

# Heath Buildings, High Street, Oxshott, KT22 0JP



Heritage Statement | January 2024

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Robinson Wild  
CONSULTING



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Revision Ref.	Section 1.0, Section 5.0, and Section 6.0 updated in January 2024 following a review of the revised proposed development.  Removal of detailed references to No.49 High Street, specifically assessment of its significance and potential impact and effect of the proposed development, following the granting of permission for its demolition in October 2023.  References to paragraphs in the National Planning Policy Framework (NPPF) have been updated to refer to current (as of December 2023) paragraph numbers.	

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## 1.0 INTRODUCTION

- 1.1 This Heritage Statement was commissioned by Mr Joe Taylor on behalf of Wolsey House Construction Limited. It was prepared by Esther Robinson Wild BA (Hons) PgDip MA (Archaeology of Buildings) MCIfA FSA AIPM, Historic Environment Consultant at Robinson Wild Consulting.
- 1.2 It was commissioned to accompany a planning application in respect of a proposal for redevelopment at Heath Buildings, High Street, Oxshott, KT22 0JP (hereafter “the site”). The planning application (ref: 2023/1026) was decided by Elmbridge Borough Council on the 12<sup>th</sup> of December 2023. Planning permission was refused. The Statement has been updated, specifically Section 1.0, Section 5.0, and Section 6.0, because of the revision of the proposed development originally considered under the previous planning application. The primary changes from the refused proposed development can be summarised as the lowering of the height of the building; the alteration of the roof profile (flat to hipped) and the removal of classical detailing including pediments to the window openings, all of which will contribute to the proposed development being more responsive to the extant built environment. The top of the second floor windows to the front elevation will be at eaves level which will give effect to the lower height of the proposed building. It is proposed that flat arch brick headers replace pediments to the front elevation window openings, and the parapet is no longer considered.
- 1.3 The Statement should be read in conjunction with other documents accompanying the application, notably the Archaeological Desk-Based Assessment Statement (Robinson Wild Consulting, March 2023) and the drawings, design specifications, and other material prepared and collated by Wolsey House Designs Limited.
- 1.4 The Statement presents a summary of the developmental history of the site and assesses the proposed development in the context of applicable legislation, national and local planning policy, and guidance. It is based on site visits and archival and desktop research. The Statement has been prepared in accordance with The Chartered Institute for Archaeologists, Standard and Guidance for Historic Environment Desk-Based Assessment (2017) and Elmbridge Borough Council’s Advice on Producing Heritage Statements & Local Validation Requirements (2018).
- 1.5 The site (NGR: TQ 14563 60506) is in mixed-use and comprises of five units with commercial premises on the ground floor and residential accommodation on the first floor. It is situated at the north end of the High Street on the east side. The map and photographic evidence indicate that the Heath Buildings were constructed between 1955 and 1969. Stylistic dating puts their construction in the 1960s. The planning history commences in 1966 with planning applications for the erection of a new shopfront for Units 1 – 5, respectively.
- 1.6 There are no known heritage assets wholly or partly situated within the boundary of the site. The site is not situated in a Conservation Area or a County Site of Archaeological Importance. It is situated in an Area of High Archaeological Potential. The focus of the Statement is the historic built environment, and it is not within its remit to consider in detail the archaeological potential of the site.
- 1.7 An Archaeological Desk-Based Assessment Statement (Robinson Wild Consulting, March 2023) has been prepared that considered the archaeological potential of the site, the impact of historic development and the potential impact of the development proposal. It concluded that the potential for archaeological deposits from all periods pre-dating the post-Medieval period is considered negligible to low with any deposits likely to be limited to evidence of the

construction of the building on the site and/or finds and/or features related to commercial and former historic agricultural related land use activities, none of which are likely to be of significance. The archaeological evaluations which have been undertaken close to the site have found no archaeological features or finds of significance. Notably, only one find has been recorded from both sites.

- 1.8 The proposed development will include the excavation of a basement. However, it will not lead to direct or indirect harm by means of direct, irreversible, and permanent adverse impact to any identified non-designated heritage assets taking the form of buried archaeological deposits. As no archaeological deposits are recorded as present on the Site on which impacts associated with the proposed development have been identified, and the potential for archaeological deposits is negligible to low, it is considered that no mitigation is required.
- 1.9 There are three designated heritage assets and one non-designated heritage asset within a 150m radius of the site’s deemed centre,
  - Grade II listed Highwayman’s Cottage (Historic England NHLE List Entry No. 1030195) (c.98m to the south-east);
  - Grade II listed Storehouse, 10 yards left of BirdsHill Farmhouse (Historic England NHLE List Entry No.1030080) (c.109m to the north-west) and
  - Grade II listed Birdshill Farmhouse (Historic England NHLE List Entry No.1286652) (c.121m to the north-west)
  - Locally listed No. 49 High Street (c.23m to the east)

An assessment area of 150m was drawn up following consultation of the Surrey Historic Environment Record (search reference: 036/23) and an initial review of known heritage assets.

- 1.10 In October 2023 Elmbridge Borough Council granted planning permission for the demolition of No. 49 High Street as part of the proposed development of Nos. 49 & 50 High Street (ref: 2023/1184). The permission was granted after the submission of the planning application for the proposed development of Heath Buildings for which planning permission was subsequently refused. Consequently, the Statement (March 2023) assessed the significance of No.49 High Street and the potential impact of the original proposed development. Detailed references to such in this revised Statement have been removed given the granting of planning permission for its demolition.
- 1.11 The proposed development is detailed and discussed in Section 5.0. In accordance with paragraph 018 of the Planning Practice Guidance – Historic Environment (“PPG”), Section 5.0 includes an Impact Assessment which has considered the proposed development in the context of the decisive heritage-related factors as set out in sections 16(2) and 66(1) of the Planning (Listed Buildings and Conservation Areas) Act (1990) and paragraph 205 of the National Planning Policy Framework (“NPPF”), specifically the effect of the proposed development on the significance (including the contribution made by the assets’ setting to it) of the designated heritage assets.
- 1.12 It concludes that the proposed development will have a neutral impact and effect on the significance of the designated heritage assets. Proposed development affecting a heritage asset may have no impact on its significance and therefore cause no harm to the heritage asset (as contemplated under paragraph 018 of the PPG). Consequently, paragraphs 206 - 208 of the NPPF which address harm to the significance of a designated heritage asset are disengaged.

- 1.13 The proposed development will not impact the ability to understand, experience and appreciate the setting of these assets, which has undergone significant alteration since they were constructed.
- 1.14 The height and materiality of the building will respond directly to local context, specifically the extant Victorian buildings of height on the High Street. It will also respond to former historic character being of a similar height to the adjacent extant historic buildings and the former buildings which were situated on the site of the petrol station and forecourt.
- 1.15 The proposed development is conservation-led and respectful of the setting of the heritage assets identified herein. It is considered that it will bring about attendant public benefits through good design and the provision of housing. It represents the efficient use of previously developed land for the provision of residential accommodation which will benefit the local community.
- 1.16 The applicant is also the owner of Nos. 49 & 50 High Street which are situated directly opposite the site. It is the owner's intention that the proposed development of the site forms part of a wider regeneration scheme for the north end of the High Street with a proposal for the redevelopment of the Nos. 49 & 50 High Street granted planning permission in October 2023 (ref: 2023/1184). Consequently, this proposed development should be understood in that context, specifically the intent for the improvement of the north end of the High Street which has undergone significant unsympathetic alteration in the mid - late twentieth century.

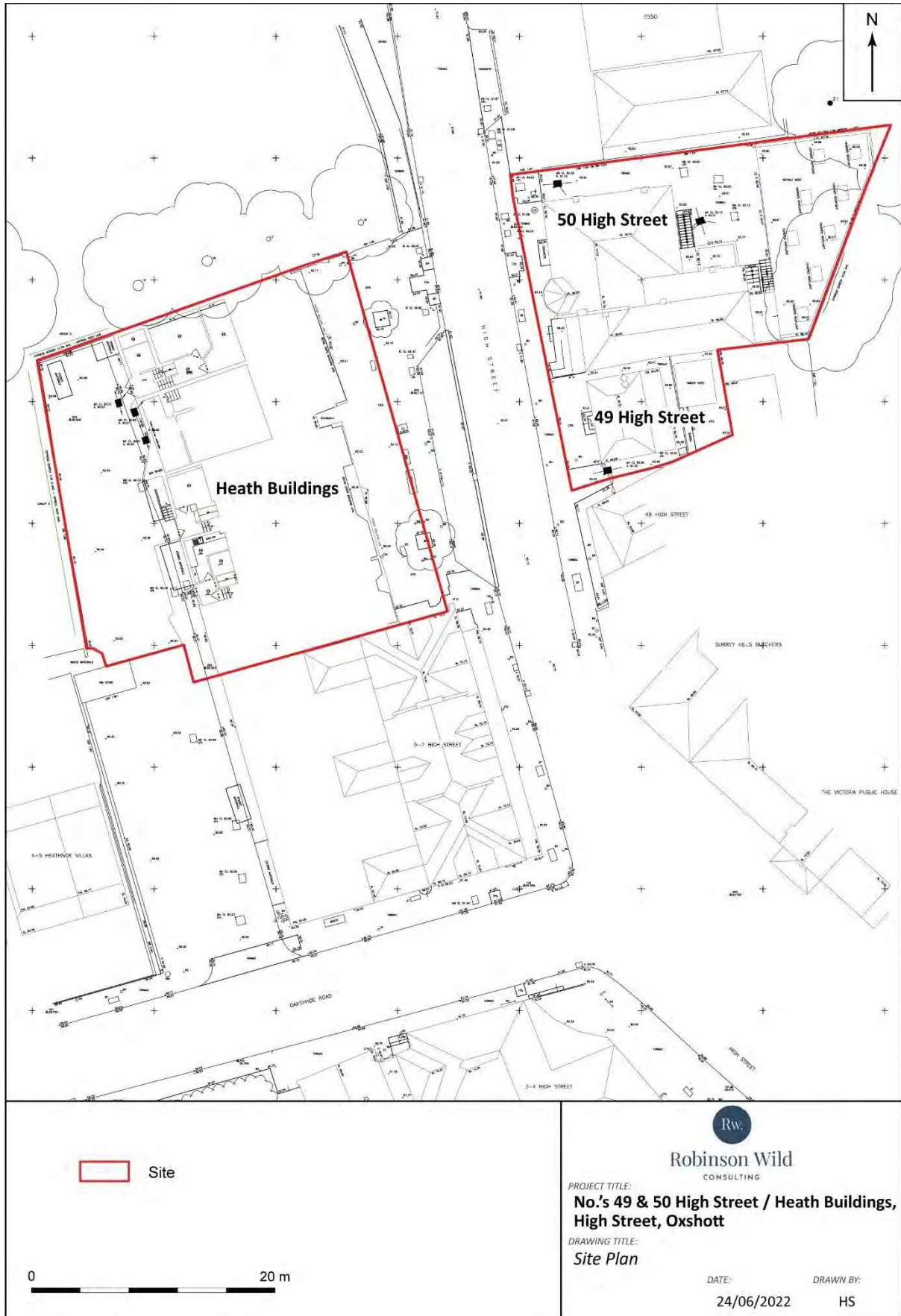


Figure 1: Site Plan



## 2.0 PLANNING POLICY AND GUIDANCE CONTEXT

### 2.1 Legislation

2.1.1 The Planning (Listed Buildings and Conservation Areas) Act (1990) (“the Act”) contains legislation relating to listed buildings and conservation areas. The Act sets out the legislative framework within which works or development affecting listed buildings and conservation areas must be considered by local planning authorities, upon which it imposes a general duty in the exercise of planning functions.

2.1.2 Sections 16(2) and 66(1) direct the local planning authority when considering whether to grant consent for any works or development to a listed building or within its setting to have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.

### 2.2 Planning Policy

2.2.1 The policy context is the National Planning Policy Framework (“NPPF”) (March 2012, revised July 2018, updated February and June 2019, revised July 2021, amended September 2023, revised December 2023) and Elmbridge Borough Council’s Elmbridge Core Strategy Development Plan (2011); the Elmbridge Local Plan Development Management Plan (2015) and various Supplementary Planning Documents. The relevant policies, relating to the historic environment and heritage assets, against which the proposed development is assessed are set out below.

2.2.2 The NPPF sets out the land-use planning principles and policies which should underpin both plan-making and decision-taking. Central to the NPPF is a presumption in favour of sustainable development. At a very high level, the objective of sustainable development can be summarised as meeting the needs of the present without compromising the ability of future generations to meet their own needs. Achieving sustainable development means that the planning system has three interdependent overarching objectives, these being economic, social, and environmental. In determining planning applications, local planning authorities are required to take account of viability, design, well-being and the protection and enhancement of the historic environment, amongst others. This then should allow for any proposal to be considered in the context of the overarching objectives which lead to the achievement of sustainable development.

2.2.3 Section 12 sets out the policies relating to achieving well-designed places. It states that good design is a key aspect of sustainable development, and that planning policies and decisions should ensure that development is visually attractive as a result of good architecture and is sympathetic to local character and history.

2.2.4 Section 16 ‘Conserving and enhancing the historic environment’ sets out the policies relating to conserving and enhancing the historic environment. It directs that heritage assets are conserved in a manner appropriate to their significance so that they can be enjoyed for their contribution to the quality of life of existing and future generations.

2.2.5 The NPPF defines ‘Heritage Assets’ as “A building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest.” The definition extends to both designated heritage assets and non-designated heritage assets, the latter being those which are identified by a local

planning authority as having local interest, and sometimes recorded as being of such through local listing.

- 2.2.6 The Planning Practice Guidance (“PPG”) (April 2014, updated February 2018, revised July 2019) is a supplementary guidance document to the NPPF. It provides advice on conserving and enhancing the historic environment, and viable uses for heritage assets. It sets out the approach to assessing harm to heritage assets and details what is meant by the term public benefits in the context of development, amongst others.
- 2.2.7 Paragraphs 200 – 201; 203; 205 - 208 of Section 16 of the NPPF and Paragraphs 002; 006 - 010; 013; 016; 018 and 020 of the PPG are particularly relevant in the context of the site’s location within the setting of the identified designated heritage assets - Highwayman’s Cottage; Birdshill Farmhouse and the Store at Birdshill Farmhouse. The paragraphs are not reproduced in full here but salient points on these are made below.
- 2.2.8 The policies and guidance direct the decision-makers to ensure that an applicant has evaluated and understood the significance of a heritage asset and any contribution that setting makes to its significance when developing any proposal. It is recommended that an understanding of the significance of a heritage asset and its setting is obtained at an early stage in the design process to help inform the development of a proposal which avoids or minimises harm (PPG Paragraph 008).
- 2.2.9 Paragraph 200 (NPPF) is prescriptive in stating that “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.”
- 2.2.10 The emphasis throughout is on assessing the impact on significance with Paragraph 018 of the PPG stating,
 

“What matters in assessing whether a proposal might cause harm is the impact on the significance of the heritage asset. As the National Planning Policy Framework makes clear, significance derives not only from a heritage asset’s physical presence, but also from its setting.”
- 2.2.11 Paragraph 018 further contemplates that a proposal may have no impact on a heritage asset’s significance,
 

“Proposed development affecting a heritage asset may have no impact on its significance or may enhance its significance and therefore cause no harm to the heritage asset.”
- 2.2.12 Paragraph 205 (NPPF) directs the decision-makers to give great weight to the asset’s conservation when considering the impact of a proposal on the significance of a heritage asset.
- 2.2.13 Paragraph 208 (NPPF) states that where a proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use. Paragraph 020 (PPG) defines what is meant by the term public benefits and states that they may be anything that delivers economic, social, or environmental objectives. They should be of a nature or scale to be of benefit to the public at large and not just be of a private benefit. Heritage benefits may include sustaining or enhancing the significance of a heritage asset and the contribution of its setting.

## 2.3 Local Planning Policy

2.3.1 The Elmbridge Core Strategy Development Plan (adopted July 2011) sets out the strategic planning policies and development principles for the Borough to guide development in the period 2011 - 2026. The Core Strategy is the key adopted statutory document for making planning decisions in the Borough. The Elmbridge Local Plan. Development Management Plan (adopted April 2015) contains the day-to-day policies against which planning applications are assessed. The policies relating to the historic environment and those relevant to the proposed development of the site are reproduced below.

2.3.2 Elmbridge Core Strategy Development Plan

2.3.3 Policy CS1 – Spatial Strategy

“New development will be delivered in accordance with a clear spatial strategy which provides the most sustainable way to accommodate growth supported by high quality infrastructure, whilst respecting the unique character of the Borough and the local distinctiveness of individual settlements.

2. New development will be directed towards previously developed land within the existing built up areas... Location, use and scale will need to take account of the existing characteristics, role and function of individual settlements and sites; access to existing or committed services and infrastructure; and the availability of developable land.

6. All new developments must be high quality, well designed and locally distinctive. They should be sensitive to the character and quality of the area, respecting environmental and historic assets and, where appropriate, introduce innovative contemporary designs that can positively improve local character.

2.3.4 Policy CS10 – Cobham, Oxshott, Stoke D’Abernon and Downside

“The Council will support initiatives that help to sustain the individual communities of Oxshott, Stoke D’Abernon and Downside...

There is scope for additional residential development across the area, primarily through redevelopment of previously developed land...

The Council will encourage the provision of small family units, as well as housing for older people, in order to address deficiencies in the existing housing stock. In all instances, it will be important that all new development is well designed, and integrates with and enhances local character, particularly within the 5 conservation areas located within the settlement.”

2.3.5 Policy CS17 – Local Character, Density and Design

“Elmbridge's unique environment is characterised by its green infrastructure, river corridors, historic assets and distinctive town and village settlements. The consideration of sustainable design should be considered as an integral part of the design process (see CS27-Sustainable Buildings). In order to provide a positive strategic design framework that protects and enhances that environment, the Council's forthcoming development management policies, and the Design and Character SPD will take into account the following key principles.

Local Character

New development will be required to deliver high quality and inclusive sustainable design, which maximises the efficient use of urban land whilst responding to the positive features of individual locations, integrating sensitively with the locally distinctive townscape, landscape, and heritage assets, and protecting the amenities of those within the area. Innovative

contemporary design that embraces sustainability and improves local character will be supported (see CS1-Spatial Strategy). New development should enhance the public realm and street scene, providing a clear distinction between public and private spaces. Particular attention should be given to the design of development which could have an effect on heritage assets which include conservation areas, historic buildings, scheduled monuments, and the Borough's three historic parks and gardens.”

Continues.....”

2.3.6 Elmsbridge Local Plan. Development Management Plan

2.3.7 Policy DM2 – Design and amenity

“All new development should achieve high quality design, which demonstrates environmental awareness and contributes to climate change mitigation and adaptation. The Council will permit development proposals that demonstrate that they have taken full account of the following:

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

Continues.....”

2.3.8 Policy DM12 – Heritage

“Planning permission will be granted for developments that protect, conserve and enhance the Borough’s historic environment. This includes the following heritage assets:

- Listed Buildings and their settings
- Conservation Areas and their settings
- Parks and Gardens of Special Historic Interest and their settings
- Scheduled Monuments and their settings
- Areas of High Archaeological Potential and County Sites of Archaeological Importance (CSAIs)
- Locally Listed Buildings and other identified or potential assets (including non-designated locally significant assets identified in the local lists compiled by the Council).

a. Listed Buildings

...

ii. Development to, or within the curtilage or vicinity of, a listed building or structure should preserve or enhance its setting and any features of special architectural or historical interest which it possesses.

e. Areas of High Archaeological Potential

i. Proposals for development should take account of the likelihood of heritage assets with archaeological significance being present on the site, provide for positive measures to assess the significance of any such assets, and enhance understanding of their value.

2.4 Supplementary Planning Documents (“SPDs”)

2.4.1 The SPDs which are relevant to the proposed development are the adopted Design and character SPD (April 2012) and the Companion Guide: Cobham, Stoke D’Abernon, Oxshott and Downside SPD. Both documents reference heritage assets and a key focus is on assisting in defining, maintaining, and enhancing the character of Oxshott. As supplementary planning guidance documents, they are a material consideration when assessing planning applications which may affect heritage assets.

## 3.0 HISTORICAL DEVELOPMENT AND BUILDING DESCRIPTION

- 3.1 The site is situated at the north end of Oxshott High Street on the west side. Oxshott is a small village situated c.2.4 miles to the south of Esher and c.3 miles to the north of Leatherhead. It is a suburban village being situated close to these larger towns and a short distance, c.20 miles, from London, which is to the north-east. The village is focused on the small High Street, which is characterised by buildings, predominantly in commercial use, of varying age ranging in date from the mid-sixteenth century (Highwayman's Cottage) to the late twentieth century.
- 3.2 The early map evidence (figs. 7 - 10) for the area, which shows it as characteristically rural with dispersed settlements, does not mark Oxshott which indicates that the village probably originated as a hamlet and so was not of a sufficient size to warrant documenting. The earliest available map evidence for the village is John Rocque's map of 1768 (fig.11) on which it is documented as "Oke-shed".
- 3.3 The village's original name is believed to have been Occa's Sceat. Sceat is an old English word meaning strip of land or a corner. There have been several versions of the name including Okeseta (1179); Hoogshott (1313); Occasect (1537); Oxshott (1603); and Ockshot (1816).
- 3.4 The recorded history of Oxshott can be traced from the annals of Stoke D'Abernon, a district within which the village was situated. During the reign of Edward the Confessor (1042 – 1066), the manor of Stoke (D'Abernon) was held by Bricsti (Brix) who was a powerful supporter of the King. The manor covered an area of 15 hides (approximately 1800 acres) and was taxed at £4.
- 3.5 Following the Conquest (1066), Bricsti's lands were re-distributed amongst the supporters of William I (the Conqueror), and the manor was acquired by Richard Fitz-Gilbert de Tonbridge, Lord of Clare, and the son of Gilbert, Count of Brionne, who was a former guardian of the King.
- 3.6 Richard Fitz-Gilbert also had other land in the manor, comprising approximately 600 acres which was previously held by Otho from King Edward. There were two villages with six oxen, and land for two ploughs and this probably included the small hamlet of Oxshott, in the north-east corner of the Parish of Stoke. The manor remained in the de Clare family until 1314, however a sub-tenancy appears to have been granted in the twelfth century to Roger D'Abernon of Lisieux (p.10. Gidvani, 1996). Stoke eventually became the property of the Crown in 1418 through the marriage of Lady Anne Neville de Clare to Richard III.
- 3.7 The first reference to the hamlet is in Stoke D'Abernon's Pipe Rolls (Sheriff's Accounts) for 1179 where it is documented as "Okeosots". It is documented elsewhere that there was a small manor of Ogshete with a tiny hamlet of a few scattered cottages among woodland lying within the district of Oxshott. Gilbert D'Abernon granted this and the surrounding land, including Oxshott Heath, to the monks of Waverley Abbey.
- 3.8 Waverley was founded in 1128 by William Giffard, 2nd Bishop of Winchester upon the banks of the River Wey, two miles south of Farnham and was the first Cistercian Abbey. It was small and poor (it received an income of £4 from Ogshete) and was one of the first religious houses to be suppressed by Henry VIII under the Reformation in 1536.
- 3.9 The Abbey's property was granted to Sir William Fitz-William, the treasurer of the King's household, and later created Earl of Southampton. William died in 1543 without issue and the estate was divided equally between his wife, Mabel, and half-brother, Sir Anthony Browne,

later Viscount Montagu. Eventually, much of the estate became the Manor of Esher and Milbourne.

- 3.10 In time, large tracts of land in Oxshott became part of the Claremont Estate. The first house on the estate was built in 1708 by Sir John Vanbrugh, the Restoration playwright. It was expanded by Thomas Pelham-Holles, Earl of Clare who had acquired the house from Vanbrugh in 1714. The house was later demolished by Robert Clive (“Clive of India”) and replaced with a Palladian mansion designed by Lancelot “Capability” Brown.
- 3.11 In 1816, the Government bought the property for Princess Charlotte, the only child of the Prince Regent upon the occasion of her marriage to Prince Leopold of Saxe-Saalfeld-Coburg. It reverted to the Crown in December 1865 upon the death of the prince. Queen Victoria then purchased the house and the estate and became the Lord of the Manor of Esher and Milbourne which included Oxshott Woods. The manor was put up for auction in 1923 and purchased by Esher council for £2,000.
- 3.12 As noted above, the earliest map evidence for Oxshott is John Rocque’s map of 1768 on which the layout of the hamlet is shown. The settlement was characterised by ribbon development along a north-south route running along a high ridge through the forest between Esher and Leatherhead. The map shows a farm at each end, Birdshill Farm and Danes Hill Farm with development up to that time contained between them. The hamlet was very small with only approximately eighteen buildings recorded.
- 3.13 Until the sixteenth century, Oxshott was fairly isolated, surrounded by heath and scrubland and only connected to nearby villages by footpaths. A later print of 1824 (fig.2) illustrates the rural character of the hamlet which prevailed into the early twentieth century. It illustrates the topography and shows the high ridge and the forest which is shown on Rocque’s map.
- 3.14 The c.1845 Tithe Map (fig.13, believed to be a tracing) evidences the growth of the hamlet between 1768 and 1845 and shows that some of the common land had been developed during that period. At that time, the population of the hamlet was 193. The map shows that the site formed part of a large field (No.224) with a northern boundary to what later became Steel’s Lane and an eastern boundary to the High Street. It also shows in more detail the small-scale ribbon development along the High Street.
- 3.15 Birdshill Farmhouse, which is situated c.121m to the north-west of the site, is also marked on the map (No.200) as is a large U-shaped building (No.201) to the south and abutting the road on its east side. This was likely in agricultural use and was demolished between 1934 and 1970 when the site was given over to the present car park use. The Historic England List Entry Description states that the farmhouse is of seventeenth century date and has eighteenth century alterations and additions. The map regression exercise indicates that the footprint remains unaltered from that which is shown on the c.1845 map. However, the building’s setting has undergone substantial and notable change, noticeably between 1934 and 1970. This was brought about by residential development on Warren Lane, Steel’s Lane and Birds Hill Rise characterised by large properties set in substantial grounds, the construction of the car park immediately to the south, and the petrol station and forecourt, and Heath Buildings at the top of the High Street. Unfortunately, the List Entry Description provides no detail on the Storehouse but erroneously provides a description of Pinewood House, Oxshott.
- 3.16 Highwayman’s Cottage, which was constructed in c.1550 and is situated c.98m to the south of the site is also shown (No.233) and interestingly, with a different footprint (rectangular and

incorporating what are attached buildings, possibly barns?) from that of the present building.



Figure 2: A View of Oxshott (print), 1824 (source: Surrey History Centre, ref: PX/135/27)

- 3.17 Agriculture, forestry and the keeping of pigs were the mainstay of the hamlet up to the mid-nineteenth century when gradually sheep and dairy farming took over. Some small-scale housebuilding was taking place on farmland by small farmers during that period and development was accelerated with the opening of the railway (with the extension of the railway line from Surbiton via Claygate and Oxshott to link up the Waterloo-Guildford line at Effingham Junction) in c.1886.
- 3.18 The Bear Inn (nick-named Oxshott Church) which opened in c.1776 was the first Public House. It was located in an old cottage and had a forge and a blacksmith's shop. It was demolished and replaced by a new pub in 1925. The original Victoria Public House (formerly The Queen Victoria) was opened in 1787 and up until the mid-1840s was a shed situated in front of a cottage. The present building, situated on the east side of the High Street, dates from 1850 and was extended in the 1980s. It was not unusual for agriculture or residential buildings in the hamlet to be used for commercial purposes. A large barn at Birdshill Farm at the north end of the hamlet was used as a school in 1818 and shops were accommodated in cottages up until the end of the nineteenth century.
- 3.19 On the Ordnance Survey of 1866 (fig, 14), the buildings on the east side of the High Street are shown in long narrow plots with large gardens to the rear and small gardens to the front, suggesting residential use and possibly accommodating some commercial use. Highwayman's Cottage is shown in a large plot of land surrounded by trees and with additional buildings to



those shown on the possible Tithe map of c.1845. The Post Office is marked as is the Royal Kent Boys and Girls School at the northern end of the High Street. The land in between is shown as open and undeveloped as is that on the west side.

- 3.20 A comparison of the Ordnance Surveys of 1866 and 1896 (fig.15) indicates that the High Street remained relatively unchanged in the intervening period. Where change had occurred at the southern end, on the east side, and on the site of Highwayman's Cottage, it appears that it was characterised by the demolition of buildings rather than new development.
- 3.21 In the period between 1896 and 1913 (fig. 16, Ordnance Survey), the large field that the site formerly formed part of had been developed for housing, specifically three substantial residential buildings, including 'Midgarth', set in large grounds. The site was situated within the boundary of 'Midgarth,' to its south and comprised an open area of land and a small ancillary building (fig. 16, Ordnance Survey of 1913).
- 3.22 Also, by 1913, some of the buildings on the site of Highwayman's Cottage had undergone alteration with some appearing to have been demolished by that time. A postcard of c.1904 (fig. 3) shows 'The Street' and gives a view down the High Street to the large three-storey building on the corner of Oakshade Road. It was constructed in c.1895 and comprised three shops including a tobacconist and a stationer, with residential accommodation above.
- 3.23 The postcard shows a characteristically rural scene of a wide lane lined with hedges and trees. To the left of the picture is a raised bank and fence enclosing Highwayman's Cottage. Trees can be glimpsed in the background in the area of the site. Another postcard (fig. 4), undated, but likely of commensurate date provides a closer view of the building on the corner of Oakshade Road and The Victoria Public House on the other side of the High Street. Particularly noticeable, given the small-scale rural context, is the mass and height of these buildings.
- 3.24 Building on that scale continued into the early twentieth century with the construction of a block of buildings at the north end of the High Street, on the east side. These buildings included the present No. 50 High Street, although at that time it consisted of two narrow buildings, one with a small extension with an area of enclosed land to the rear and a rectangular building to the northern boundary. "P.O." is marked next to the buildings suggesting that one of them was in use as a Post Office at the time. A comparison of the 1896 Ordnance Survey and that of 1913 (fig.16) indicates that these buildings were constructed during the intervening period.
- 3.25 The 1913 Ordnance Survey also shows a Bank and so attesting to the changing character of the High Street from residential to commercial during this period. Buildings on the site of Highwayman's Cottage also appear to have been removed with a single square plan building only shown. Oakshade Road had also been laid out, although the south side still comprised of fields.
- 3.26 A comparison of the 1913 Ordnance Survey and the 1932-1934 Ordnance Survey indicates further small-scale development occurring on the site with a slightly larger, possible garage type building situated to the north of the then extant building and a smaller building running in an east – west direction abutting the southern boundary. The large copse enclosing the tennis court to the west of the site had been cleared by that time.



Figure 3: Oxshott, The Street (postcard), c.1904 (source: Surrey History Centre, ref: PC/135/24)

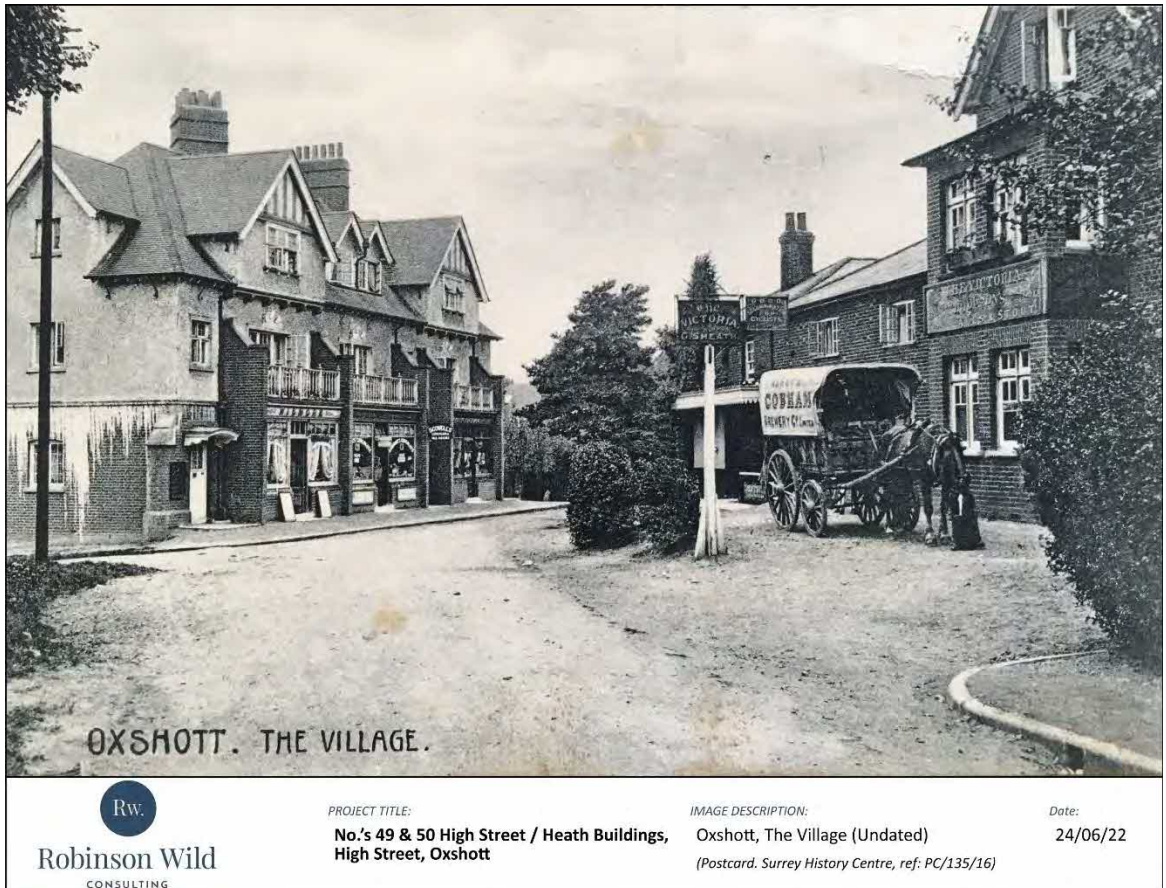


Figure 4: Oxshott, The Village (postcard), Undated (source: Surrey History Centre, ref: PC/135/16)

- 3.27 It also indicates that the layout and footprint of the site of the present No. 50 High Street had undergone some change during the interim period with a large almost square building shown with a covered entranceway to the north providing access to the enclosed area at the rear. Also, by this time, a small L-shaped building had been constructed on the site of the present No. 49 High Street, close to the north boundary with No. 50 High Street. This building had been replaced by the present building by c.1955 as evidenced by a photograph of that date (fig.5).
- 3.28 The Ordnance Survey also indicates further change to the footprint of Highwayman's Cottage and also development within its setting. It shows a substantial and presumed residential building, latterly known as 'Hazelwell' to the south-west of the cottage. Development had also occurred on the west side of the High Street. A substantial residence, latterly known as 'Uplands,' set in large grounds had been constructed in the period between 1913 and 1932.
- 3.29 A photograph of the High Street, looking north, of c.1955 (fig.5) provides a view of to the site which is bounded by trees and vegetation. The 1970 Ordnance Survey (fig. 18) clearly indicates more intensive development occurring along the High Street by that time, notably at the northern end on the west side with the construction of Heath Buildings in the late 1960s.
- 3.30 Another photograph (fig.6), which is undated but may be of a similar period, provides a clearer view, looking south, towards the buildings. In this, the principal elevation of No. 50 is clearly visible. It shows the two-storey canted bays with windows to both and a shop front to the ground floor on the north side of the elevation. The signage suggests that wines and spirits were sold there. In the foreground, on the site of the present garage and forecourt, is a large, four-storey building with the ground floor in commercial use as a garage. As with the buildings further down the High Street on the west side, it is noticeable due to its mass and scale which is quite different from those of its immediate surroundings.
- 3.31 The 1970 Ordnance Survey (fig.18) clearly indicates more intensive development along the High Street, notably at the northern end on the west side. Here, the two-storey parade of five shops with flats above, the Heath Buildings, was constructed in the late 1960s. Highwayman's Cottage had also undergone alteration and appears to have been extended and a smaller building erected within its grounds.
- 3.32 In the period between 1970 and 1994 (National Grid mapping, fig.19), the large four-storey building with the garage to the ground floor adjacent to the south boundary of No. 49 High Street had been demolished and replaced with a petrol station and forecourt. The construction of the petrol station is regrettable as it has negatively impacted the character and appearance of the High Street especially when experienced from the approach to it from Esher. Relatively intensive residential development had also occurred in the immediate vicinity of the High Street with the construction of houses to the east at the south end and at the north end on the site of 'Uplands,' a former large single-family residence.
- 3.33 Between 1994 and 2003 (Landline map, fig.20) residential development ('Midgarth Close') had occurred on the site of, and in the grounds of 'Midgarth', a former large single-family residence situated at the northern end of the High Street at the junction with Steel's Lane.



Figure 5: High Street, Oxshott (photograph), c.1955 (source: Surrey History Centre, ref: 6316/12349)



Figure 6: High Street, Oxshott (photograph, copyright: Trevor Sergeant), Undated (source: Surrey History Centre, ref: 6316/12350)

- 3.34 The area retains its mixed-use - commercial and residential - character. The High Street is lined with buildings of two to three-storeys in height and of varying age. On the west side these range in date from the early to mid-nineteenth century, some with flats above. This side of the High Street is dominated by the three-storey building on the corner of Oakshade Road which was constructed in c.1895. It remains in its original mixed-use with shops on the ground floor with residential above.
- 3.35 On the east side of the High Street, two and three-storey buildings of mid-late nineteenth century date prevail in the form of No.50 High Street, the butchers, and The Victoria Public House. These are interspersed with twentieth century buildings, the latter of which are unremarkable. The south end of the High Street as it becomes the Leatherhead Road (A244) is characterised by large residential properties situated on the east side of the road, some of late twentieth century date (Uplands Drive).



Figure 7: 1579 Christopher Saxton, Surrey, Sussex, Kent, and Middlesex (copy) (source: 'Two Hundred and Fifty Years of Map Making in the County of Surrey, 1575 – 1823')



Figure 8: 1594 John Norden, Surrey (copy) (source: 'Two Hundred and Fifty Years of Map Making in the County of Surrey, 1575 – 1823')



Figure 9: 1610 John Speed, Surrey (copy) (source: 'Two Hundred and Fifty Years of Map Making in the County of Surrey, 1575 – 1823')

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Figure 10: 1690 John Seller, Surrey (copy) (source: 'Two Hundred and Fifty Years of Map Making in the County of Surrey, 1575 – 1823')



Figure 11: 1768 John Rocque, Surrey (copy) (source: 'Two Hundred and Fifty Years of Map Making in the County of Surrey, 1575 – 1823')

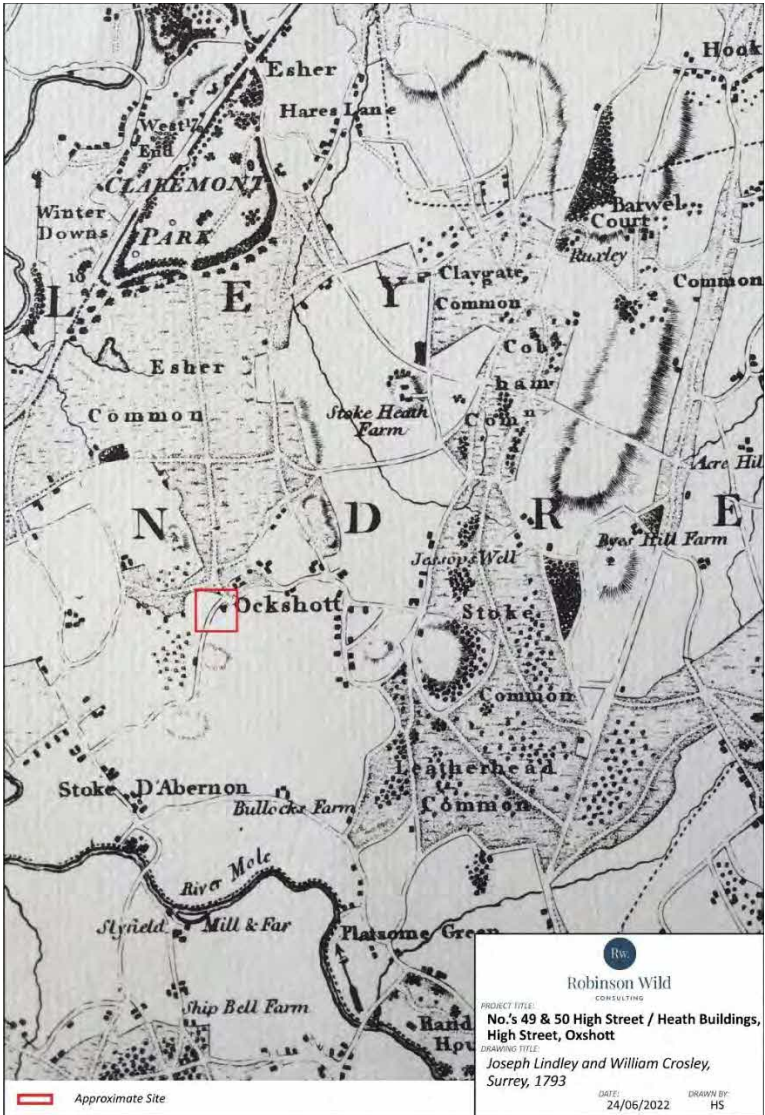


Figure 12: 1793 Joseph Lindley and William Crossley, Surrey (copy) (source: 'Two Hundred and Fifty Years of Map Making in the County of Surrey, 1575 – 1823')





Figure 13: c.1845 (Possible) Tithe Map (source: Surrey History Centre)

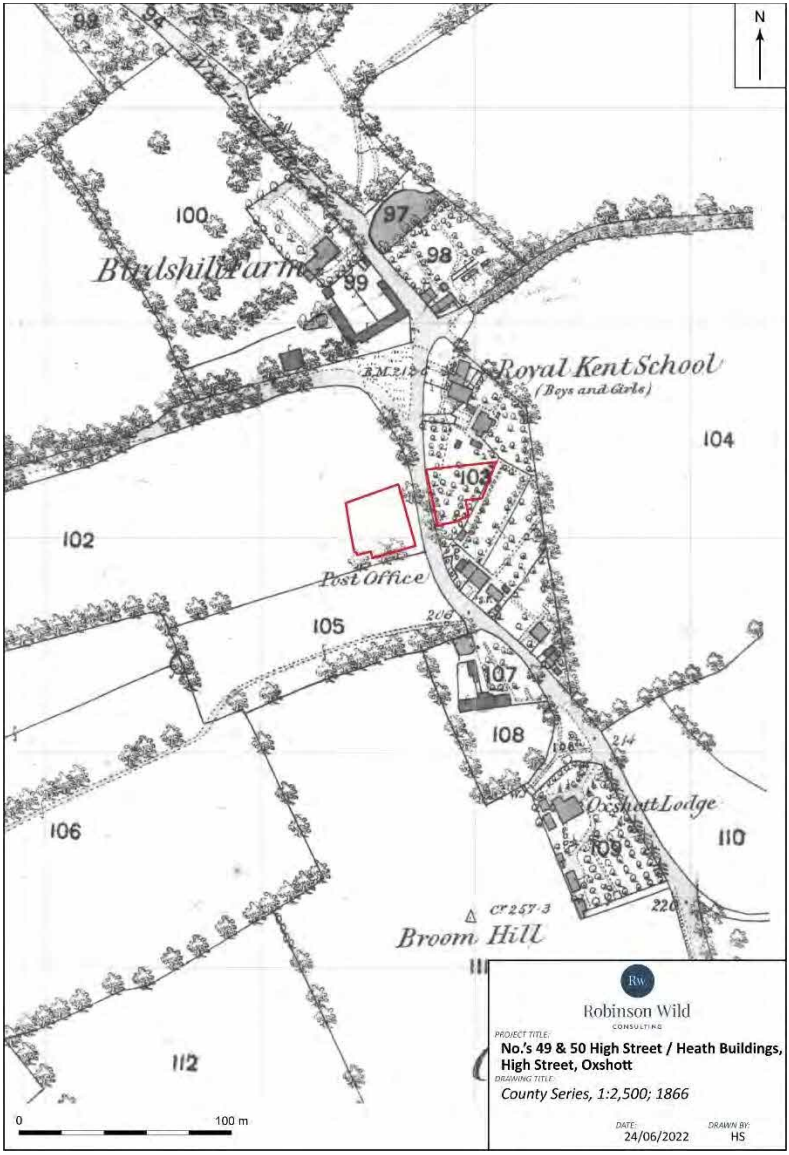


Figure 14: 1866 A detail from the Ordnance Survey Mapping

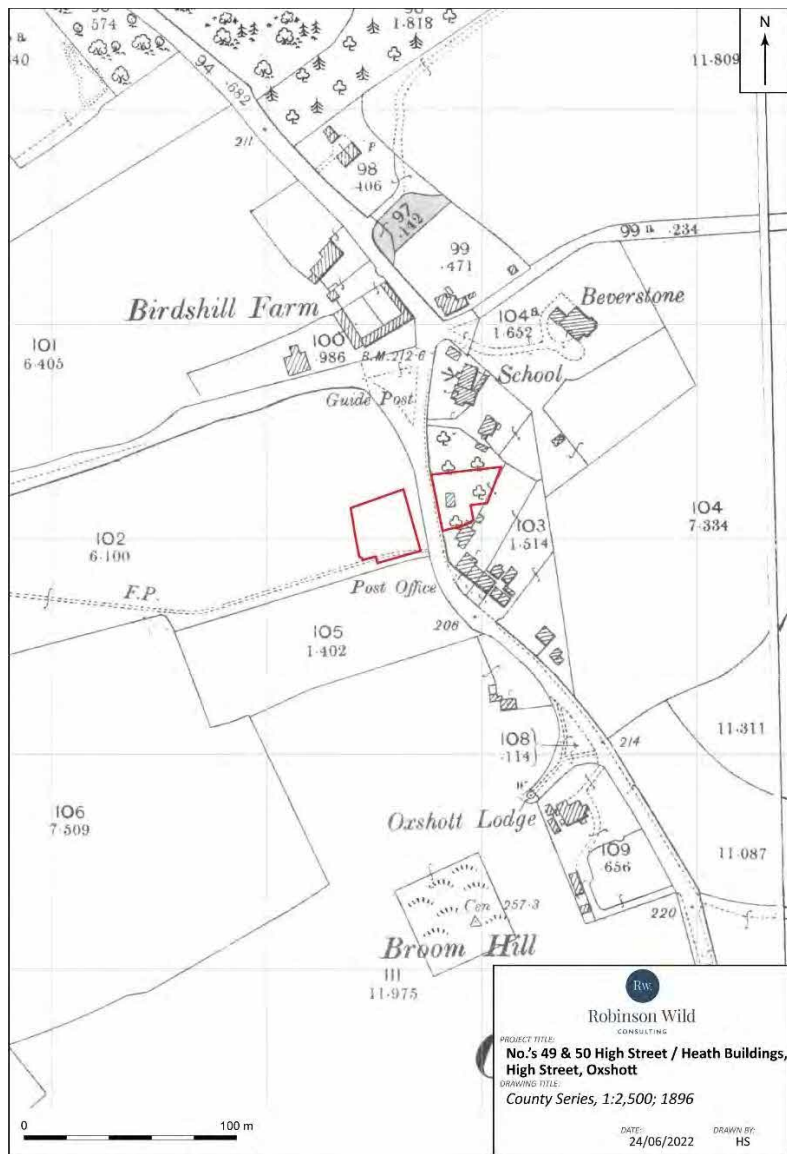


Figure 15: 1896 A detail from the Ordnance Survey Mapping

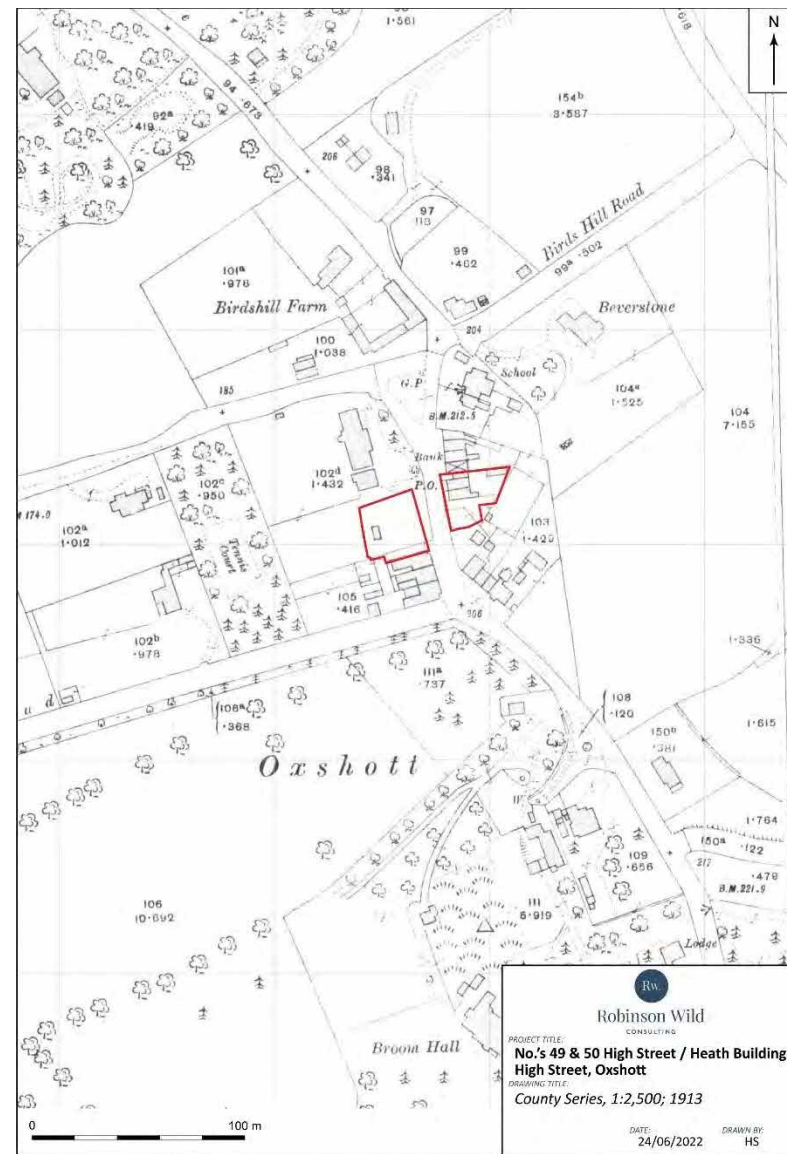


Figure 16: 1913 A detail from the Ordnance Survey Mapping

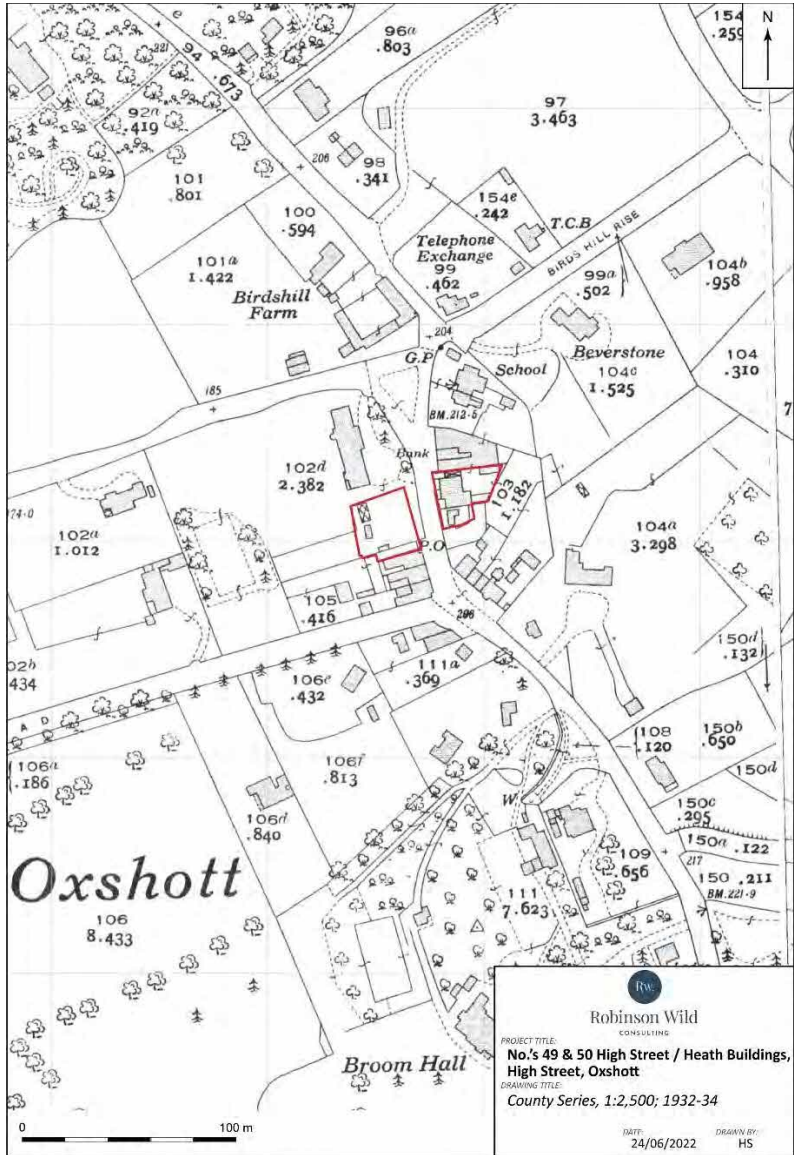


Figure 17: 1932 - 34 A detail from the Ordnance Survey Mapping

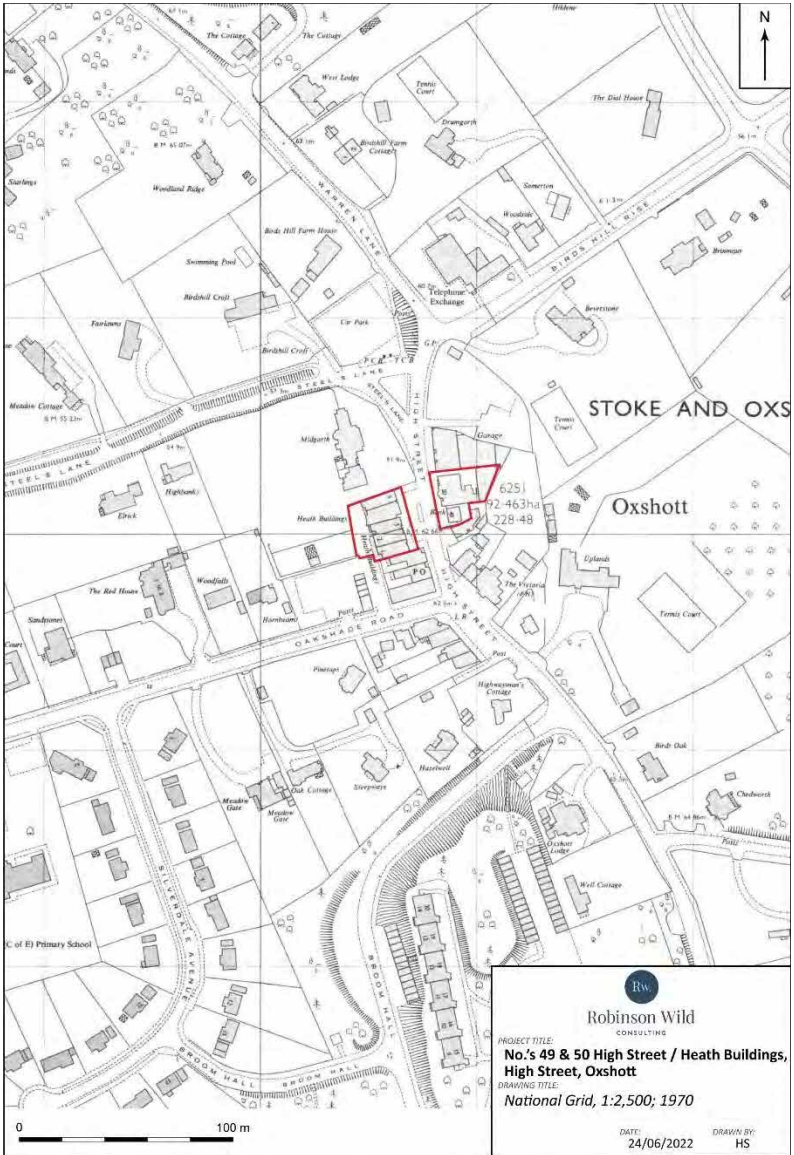


Figure 18: 1970 A detail from the National Grid Mapping

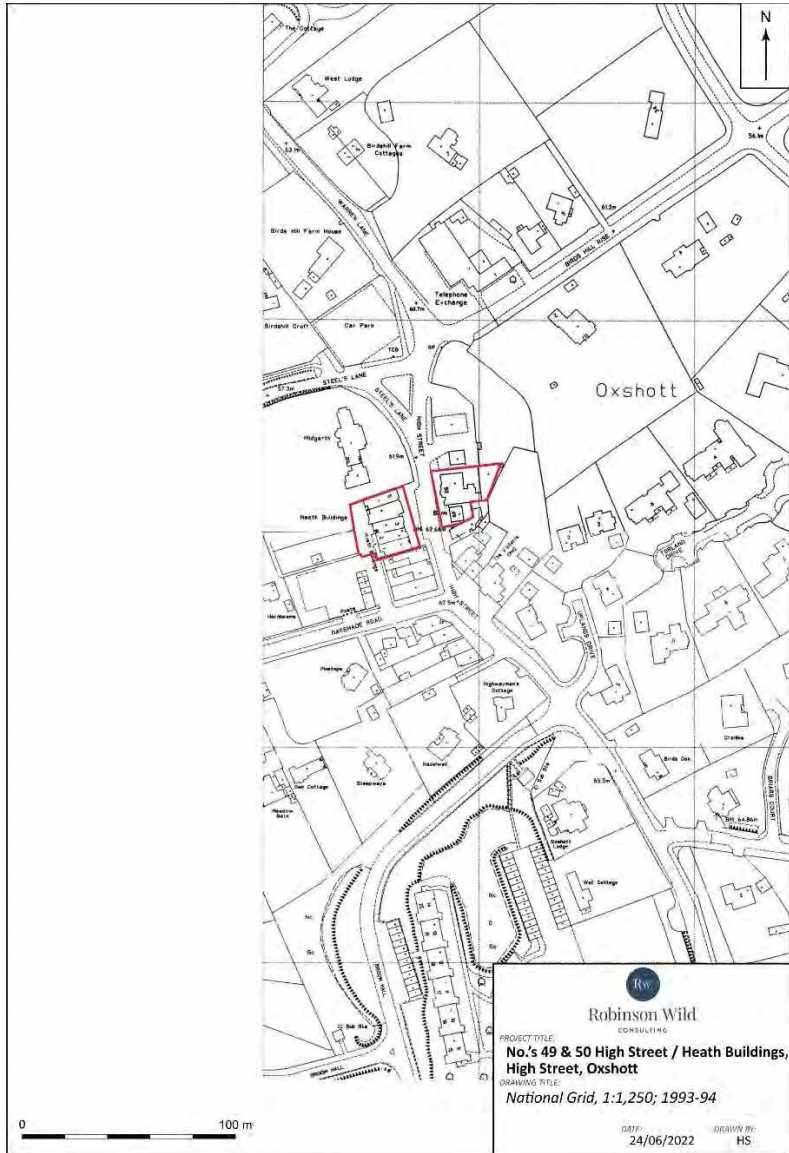


Figure 19: 1993 - 94 A detail from the National Grid Mapping

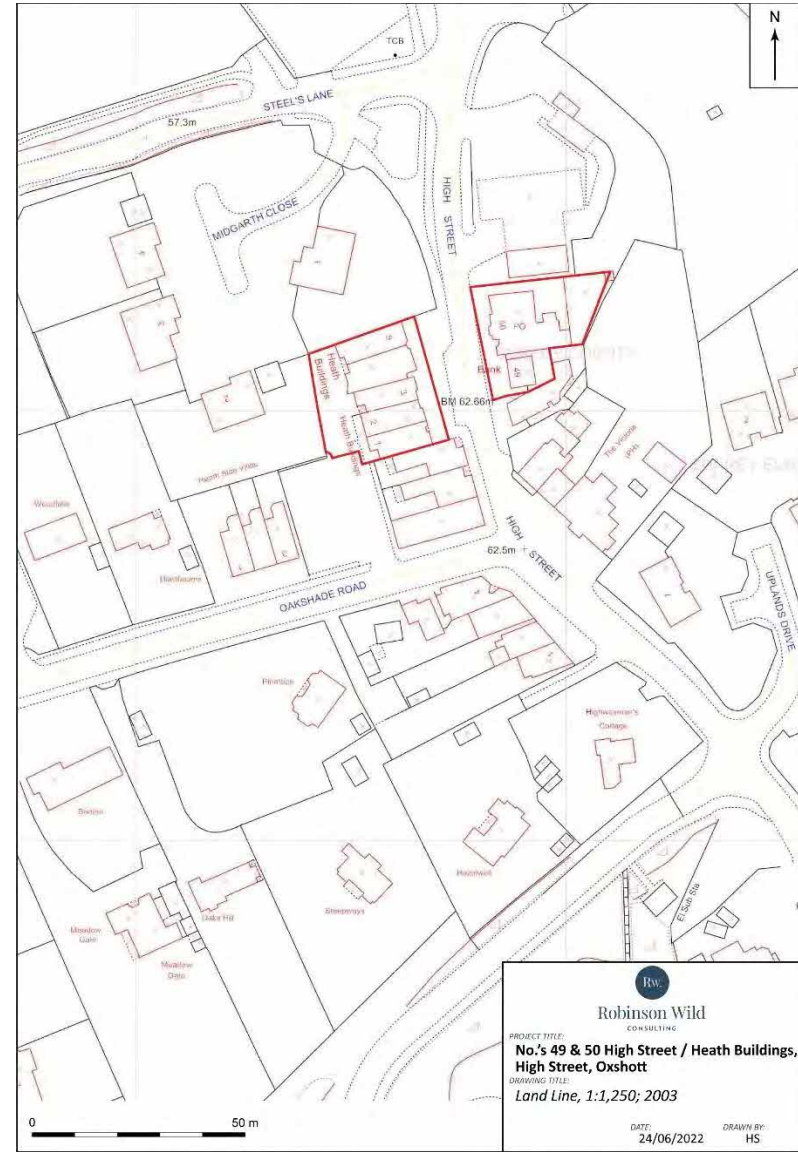


Figure 20: 2003 A detail from the Land Line Mapping

## 4.0 ASSESSMENT OF SIGNIFICANCE

- 4.1 The NPPF directs that for planning purposes, local planning authorities should require an applicant to describe the significance of any heritage assets affected by a proposed development. The NPPF also points out that significance derives not only from a heritage asset's physical presence, but also from its setting, being the surroundings in which it is experienced.
- 4.2 Assessing the significance of heritage assets is to a great extent based on knowledge of the asset type, a comparison with what exists elsewhere, and the extent to which it may be distinctive or have special meaning for different groups of people. The incorporation of a values-based benchmark within the assessment helps to ensure a consistency of approach when determining significance in the context of managing change to historic buildings and/or places.
- 4.3 There are no known heritage assets wholly or partly situated within the boundary of the site. The site is not situated within a conservation area or a County Site of Archaeological Importance. It is situated within an Area of High Archaeological Potential.
- 4.4 There are three designated heritage assets and one non-designated heritage asset within a 150m radius of the site's deemed centre,

Grade II listed Highwayman's Cottage (Historic England NHLE List Entry No. 1030195) (c.98m to the south-east); (nb. both the NHLE Entry and the Surrey HER do not correctly identify the location of Highwayman's Cottage)

Grade II listed Storehouse, 10 yards left of Birdshill Farmhouse (Historic England NHLE List Entry No.1030080) (c.109m to the north-west) and

Grade II listed Birdshill Farmhouse (Historic England NHLE List Entry No.1286652) (c.121m to the north-west)

Locally listed No. 49 High Street (former Barclays Bank) (c.23m to the east)

An assessment area of 150m was drawn up following consultation of the historic environment record and an initial review of known heritage assets.

- 4.5 In October 2023 Elmbridge Borough Council granted planning permission for the demolition of No. 49 High Street as part of the proposed development of Nos. 49 & 50 High Street (ref: 2023/1184). The permission was granted after the submission of the planning application for the proposed development of Heath Buildings for which planning permission was subsequently refused. Consequently, the Statement (March 2023) assessed the significance of No.49 High Street and the potential impact of the original proposed development. Detailed references to such in this Statement have been removed given the planning permission for its demolition.
- 4.6 The Statement has been commissioned to assess the potential impact of the proposed development on the setting of the identified heritage assets within the assessment area. The effect of development on the significance of the setting of heritage assets is a material consideration in determining a planning application and the NPPF advises local planning authorities that they should require an applicant to provide a description of the significance of the heritage assets affected and the contribution of their setting to that significance. This

should be in keeping with the NPPF’s direction for proportionality in the context of the asset’s importance and the proposed development.

- 4.7 The designated status of Highwayman’s Cottage, Birdshill Farmhouse and the Storehouse at Birdshill Farmhouse is a formal recognition of their heritage value. In keeping with the NPPF’s direction for proportionality and here, the assets not being the subject of the proposed development, the statement does not contain a detailed assessment of their significance but rather assesses their setting in more detail below.
- 4.8 Setting is defined as the surroundings in which a heritage asset is experienced, and all heritage assets have a setting, irrespective of the form in which they survive and whether they are designated or not. Therefore, the heritage assets identified in this Statement have a setting and it is a requirement for this assessment to identify the key attributes of the heritage asset and its setting and the potential impact upon these occasioned by the proposed development of the site.
- 4.9 To identify these key attributes, it is necessary to consider the physical surroundings of the assets, including relationships with other heritage assets, including the way the asset is appreciated and the asset’s associations and patterns of use. A consideration of these attributes allows an estimation to be made of whether, how and to what degree setting contributes to the significance of the heritage assets. Development can affect the setting of a heritage asset and the ability to understand, experience and appreciate it.
- 4.10 An assessment of the scope of the magnitude and effect of any impact on setting is part of the remit of this Assessment and has been undertaken with reference to Historic England’s guidance, The Setting of Heritage Assets: Historic Environment Good Practice Advice in Planning: 3. The value of a heritage asset can be harmed or lost through alteration within or destruction of its setting. Current guidance states that the extent of a setting is not fixed and may change as the asset and its surroundings evolve. It is acknowledged that a setting may make a positive or negative contribution to the value of a heritage asset, it may affect the ability to appreciate that value, or it may be neutral.
- 4.11 Setting is most commonly framed with reference to visual considerations and so lines of sight to or from a heritage asset across, through into and out of its setting will play an important part in considerations of setting. However, non-visual considerations also apply, such as spatial associations and an understanding of the historic relationship between places.
- 4.12 To undertake an assessment of significance of the setting to a level of thoroughness proportionate to the relative importance of the asset, the setting of which may be affected by the proposal for the site, this assessment has sought to describe the setting for the heritage asset and provide a measure of the contribution that the setting plays in the value of the asset.
- 4.13 Many heritage assets within any given landscape may be visible from several locations – publicly accessible areas such as footpaths, streets and the open countryside and private spaces such as dwellings and private land. Many sightlines from, to, into and across heritage assets are, therefore, incidental and are not intrinsically or intimately associated with the significances assigned to any given heritage asset. However, there are instances where the characteristics of sightlines may have been intentionally designed and as part of the setting are integral to the significance.

- 4.14 The setting of the identified heritage assets has changed as Oxshott has developed from a small, characteristically rural hamlet to a suburban village. Consequently, setting has been compromised by unsympathetic development of mid - late twentieth century date, including the Heath Buildings, the petrol station and forecourt, and No.48 High Street.
- 4.15 A notable alteration is the change of the original single lane running through the hamlet in a north-south direction to/from Esher and Leatherhead, into the busy single carriageway of the A244. This has negatively impacted on how the building, Birdshill Farmhouse and Store, and Highwayman's Cottage, and other historic buildings on the High Street are experienced. Infill mixed-use development of mid-twentieth century date, notably nos. 1 – 4 High Street and the Heath Buildings has also impacted on the legibility of the historic character of the High Street which is predominantly mid - late Victorian. Notwithstanding this, it is still possible to understand the development of the High Street through the extant architectural form and features of the historic built environment in which it is experienced.
- 4.16 To the north-west of the site, at a distance of c.121m are Birdshill Farmhouse, which is of seventeenth century date, and an associated Store. It is understood that the Farmhouse still retains historic and tangible features demonstrative of its post-Medieval origins. It is representative of an earlier period, categorised by limited extant evidence, in the history of the village. It is therefore considered as having medium evidential and historical value. It is also considered as having medium aesthetic value.
- 4.17 The map regression exercise indicates that the footprint of the Farmhouse remains substantially unaltered from that which is shown on the c.1845 map. However, the building's setting has undergone substantial and notable change, noticeably between 1934 and 1970. This was brought about by residential development on Warren Lane, Steel's Lane and Birds Hill Rise characterised by large properties set in substantial grounds, and the construction of the car park immediately to the south, and the petrol station and forecourt at the top of the High Street. The buildings maintain a physical separation from the A244 – Warren Lane being set back from the road in an enclosed plot. Views to the buildings are limited by intervening mature trees and vegetation.
- 4.18 To the south-east of the site, at a distance of c.98 metres is Highwayman's Cottage which was constructed in c.1550. The timber-framed cottage is set within a large garden and is bounded by a modern high brick wall, behind which trees and hedges shield the cottage from the road. The Cottage has undergone substantial alteration as evidenced by the map evidence, and planning history with the erection of a large building linked to the cottage being the most recent development on the site.
- 4.19 Although having undergone substantial alteration since construction, the Cottage still retains historic and tangible features demonstrative of its post-Medieval origins. It is representative of an earlier period, categorised by limited extant evidence, in the history of the village. It is therefore considered as having medium evidential and historical value. It is also considered as having medium aesthetic value.
- 4.20 Highwayman's Cottage still maintains a noticeable physical separation from the High Street being set within the boundary of a modern high brick wall. The modern wall maintains a historical boundary as evidenced in the map and photographic evidence. The historic

legibility of the cottage as a relatively substantial dwelling set back from the former lane in a large plot is retained in part consequently. However, the erection of the large link-building has impacted this legibility through the introduction of built form of a type, scale, and mass without known historic antecedents within a reduced plot boundary. The modern wall also maintains a historical separation in terms of how the use of the buildings evolved from residential to mixed-use and the changing character of the area during the mid - late nineteenth century, and one that dominates the High Street today.

- 4.21 In summary, the physical setting of the heritage assets identified in this assessment has changed as a result of the area changing and growing through commercial and residential development and becoming more busier to traffic, and so how one experiences these buildings today is different from when they were first constructed. Additionally, modern development in a very different form, for example the petrol station, and in proximity to both buildings has also had a negative impact on their setting. However, the historic use pattern of the listed buildings is retained and in the case of Highwayman's Cottage continues. Although the quality of the extant mid-late nineteenth century and early twentieth century buildings remain legible in parts, historic integrity has been comprised through modern extension and alteration and the physical appearance of the area around No.49 High Street specifically, appears neglected in places.



## 5.0 PROPOSED DEVELOPMENT AND IMPACT ASSESSMENT

5.1 When assessing a proposal for development that may affect a heritage asset, the local planning authority is directed by legislation, national and local planning policy, and guidance. The decisive heritage-related factors associated with the proposed development of the site is having a balanced judgement as to the potential impact, if any, upon the significance (including the contribution made to it by their settings) of the designated heritage assets.

5.2 The original proposed development included,

the demolition of the Heath Buildings;  
the construction of a part-three and four-storey over basement building with four commercial units to the ground floor and nine residential units to the first, second and third floors

There are no proposed changes to the above elements of the proposed development.

5.3 The building will be constructed in red brick and will predominantly be of three-storeys with the fourth floor accommodating a single residential unit in a mansard roof that will extend across the central section of the building. It was originally intended that a parapet and cornice run the width of the principal elevation. These have now been removed. The ground floor commercial units are articulated through individual shopfronts.

5.4 The original design of the building reflected a mixture of the Georgian and Regency styles with the detailing replicating certain architectural characteristics of both. Several of these architectural details have been removed, including the pediments to the window openings to the principal elevation, and the parapet, and replaced with detailing, e.g. flat arch brick headers to the principal elevation window openings that is more responsive to the extant built environment.

5.5 Notwithstanding the alterations to the architectural detailing and the roof profile – flat to hipped – the proposed building will have a pleasing symmetry articulated through the form and fenestration. The principal elevation to the High Street will comprise of five bays.

5.6 The height and materiality of the building will respond directly to local context, specifically the extant Victorian buildings of height on the High Street. It will also respond to former historic character being of a similar height to the adjacent extant historic buildings and the former buildings which were situated on the site of the petrol station and forecourt.

5.7 Proposed development affecting a heritage asset and/or its setting may have no impact on its significance or setting and may enhance its significance and therefore cause no harm. Paragraphs 206 - 208 of the NPPF consider the impact of a proposed development on the significance of a designated heritage asset and notes two categories of harm –substantial and less than substantial. The revised (July 2019) planning practice guidance confirms that it is no longer enough to simply identify the category of harm with further articulation about where the proposed development sits within that category now also required (Paragraph 018).

5.8 In response to the directive in paragraph 018 of the PPG, the impact of the proposed development on the significance of the identified designated heritage assets has been

assessed by drawing on a methodology for environmental impact assessment to quantify the significance of effect of the proposed development.

- 5.9 For the purposes of assessing direct impacts to assets the pre-eminent characteristic of the impact is the scale to which the impact alters the asset. This can be gauged by cross referencing the potential impact activities with each known asset. In addition, the type of impact is judged to arrive at a magnitude. The scale ranges from negligible, through minor and moderate to substantial and the type of impact can be beneficial or adverse. The magnitude of impact to individual assets is a matter of professional judgment and is based on a five-fold scale (major, moderate, minor, negligible and no change). The range of impact magnitude is explained in Table 2 below.

Table 2: Factors in the Assessment of Magnitude of Impact to Heritage Assets

Impact Magnitude	Description
Substantial Adverse	Total loss of asset
Substantial Beneficial	Comprehensive improvement to the asset through restoration or enhancement
Moderate Adverse	Partial loss of or detrimental modification to the asset, but integrity of majority of asset remains
Moderate Beneficial	Improvement to asset condition/preservation through enhancement or protection
Minor Adverse	Some measurable depreciation to the attributes and quality of asset
Minor Beneficial	Some measurable improvement to the attributes and quality of asset
Neutral	No loss or alteration of asset, no discernible impact either adverse or beneficial, or Very slight loss or detrimental alteration to asset or Very slight benefit to condition/preservation of asset

- 5.10 There is no established relationship, inter-visibility or co-visibility between the designated heritage assets and the site. It is therefore considered that the proposed development will not have a visual impact on the setting of these assets. In terms of the experience of setting, it is considered that this will not be harmed or compromised by the proposed development which will be of a commensurate height with adjacent extant, and former historic buildings on the High Street. It will not impact the ability to understand, experience and appreciate the setting of the heritage assets, which has undergone significant alteration since they were constructed. Consequently, it is considered that the proposed development will have a neutral impact and effect.

- 5.11 The assessment of the settings of the heritage assets in Section 4.0 sets out how it has changed over time and how one experiences it today is very different from when they were built, or indeed fifty years ago. Regarding Highwayman's Cottage, most latterly, the experience has been affected by the addition of the large linked two-storey building which is unapologetically modern to distinguish it from the historic host building.

## 6.0 CONCLUSION

- 6.1 The proposal for the site is detailed in Section 5.0 above. The proposed development is considered compliant with legislation, planning policy and guidance in that it is responsive to the environmental objective of conserving and enhancing the historic environment.
- 6.2 It is further considered that the proposed development, specifically in terms of the design response, meets the requirements under Policies CS1 – ‘Spatial Strategy’ and CS17 – ‘Local Character, Density and Design’ of The Elmbridge Core Strategy and Policy DM12 – Heritage of The Elmbridge Development Management Plan and responds positively to Paragraph 205 of the NPPF.
- 6.3 This Statement enables an informed, sustainable, and responsible approach to development on the site. The information provided meets the expectations of paragraph 205 of the NPPF, PPG (paragraph 008) and local planning policy guidance in that the applicant has described the significance of heritage assets that may be affected by the proposed development and has also assessed any contribution made by the settings of the identified heritage assets. It is considered that the level of detail provided is proportionate to the assets’ importance and is sufficient to allow the local planning authority to understand the potential impact and effect of the proposed development on the significance and settings of the assets.
- 6.4 In accordance with paragraph 018 of the PPG, the Impact Assessment has considered the proposed development in the context of the potential impact on the significance of the designated heritage assets. It is concluded that it will have a neutral impact and effect. Proposed development affecting a heritage asset may have no impact on its significance and therefore cause no harm to the heritage asset (as contemplated under paragraph 018 of the PPG). Consequently, paragraphs 206 - 208 of the NPPF which address harm to the significance of a designated heritage asset disengaged.
- 6.5 The proposed development is conservation-led and respectful of the setting of the heritage assets identified herein. It is considered that it will bring about attendant public benefits through good design and the provision of housing. It represents the efficient use of previously developed land for the provision of residential accommodation which will benefit the local community. Therefore, it is concluded that there are no axiomatic reasons arising from historic environment considerations to refuse consent.

## 7.0 SOURCES

### General

Surrey History Centre, Woking

Surrey Historic Environment Record

### Published Works (online)

Elmbridge Borough Council (2018) Advice on Producing Heritage Statements & Local Validation Requirements.

Elmbridge Borough Council (2016) List of Local Buildings Of Special Architectural Or Historic Interest.

Elmbridge Borough Council (2015) Elmbridge Local Plan. Development Management Plan.

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Elmbridge Borough Council (2012) Design and Character Supplementary Planning Document Companion Guide: Cobham, Oxshott, Stoke D’Abernon & Downside.

Elmbridge Borough Council (2011) Elmbridge Core Strategy.

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Historic England (2017) The Setting of Heritage Assets: Historic Environment Good Practice Advice in Planning: Note 3 (GPA3) (Second Edition). London: Historic England

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Ministry of Housing, Communities and Local Government (2023) National Planning Policy Framework. London: Ministry of Housing, Communities and Local Government

Ministry of Housing, Communities and Local Government (2019) Planning Practice Guidance. Conserving and enhancing the historic environment. London: Ministry of Housing, Communities and Local Government

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Ravenhill, W (Ed.) (1974) 250 Years of Map Making in the County of Surrey: A Collection of Reproductions of Printed Maps Published Between the Years 1579-1823; with Introductory Notes. Lympne Castle: Harry Margary.

## Web-Based Sources

Heritage Gateway

<https://www.heritagegateway.org.uk/gateway/>

Historic England National Heritage List for England

<https://historicengland.org.uk/listing/the-list/>

Surrey Interactive Map

<https://www.surreycc.gov.uk/land-planning-and-development/interactive-map>

# APPENDIX 1: SITE & HIGH STREET PHOTOGRAPHS



Figure 21: Photographic Location Plan (nb. nos. 1 – 10 only)

11-22 Heath Buildings, High Street, Oxshott  
Heritage Statement January 2024



Figure 22: Plate 1 View to the High Street, Oxshott from the intersection with Steel's Lane, looking south



Figure 23: Plate 2 View to No. 50 High Street (east side) from the north end of the High Street, looking south  
11-22 Heath Buildings, High Street, Oxshott  
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Figure 24: Plate 3 View to the petrol station and nos. 49 & 50 High Street, looking north-east



Figure 25: Plate 4 View to Heath Buildings (west side) of the High Street, looking south-west



Figure 26: Plate 5 View to the southern end of the High Street, looking south



Figure 27 Plate 6 View to the Heath Buildings (west side) of the High Street (north end), looking north-west



Figure 28: Plate 7 View to the southern end of the High Street, looking south-east



Figure 29: Plate 8 View to the High Street and Oakshade Road from the east side of the High Street, looking north-west



Figure 30: Plate 9 View to No. 50 High Street, looking south-east



Figure 31: Plate 10 View to Nos. 49 & 50 High Street, looking south-east



Figure 32: Plate 11 View to the north end of Heath Buildings, looking west



Figure 33: Plate 12 View to the buildings on the corner of Oakshade Road and the High Street and the south end of Heath Buildings, looking north-west



Figure 34: Plate 13 View to the rear of the buildings on the corner of Oakshade Road and the High Street and the south end of Heath Buildings from Oakshade Road, looking north-east



Figure 35: Plate 14 View to the rear of the buildings on the corner of Oakshade Road and the High Street and the south end of Heath Buildings, looking north-east  
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## APPENDIX 2: RELEVANT PLANNING HISTORY

Reference:	2023/1026
Summary description:	Detached three-storey building with rooms in the roof space and basement comprising a total of 9 flats and 4 commercial units, front balconies and associated landscaping following demolition of existing building.
Decision and date:	Refused. 12/12/23

### Nos. 49 & 50 High Street

Reference:	2023/1184
Summary description:	Part single/part two-storey front extension, two-storey rear infill extension, two-storey side extension, roof extension incorporating increase in ridge height, front and rear dormer windows to create 5 apartments and 2 commercial units, bin storage and associated amenity space and alterations to fenestration, following demolition of No.49 High Street (single-storey detached building), existing link to rear projection and removal of external staircase and chimney stacks.
Decision and date:	Granted. 12/10/23