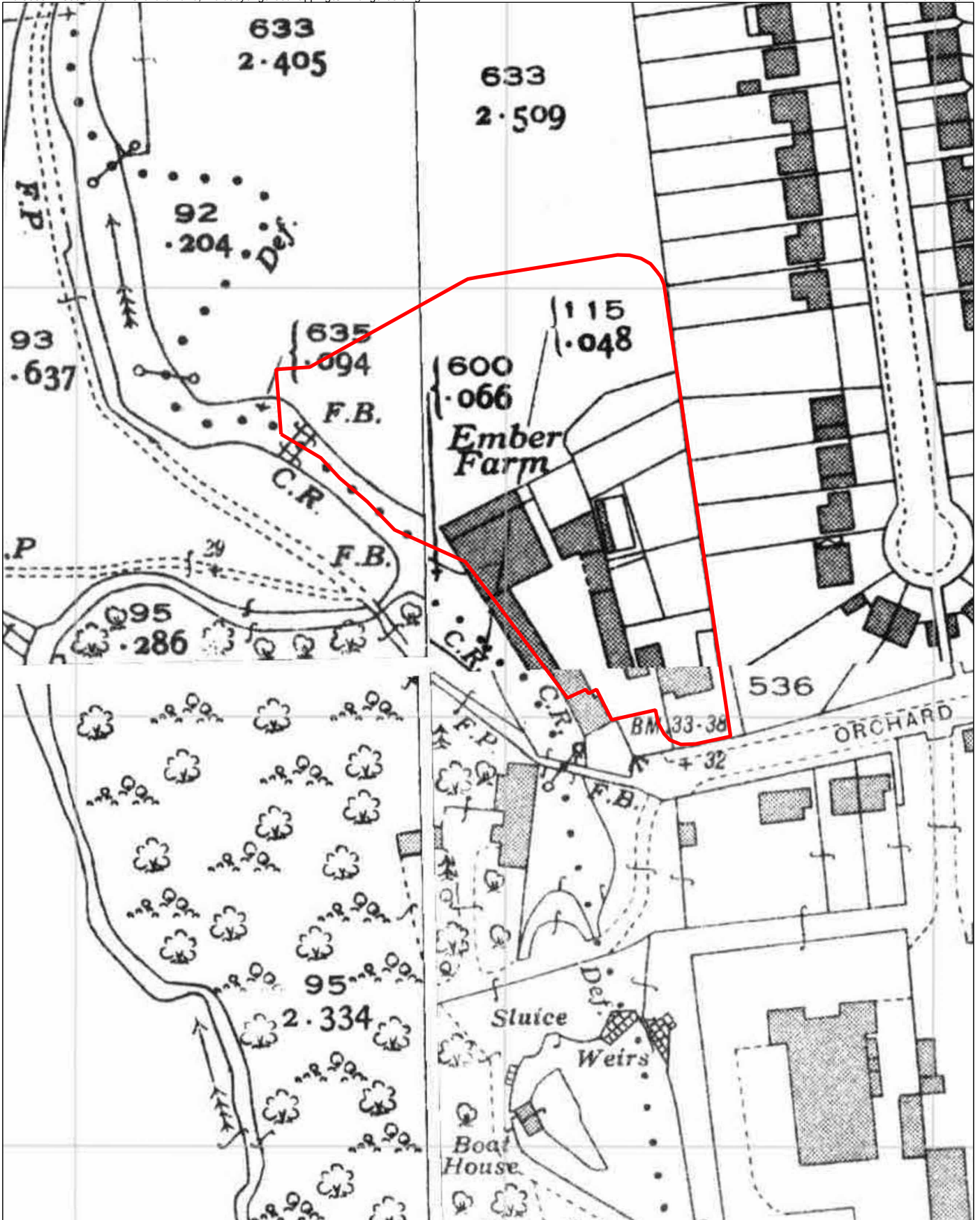


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Scale at A4: 1:1,250



Figure 10

1913-14 Ordnance Survey



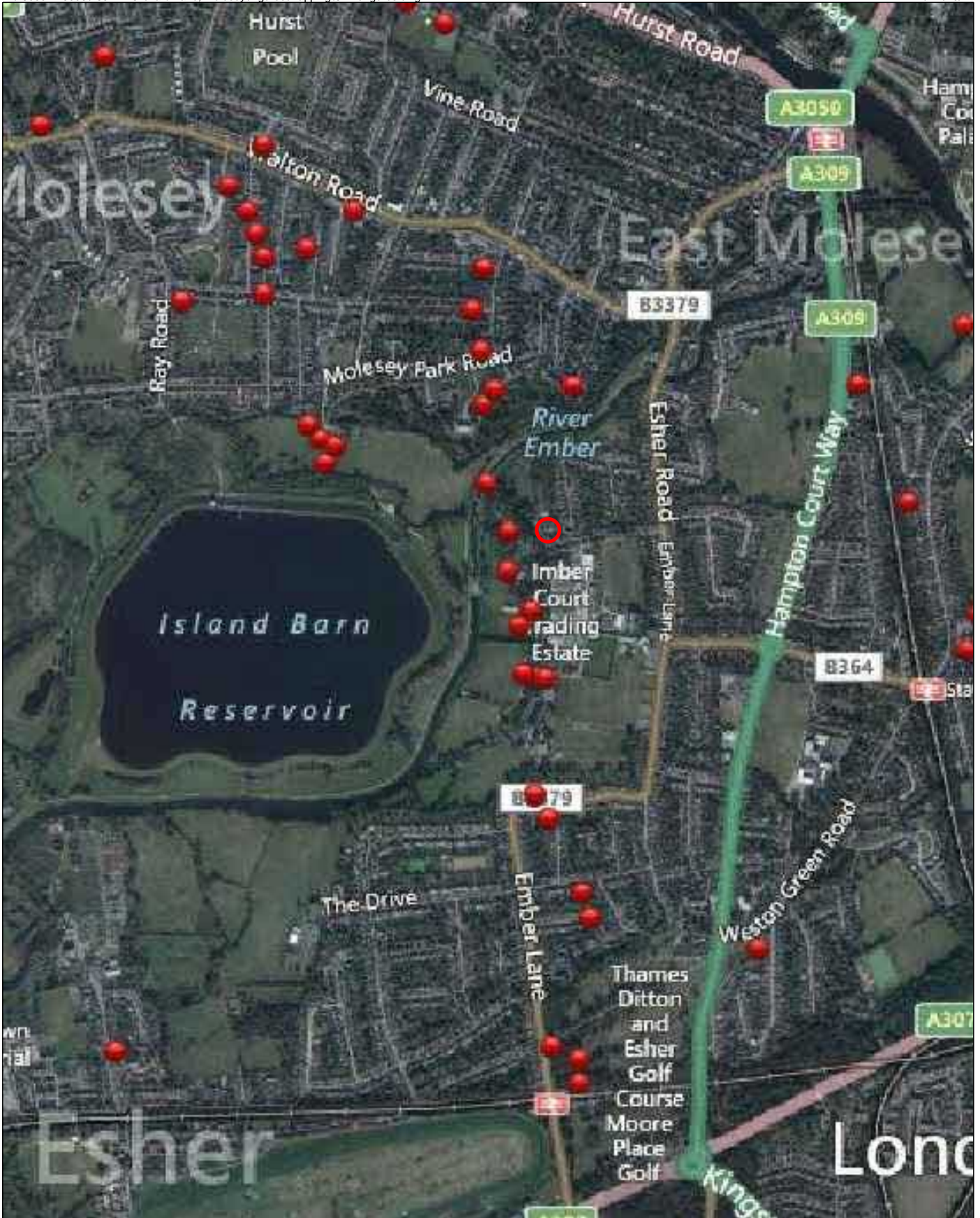
 Site Boundary




0 10 20m
Scale at A4: 1:1,250



Figure 11
1937 Ordnance Survey



 Approximate Site Location



Not to Scale
Illustrative Only



Figure 12

Bomb Site map extract



 Site Boundary

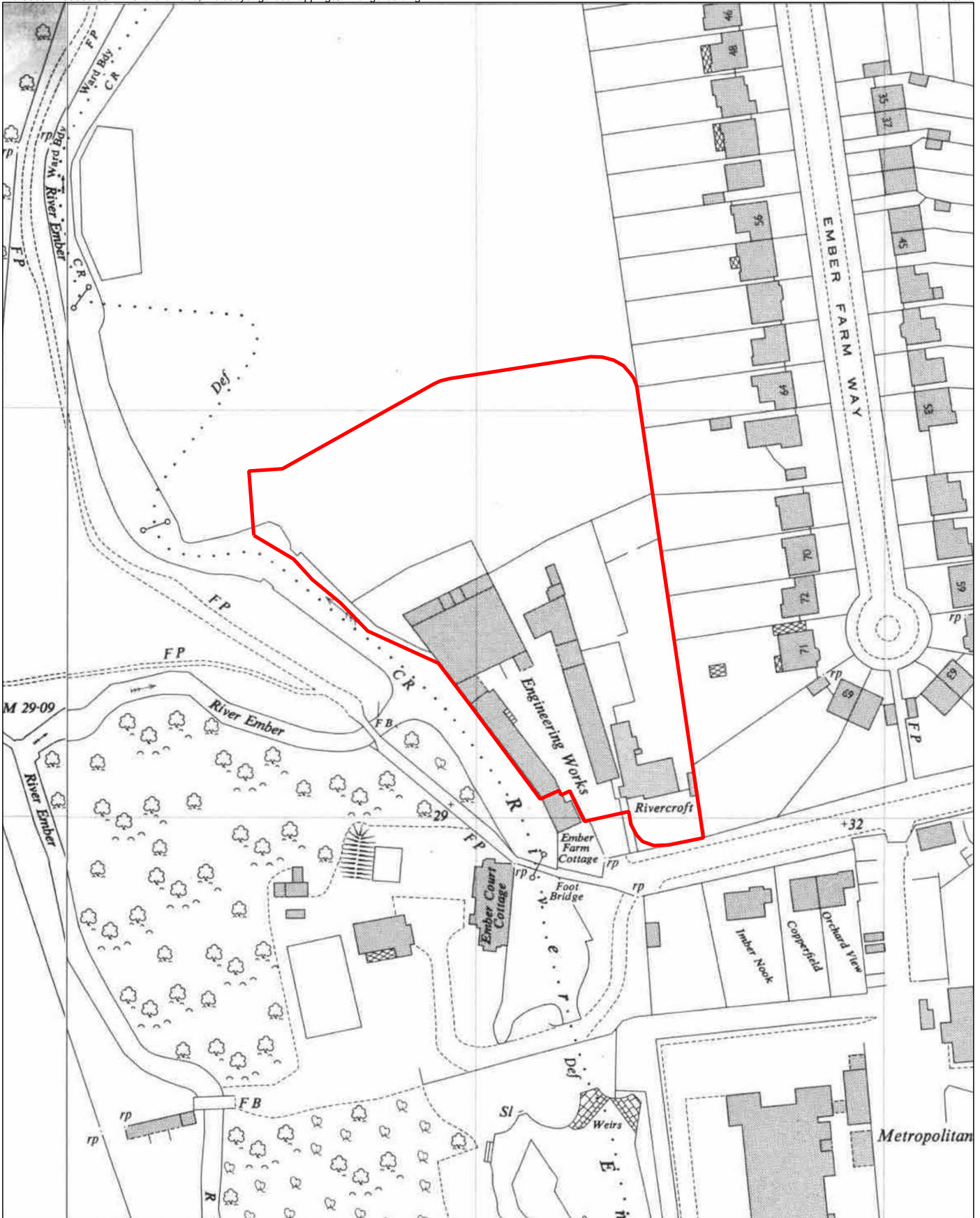


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Scale at A4: 1:1,250



Figure 13

1945 Aerial Photograph



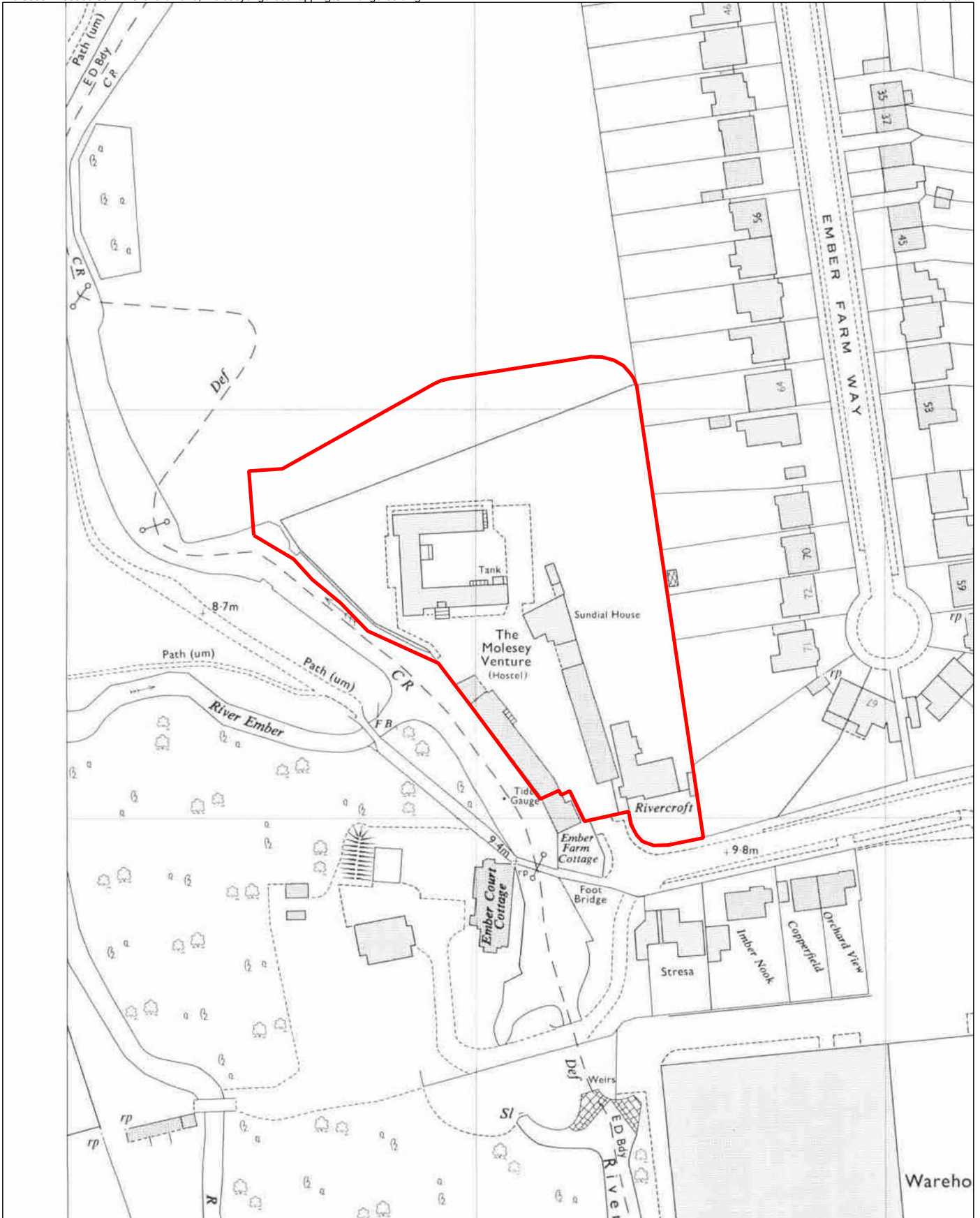
 Site Boundary



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Scale at A4: 1:1,250



Figure 14
1955-56 Ordnance Survey



 Site Boundary

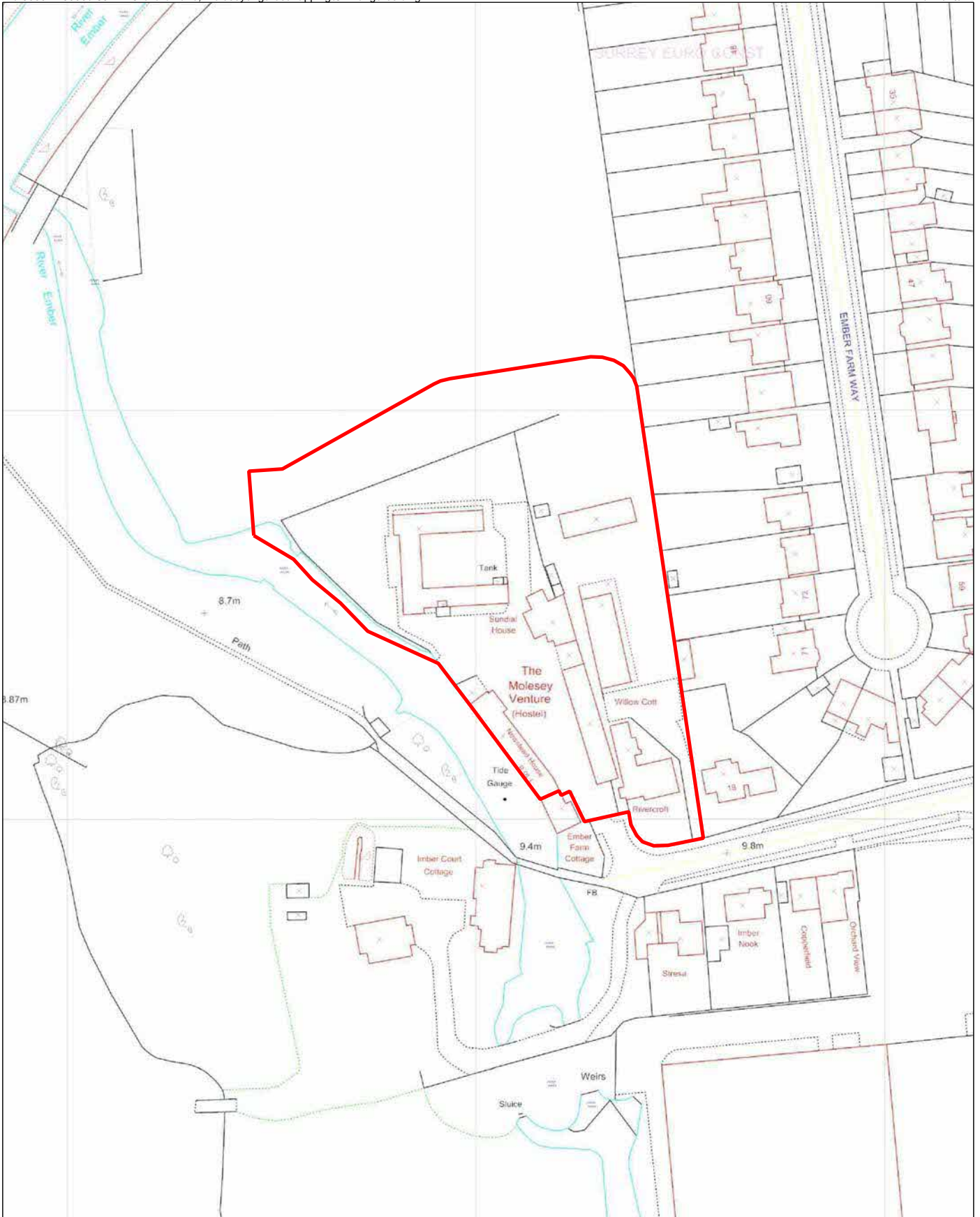


0 10 20m
Scale at A4: 1:1,250



Figure 15

1978 Ordnance Survey



 Site Boundary



0 10 20m
Scale at A4: 1:1,250



Figure 16
2003 Ordnance Survey



 Site Boundary

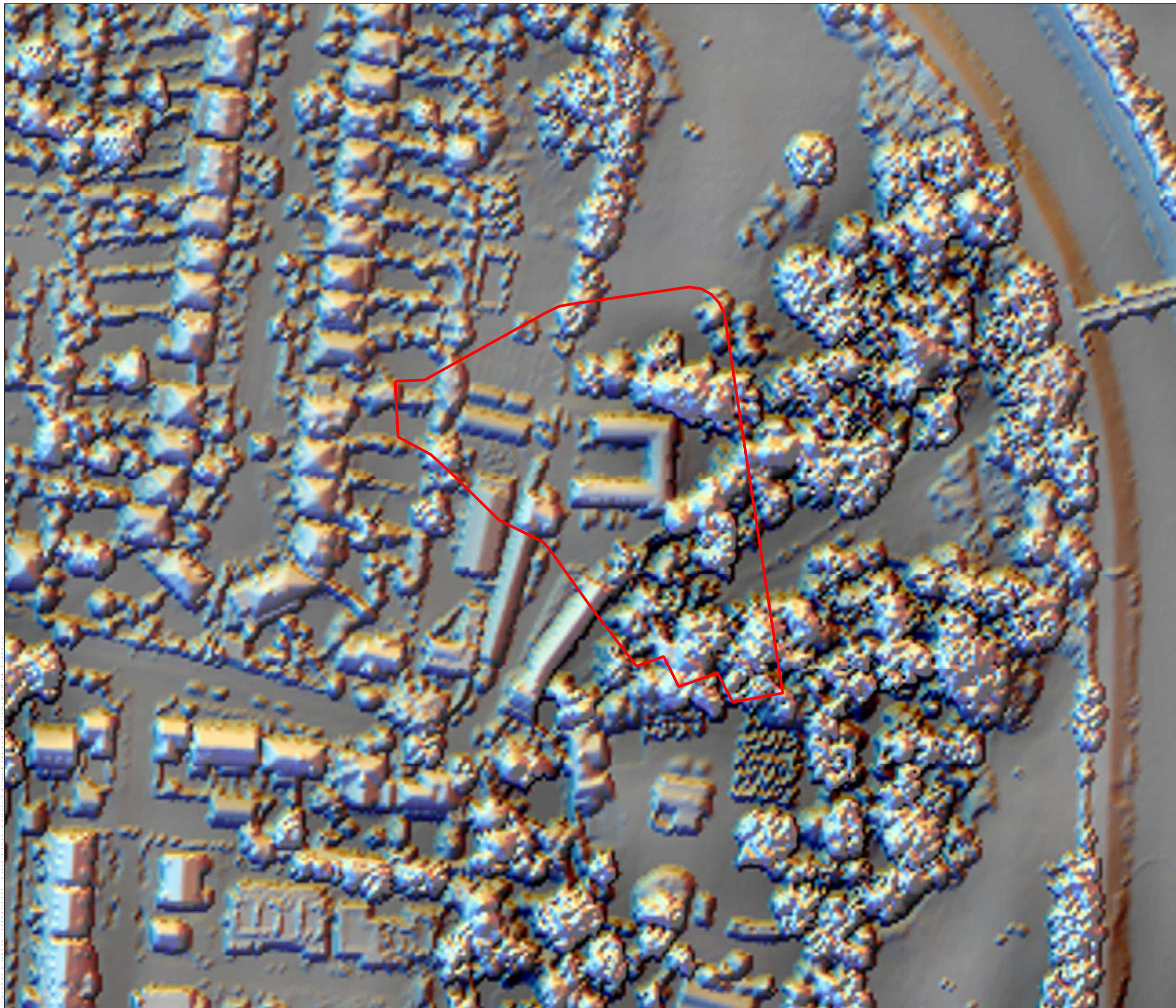


0 10 20 30 40 50m
Scale at A4: 1:1,500



Figure 17

2015 Google Earth Image



Legend

 Site Boundary

LiDAR DATA

Source:
Environment Agency

Data Type: DSM

Resolution: 1m

Date Captured:
13/03/2018

Processing:
Multi-direction Hillshade overlaid on
simple Local Relief Model

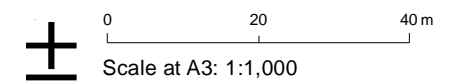


Figure 18

LiDAR Plot



APPENDICES

Appendix 1 Proposed Development



General notes
 This drawing must not be scaled. This drawing must not be used for land transfer purposes. This drawing must be read in conjunction with all other relevant drawings, specification clauses and current design risk register. Areas are measured and calculated generally in accordance with the Nationally Described Space Standard and/or RICS Property Management, 2nd Edition (2018) and have been calculated in metric units. All setting out, dimensions and levels must be checked on site. Levels refer to Ordnance Datum Newlyn, unless stated otherwise. This drawing must not be used on site unless issued for construction. Refer to Information Plan for definition of drawing status.

Drawing revision prefix (not applied to sketches):
 P = Pre-Contract
 C = Contract

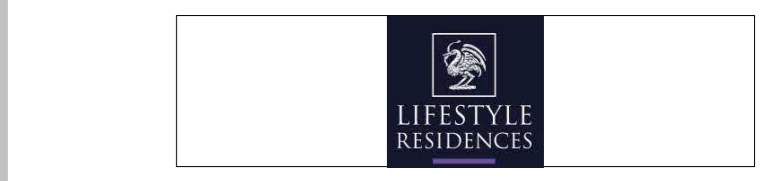
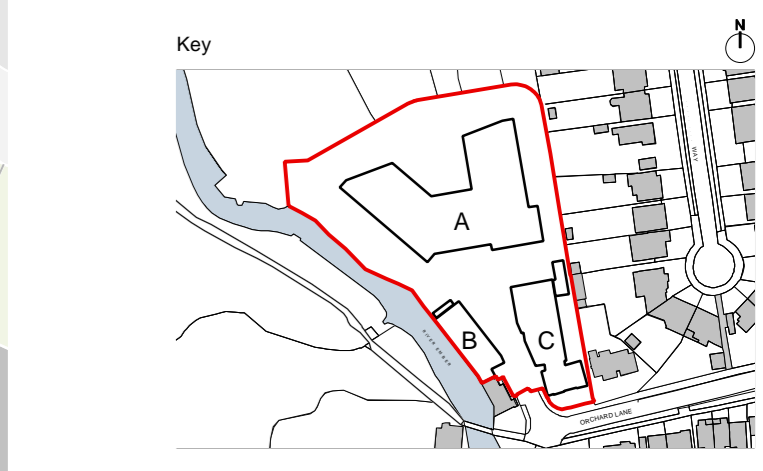
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Electronic file reference
 A3711 Orchard Lane SHEETS 200 Proposed Plans R2.vwx

Rev	Revision note	Date	Drawn	Check
32	For planning	11/10/22	AS	ES

- KEY
- 1 Bed
 - 2 Bed
 - 3 Bed
 - Amenity
 - Residential Lobby
 - Back of House
 - Diverted Thames Water main



Client
Lifestyle Residences Ltd

Project title
A3711 Orchard Lane, East Molesey

Drawing title
Proposed Site Wide Ground Floor Plan

Scale @ A1
1:250 Issue date
11/10/22

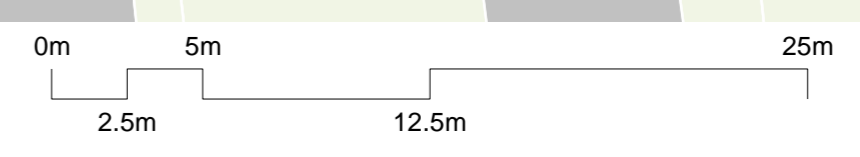
Drawing number
A3711-ASA-ZZ-00-DR-A-0210

Proposed status
for Planning Revision
P32

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