

ARCHAEOLOGICAL IMPACT ASSESSMENT

Former Masonic Hall and Old Telephone Exchange Site, Elmsleigh
Road, Staines, Surrey

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Archaeological Impact
Assessment
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EXECUTIVE SUMMARY

The former masonic Hall and Old Telephone Exchange, Elmsleigh Road, Staines-upon-Thames, Surrey has been considered for its below ground archaeological potential. Following submission of the original desk-based archaeological assessment for comment the archaeological officer at Surrey County Council has requested clarification with regards to the edge of the islands that the Roman and Medieval town of Staines was restricted to and for previous impacts on the site. The site is subject to a planning application for the construction of 206 residential units in two towers of 15 and 13 storeys set around a landscaped open space.

This document is specific to defining the historical and more recent impacts on the archaeology that may have been present on the site. Previous research, Jones 2010, and intrusive investigations to the north of the site, one of which intrudes into the northern edge of the site, prove that throughout the Roman, Saxon and Medieval periods the site would have been within a flood zone and uninhabitable. The borehole located within the centre of the site identifies the flood horizons and alluvial depositions identified by Jones.

The site lies within an Area of High Archaeological Potential (AHAP) as defined by Spelthorne Borough Council. The AHAP follows the route of the probable line of the London to Silchester Roman Road and covers areas of potential roadside settlement from the Roman and later periods. The AHAP is specifically identified as covering the Historic (Medieval) Core of Staines and the Roman Town.

The site is located within an area that was the subject of previous archaeological assessment and evaluation, prior to construction of the Elmsleigh Centre (1975-1976) which determined that only 19th and 20th century archaeological assets were present. Based on the records contained within the HER the site could be considered likely to have an archaeological potential for the Roman and Medieval periods; however potential development impacts have previously been dealt with and found evidence for 19th and 20th century deposits only. Previous investigations found no residual artefacts pre-dating the Post-Medieval period. On this basis it is considered that neither the Roman town nor the Medieval Town extended into the site.

Excavations conducted on the Friends Meeting House extending into the northern tip of the study site identified a flood line below which are archaeological assets dated to Post-Medieval dumping levels. A clay bank, along the flood line, appears to have provided an early flood barrier with settlement located to the north. Throughout the excavation of this area no archaeological features were recorded more than c.45m south of the High Street (Jones 2010, page 25).

The site visit has established that the site has been heavily disturbed when the buildings were demolished at some time prior to 2016. The demolition included grubbing out of foundations (Plates 1 to 3). The former Telephone Exchange had a basement matching the above ground footprint of the building and crush from the demolished structures was used to backfill the void.

On the basis of the above it is considered that there are no archaeological assets present on the site pre-dating Post-Medieval make up layers which are of no cultural value. The basement below the former telephone Exchange would have removed these land raise levels within the footprint of the structure. Jones clearly states that no occupation of this area would have occurred throughout the Roman, Saxon and Medieval periods due to this being within the floodplain and subject to frequent inundation. On this basis no further archaeological mitigation is deemed necessary on this site.

Past post-depositional impacts at the study site can be considered to have been severe as a result of the previous construction and demolition on site followed by significant site wide groundworks.

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1 INTRODUCTION AND SCOPE OF STUDY

- 1.1 This Archaeological Impact Assessment has been prepared by Peter Reeves of RPS Consulting Services Ltd on behalf of Inland Homes Development Ltd. Following submission of a desk-based archaeological assessment and initial consultation with Nigel Randall, Archaeological Officer, Surrey County Council additional information with regard to past impacts on the site and location of archaeological and geological deposits has been requested.
- 1.2 The assessment considers the former Masonic Hall and Old Telephone Exchange at Elmsleigh Road, Staines-upon-Thames, Surrey which has been considered for its below ground archaeological potential. The study site is subject to a planning application for the construction of 206 residential units in two towers of 15 and 13 storeys set around a landscaped open space. The study site is centred at National Grid Reference TQ 03620 71518 (Figures 1).
- 1.3 This Archaeological Impact Assessment has been produced to provide additional information on whether any further archaeological mitigation is merited, if at all, on the site.
- 1.4 In terms of relevant designated heritage assets, no World Heritage Sites, Scheduled Monuments, Historic Battlefield or Historic Wreck Sites lie within the vicinity of the study site.
- 1.5 The study site lies within an Area of High Archaeological Potential (AHAP) as defined by Spelthorne Borough Council. The AHAP follows the route of the probable line of the London to Silchester Roman Road, the modern High Street, and covers areas of potential roadside settlement from the Roman and later periods.
- 1.6 The AHAP is considered to cover the outer extent of the Historic (Medieval) core of Staines and the former Roman Town (Figure 2a, purple shaded area). However, the AHAP boundary conforms to the modern road network and was set out prior to the research undertaken by Phil Jones in 2010. Elmsleigh Road has been used to define the southern boundary however, Jones research shows that the whole site would have lain in floodplain and therefore would not have been occupied throughout the Roman, Saxon or Medieval periods. Staines is noted for a lack of Iron Age occupation.
- 1.7 The site visits, conducted in September 2017 and December 2019, confirmed site wide truncation as a result of previous groundworks (Plates 1 to 3). The groundworks and demolition of the buildings on site, the former telephone exchange, are believed to have occurred sometime in 2015. The basement below the Telephone Exchange was backfilled with crush material from the demolition of the above ground structure.
- 1.8 In accordance with central, regional and local government policy and guidance on archaeology and planning, and in accordance with the 'Standard and Guidance for Heritage Environment Desk-Based Assessments' (Chartered Institute for Archaeologists August 2014), this assessment draws together the available archaeological, topographic and land-use information in order to clarify the archaeological potential of the site.
- 1.9 The assessment comprises an examination of evidence in the Surrey Historic Environment Record (HER), borehole data from the BGS, considers the results of nearby archaeological investigations (specifically the excavation on the former Friends Meeting House site which extended into the northern fringe of the study site), incorporates published and unpublished material and charts historic land-use through a map regression exercise. The site has been the subject of two site visits.
- 1.10 As a result, the assessment enables relevant parties to assess the archaeological potential of the site and to consider the need for design, civil engineering, and/or archaeological solutions to the potential identified.

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 February 2019. 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 23 July 2019.
(<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 189 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 *Nationally Important 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* 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

- 2.14 The relevant Development Plan framework is provided by the Spelthorne Core Strategy and Policies DPD, adopted February 2009. This does not contain any policies specific to archaeology. However, the following policies relevant to archaeology were 'saved' from the Local Plan adopted in 2001:

POLICY BE24

THERE WILL BE A PRESUMPTION AGAINST ANY DEVELOPMENT WHICH WOULD ADVERSELY AFFECT A SCHEDULED OR OTHER NATIONALLY IMPORTANT ANCIENT MONUMENT OR ITS SETTING. DEVELOPMENT ADVERSELY AFFECTING A SITE OR MONUMENT OF COUNTY ARCHAEOLOGICAL IMPORTANCE WILL NOT NORMALLY BE PERMITTED

POLICY BE25

IN CONSIDERING PROPOSALS FOR DEVELOPMENT WITHIN AREAS OF HIGH ARCHAEOLOGICAL POTENTIAL, THE BOROUGH COUNCIL WILL:-

- A. REQUIRE AN INITIAL ASSESSMENT OF THE ARCHAEOLOGICAL VALUE OF THE SITE TO BE SUBMITTED AS PART OF ANY PLANNING APPLICATION**

- B. EXPECT THE APPLICANT TO ARRANGE AN ARCHAEOLOGICAL FIELD EVALUATION TO BE CARRIED OUT PRIOR TO THE DETERMINATION OF THE PLANNING APPLICATION, WHERE, AS A RESULT OF THE INITIAL ASSESSMENT, IMPORTANT ARCHAEOLOGICAL REMAINS ARE CONSIDERED TO EXIST
- C. HAVE A PREFERENCE FOR PRESERVATION IN SITU, AND IN SUCH CIRCUMSTANCES WILL IMPOSE CONDITIONS OR SEEK A LEGAL AGREEMENT, WHERE APPROPRIATE, TO ENSURE THAT DAMAGE TO THE REMAINS IS MINIMAL OR WILL BE AVOIDED
- D. REQUIRE BY PLANNING CONDITION OR SEEK A LEGAL AGREEMENT TO SECURE A FULL ARCHAEOLOGICAL INVESTIGATION AND RECORDING OF THE SITE AND SUBSEQUENT PUBLICATION OF RESULTS IN ACCORDANCE WITH A SCHEME OF WORK TO BE AGREED IN WRITING WITH THE COUNCIL PRIOR TO THE COMMENCEMENT OF THE PROPOSED DEVELOPMENT, WHERE IMPORTANT ARCHAEOLOGICAL REMAINS ARE KNOWN OR CONSIDERED LIKELY TO EXIST BUT THEIR PRESERVATION IN SITU IS NOT JUSTIFIED

POLICY BE26

OUTSIDE THE DEFINED AREAS OF HIGH ARCHAEOLOGICAL POTENTIAL, THE BOROUGH COUNCIL WILL REQUIRE AN AGREED SCHEME OF ARCHAEOLOGICAL ASSESSMENT OR EVALUATION APPROPRIATE FOR THE SITE CONCERNED TO BE SUBMITTED WITH ANY NEW DEVELOPMENT PROPOSAL FOR A SITE LARGER THAN 0.4HA, AND FOR SMALLER SITES IF DEEMED NECESSARY. WHERE EVIDENCE OF SIGNIFICANT ARCHAEOLOGICAL REMAINS IS FOUND THEN THE REQUIREMENTS SET OUT IN POLICY BE25 WILL APPLY

- 2.15 In terms of designated heritage assets as defined above, no World Heritage Sites, Scheduled Ancient Monuments, Historic Battlefield or Historic Wreck designations lie within the study site or within its immediate vicinity. The study site is located within a designated area of archaeological potential, as defined by the Local Planning Authority.
- 2.16 It is noted that in Policy BE25 part B the applicant is expected to arrange for an archaeological field evaluation prior to determination of the planning application. On this occasion this requirement should be waived. Adjacent evaluations and excavations, of which the latter extends into the study site, have demonstrated that the study site lay within a floodplain susceptible to frequent and violent flooding and would not have been occupied until at least the Post-medieval/Modern period after made-ground raised the area.
- 2.17 The land at the Friends Meeting House was raised by 2 feet to allow Quaker burials adjacent to the High Street 100m north of the study sites northern boundary. Jones, 2010, states that no archaeological features were found beyond c.45m south of the High Street, marked by a man-made river embankment, therefore the study site is located a c.55m further south within the former floodplain.
- 2.18 In line with relevant planning policy and guidance, this Archaeological Impact Assessment seeks to clarify the site's archaeological potential and the likely significance of that potential and the need or otherwise for additional mitigation measures.

3 GEOLOGY AND TOPOGRAPHY

Geology

- 3.1 The British Geological Survey, (BGS) 1:50,000, identifies the solid geology below the site as the London Clay Formation comprising Clay, Silt and Sand.
(<http://www.bgs.ac.uk/discoveringGeology/geologyOfBritain/viewer.html>).
- 3.2 The British Geological Survey indicate that the superficial geology, if present, would be part of the Shepperton Gravel Member, comprising Sand and Gravel. Previous archaeological work immediately north and within the northern edge of the study site indicates that successive events of violent flooding has washed away these deposits (Jones 2010 page 20) and they were replaced by alluvial sands which in turn were washed away and replaced by alluvial clays which settled over a long period of time.
- 3.3 The data from a borehole in the centre of the site, BGS ref TQ07SW146, shows Made Ground to a depth of 1.6m below ground surface. The Made Ground is divided into two distinct layers an upper thinner layer of modern Made ground c. 0.6m thick overlying a much thicker Post-Medieval layer c. 1m thick characterised with clinker, brick fragments and broken glass. The Made Ground overlies a thick alluvial clay layer to a depth of 2.8m below ground level which overlies a 30cm thick deposit of alluvial sand covering the underlying gravel. The surface of the gravel is located 3.1m below ground level.
- 3.4 The geomorphological sequence observed in the borehole data conforms to the flood sequence data Jones gathered from the previous excavations to the north and north-east of the study site.
- 3.5 The site visit has determined that the site has undergone site-wide truncation as a result of past groundworks and remediation. The basement below the former Telephone Exchange was backfilled with crush material from the demolished above ground structures.

Topography

- 3.6 Staines lies on the northern bank of the River Thames at its confluence with the River Colne and Wraysbury River. This location, which combines a Thames side position with a dry, relatively flood free setting, is fundamental to the origins and growth of the town. Although the surface topography of Staines is relatively flat, this masks a gently undulating gravel sub-surface which surfaces to form a number of islands or eyots surrounded by river or former river channels. As discussed in Section 4 below, one of the islands, was a focus of activity from the later Roman and Saxon periods onwards.
- 3.7 The site has previously been comprehensively developed with the construction of the telephone exchange and another unknown building on the southern boundary and the Masons Hall in the south-west corner, the remaining land area was developed as a car park. The Telephone Exchange has been demolished and the underlying basement backfilled with crush derived from the demolition rubble, the carpark has been demolished and removed at some time after 2015. The site visit established made ground only was present along with elements of the demolished structures.
- 3.8 The River Thames flows from north-west to south-east 250m beyond the study site's south-west boundary. The River Colne, flowing from the north, joins the Thames north-west of the study site.
- 3.9 Evidence of a former river channel, extant throughout the Roman and Medieval period, is recorded on excavations fringing the northern edge of the study site (Jones 2010) and proven by a borehole within the centre of the study site.

4 ARCHAEOLOGICAL AND HISTORICAL BACKGROUND WITH ASSESSMENT OF SIGNIFICANCE

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 What follows is a re-consideration of archaeological records within a 500m radius of the study site held on the Surrey Historic Environment Record (SHER), together with a map regression exercise charting the history of the site from the eighteenth century until the present day. The AIA considers evidence from the geotechnical borehole placed through the centre of the study site and one immediately to the south of the site.
- 4.2 In terms of designated heritage assets, as defined above in Section 2 and as shown on Figure 2, no World Heritage Sites, Scheduled Monuments, Historic Battlefield or Historic Wreck Sites lie within the vicinity of the site.
- 4.3 The site lies within an Area of High Archaeological Potential (AHAP) as defined by Spelthorne Borough Council. The AHAP follows the route of the probable line of the London to Silchester Roman Road and covers areas of potential roadside settlement from the Roman and later periods (Figure 2a, purple shaded area). The narrative below challenges the perception of the AHAP as it appears to follow the modern road pattern rather than accounting for the archaeological evidence provided to date, most notably Jones 2010. Previous excavations to the north and north-east of the study site have demonstrated that the study site itself would have lain in a floodplain highly susceptible to flooding throughout the Roman and Medieval periods and therefore would not have been inhabited throughout these periods (Figures 3, 4 and 5).
- 4.4 In general the HER entries, together with relevant syntheses (e.g. Jones 2010) indicate evidence of settlement and activity from the later prehistoric periods through to the Roman, Saxon and Medieval periods, situated along the route of the Roman Road linking London to Silchester. However, activity from this period only extends to c.45m south of the projected line of the road marking the southern limit of the gravel island during the Roman and Medieval periods (Figures 3 and 4).

- 4.5 Occupation activity has been identified as concentrated on a former gravel island, including the modern day High Street and the eastern ends of Clarence and Church Streets, together with the northern end of Thames Street.
- 4.6 Jones (2010) identifies the study site as located beyond the maximum area above flood level during the Roman period and as lying outside the limits of the town island during the Medieval period. On this basis the archaeological potential for the occurrence of archaeological assets from both periods being present within the site is regarded as low, although residual material that may have been thrown from, or washed from the habitable island area may be present.
- 4.7 Based on Jones (2010) the Roman, Saxon and Medieval core of Staines would not have extended across the application site.
- 4.8 The three HER entries shown within the study site, on Figure 2b, relate to archaeological evaluation and assessment completed by the Surrey County Archaeological Unit in 1998 (ESE1248, ESE1249 and ESE1257).
- 4.9 Of the three HER entries shown within the study site on Figure 2a two are erroneously located and are referring to World War I and World War II memorials housed in Spelthorne Museum (MSE20760 and MSE20761). The third entry, MSE19831, notes the site of Winkworth Machinery, this would also appear to be erroneous as no industrial buildings are recorded on the site in the cartographic record.
- 4.10 A brief resume of the sites archaeological potential is delivered below. Previous archaeological evaluation and assessment to the east and west of the site identified 19th and 20th century deposits only. The deposits are considered of low local interest only.
- 4.11 The map sequence demonstrates that the site lay south of the historic core of Staines built along the route of the High Street and remained undeveloped until the construction of the Friends Meeting Place and associated garden. In the 20th century a Telephone Exchange and associated carpark were constructed followed by demolition and groundworks at some point in 2015.

Palaeolithic and Mesolithic

- 4.12 No finds of Palaeolithic or Mesolithic material have been recorded within the 500m radius study area. The alluvial deposits overlying the gravels at the study site are likely to have been formed too late to contain early prehistoric material. While it is possible that the gravels may contain individual early Prehistoric flintwork artefacts, they are likely to be in a derived context having been eroded and moved from their original position of deposition, most likely in a higher, older gravel terrace further south-west toward the current position of the River Thames. Indeed, it is now widely recognised (Bridgland 1996 and Wymer 1999) that the Shepperton gravel river Terrace underlying the study site was deposited in a phase of the last (Devensian) cold stage (at around 70,000 to 10,000 BC) when the country was unoccupied.
- 4.13 Overall, the archaeological potential for the study site for the Palaeolithic and Mesolithic periods can be considered to be low. The previous archaeological excavation, evaluation and assessment to the west, north and east of the site produced no evidence for human activity during these periods.

Neolithic and Bronze Age

- 4.14 From around 4000 BC the mobile hunter-gathering economy of the Mesolithic gradually gave way to a more settled agriculture-based subsistence. The pace of woodland clearance to create arable and pasture-based agricultural land varied regionally and locally, depending on a wide variety of climatic, topographic, social and other factors. The trend was one of a slow, but gradually increasing pace of forest clearance.

- 4.15 By the 1st millennium, i.e. 1000 BC, the landscape was probably a mix of extensive tracts of open farmland, punctuated by earthwork burial and ceremonial monuments from distant generations, with settlements, ritual areas and defended locations reflecting an increasingly hierarchical society.
- 4.16 Evidence for Neolithic and Bronze Age settlement, agriculture, funerary and ritual activity across the Lower Colne and Thames Valleys is now extensive and increasingly well documented (Grimes 1960, Canham 1978, Cotton *et al* 1986, Robertson-Mackay 1987 and O'Connell 1986 and 1990). It is evident that within a landscape centred on the so called Heathrow-Stanwell cursus, some 3.5 km north-east of Staines, was an area which, through time, became increasingly cleared of its woodland cover, to become an intensely settled and farmed landscape. Despite extensive damage and destruction to this landscape by gravel extraction, reservoir construction, urbanisation and the expansion of Heathrow Airport, there is still a considerable potential for structural and artefactual evidence from this period to survive.
- 4.17 1.6km upstream from Staines along the Thames, excavations by Surrey County Council and more recently the British Museum (Longley 1980, Needham 1987) at Runnymede Bridge/M25 have revealed a major Bronze Age riverside settlement with rectangular and round houses. The nature of the site at the confluence of the Thames and Colne Brook and the range of exotic trade items, with evidence of feasting, suggests this was no ordinary settlement.
- 4.18 Archaeological excavation at the Central Trading Estate to the north of the study site has produced evidence of Late Bronze Age occupation and probable field systems (Mckinley 2004; HER refs 5047-53, 1649, 2306, 2310, 2325, TQ 036 717). Excavations at the Duncroft School to the east of the site revealed a Bronze Age ring ditch and water hole, together with a Neolithic arrowhead and Bronze Age flintwork (HER refs 1469-70, TQ 032 720). Neolithic and Bronze Age features were recorded during excavations at the Friends' Burial Ground Site adjacent to the north-east of the study site (HER refs 2880-1; TQ 03590 71520), and Bronze Age occupation was identified at 2-8 High Street, also to the southeast (HER ref 5006, TQ 0344 7157).
- 4.19 A Neolithic axe was dredged from the Thames to the south east of the study site (HER ref 779, TQ 03550 71220). Excavations at 17-33 High Street north-west of the study site (TQ 0348 7152) revealed Neolithic flintwork and Bronze Age pottery (HER refs 2870-1). Late Bronze Age or Iron Age pottery was identified at 77-88 High Street north-east of the study site (HER ref 3279, TQ 03650 71700). A Bronze Age sword was identified on the High Street (HER ref 2418, TQ 03490 71570), and a spearhead was dredged from the Thames to the south-east (HER ref 2427, TQ 0355 7122).
- 4.20 Given the scarcity of evidence for later prehistoric activity within the vicinity of the study site, a low to moderate potential can be identified for the Neolithic and Bronze Age at the site itself. However, the results of previous assessment and evaluation to the west, north and east of the study site produced no evidence for human activity during these periods, indicating that the potential should be downgraded to low.

Iron Age

- 4.21 Salvage excavations by Grimes in 1944 (Grimes 1960 and Grimes *et al* 1993), Roy Canham in 1969 (Canham 1978) at Heathrow Airport to the north of the study site (Framework Archaeology 2010), suggest fairly extensive settlement and agriculture across the Taplow Gravel Terrace. However, evidence from this period was not located during excavations at Stanwell (O'Connell 1990) and investigations in and around Staines (see below) have generally failed to yield artefactual or structural evidence from this period. Indeed, evidence from the Friends Burial Ground site to the southeast suggests that an increase in the water table during the Late Bronze Age and Iron Age may have made this area unattractive for settlement.
- 4.22 Residual Late Iron Age pottery has been identified in later Roman contexts on sites along the route of the London to Silchester Roman road, the current High Street. Late Iron Age occupation has been identified at 2-8 High Street, to the north-west of the study site (SMR ref 5006, TQ 0344

7157). An Iron Age gully was identified at the Duncroft School to the east of the site (SMR refs 1469-70, TQ 032 720).

- 4.23 Excavations at the Anne Boleyn Hotel, to the south-east of the study site and on the west bank of the River Thames identified some prehistoric pottery however, the sherds were mixed in with later Roman, Saxon and Medieval deposits.
- 4.24 No evidence for Iron Age settlement or artefacts were recorded during previous archaeological excavation, evaluation and assessment to the west, north and east of the site. The consensus is that water tables were so high and the area prone to flooding that permanent settlement was unfeasible and that arable farming would have been very difficult. On this basis it is possible that the area was utilised as seasonal pasture.
- 4.25 In view of the above a generally low archaeological potential can be identified for the Iron Age at the study site itself.

Roman

- 4.26 The Roman name for Staines is believed to be *Pontes* meaning 'Bridges', the Antonine Itinerary forwards the name of *Pontibus* meaning 'multiple bridges', indicating that at this time the settlement was linear and built along the road across a series of gravel islands. The main Roman Road, Stane Street, linking London to Silchester and beyond ran through this area (the modern route of London Road and the High Street more or less follows the projected line of Stane Street).
- 4.27 At this time Staines comprised a series of gravel islands intersected by five streams/rivers the road passed across these islands linked by bridges with settlement or evidence of settlement activity found on each island.
- 4.28 As early as 1695 an antiquarian writer was identifying Staines as the site of the Roman settlement of *Pontes* ('at the Bridges'), whilst William Stukeley writing in 1726 suggests that the settlement "was fenced round with a ditch". It was the Thames crossing point, on the principal Roman road from London to Silchester and the West Country, that gave Staines its strategic and economic importance (MSE3727, not shown on Figure 2, Margary 1955).
- 4.29 Current understanding of the origins and growth of Roman Staines suggests that an as yet undiscovered military installation may have protected the bridging point. Such a fort would have been short lived and a civilian settlement would have followed, no doubt straddling the Roman Road (Crouch and Shanks 1984). Archaeological investigations suggest that the civil settlement was destroyed by fire in c.60 AD, a date which suggests the destruction was associated with the Boudican revolt. The strategic position of Staines suggests that it would have seen military reoccupation in the 60's for perhaps half a dozen years, but with the stabilisation of Roman authority and the re-deployment of the army, civilian Staines grew, possibly around a 'mansio' (an official posting station).
- 4.30 The previous archaeological investigation adjacent to the west, north and east of the site produced no evidence for human activity during these periods. The records from these excavations are collated and discussed by Jones (2010).
- 4.31 Figure 3, taken from Figure 1.2 in Jones 2010, shows the approximate minimum and maximum extents of the gravel island during the Roman period. Blue hashing on the figure shows that during the Medieval period the site was located within the flood plain.
- 4.32 Jones explores the evolution of the waterfront in his Figure 1.5, presented as Figure 4 in this report. In the early 2nd century BC what must have been a catastrophic flood eroded a completely new river channel to the north of the existing river channel (Figure 4 top left). Jones notes '*a massive east-west channel over 20 meters wide was carved through the north end of the site, leaving only a small area of the original gravel island and earlier deposits in the north-east corner. All earlier deposits further south were swept away leaving a strand of Shepperton Gravel 12*

meters wide between the older and newer water courses. As a result of this Jones goes on to state 'The northern edge of the southern channel was retained as the riverbank for the remainder of the 2nd century', Jones 2010, page 20 and Figure 4 top right. Throughout this period the study site is clearly within a river channel/flood plain.

- 4.33 Previous work suggests the later and post-Roman waterfront is located within the northern edge of the study site however, Jones states that no evidence of settlement occurs further than c. 45m from the High Street and that 'The backlands in winter must have been a quagmire, especially in those areas where stock was kept', such as the Friends Meeting House Garden (Jones 2010, page 25). A more detailed look at the excavations to the north-east of the study site, Figure 5, shows that the maximum extent of the island is further north and marked by a clay embankment than the yellow line defining it (Figure 5 inset).
- 4.34 Subsequent to the defining of the island 'a thick offshore clay accumulated from the 3rd century', Jones 2010, page 29.
- 4.35 Archaeological excavations along the High Street and elsewhere within what were the extents of the Roman settlement indicate a thriving community in the 1st and 2nd centuries AD. At some point in the 2nd century the settlement was devastated by floods resulting in the almost complete removal of deposits between the two main river channels. Excavations on the Friends Burial Ground (1975 to 1976) confirm this pattern with limited resettlement in the 4th century and some evidence for activity in the 5th and 6th centuries (Saxon) followed by another devastating flood.
- 4.36 Excavations at numbers 9 to 11 Market Square, to the west of the study site, confirms the pattern described above with no evidence of settlement after the Roman flood until the 12th century (MSE2893).
- 4.37 The same clay alluvial Roman flood deposits recorded elsewhere across Staines are also recorded adjacent to the eastern boundary of the study site (MSE16153) and in a borehole on the study site. The borehole notes a thickness of 1.2m of alluvial clay, the base of this deposit is 2.8m below current ground level, overlying 0.3m of the original sand that would have lined the channel. The deposit underlines the precarious nature of settling in the area.
- 4.38 Jones (2010) identifies the site as located beyond the maximum area above flood level during the Roman period and this is confirmed by the flood deposits recorded in the borehole log from the site. On this basis, combined with the complete lack of either in-situ or residual artefacts from the period, the archaeological potential for the occurrence of archaeological assets from the Roman period being present within the study site is regarded as low although residual material that may have been thrown from, or washed from the habitable island area may be present.

Saxon

- 4.39 Current understanding of Saxon settlement at Staines, derived from the results of archaeological work, suggests that it was focused to the south of the western end of the High Street, north-west of the study site. Identified activity and occupation in this area has been dated from the late 5th or 6th century onwards, ceasing in or around the 9th century. It has been suggested that Danish raids up the Thames Valley may have caused the demise of the settlement (Jones 1982 and Jones 2010).
- 4.40 Excavations at numbers 9 to 11 Market Square, to the west of the study site, identifies no Saxon activity with no evidence of settlement after the Roman flood until the 12th century (MSE2893).
- 4.41 Given the evidence for Saxon activity along the High Street, a moderate potential can be identified for this period at the study site itself. However, although the site can be considered likely to have an archaeological potential for the Saxon period the previous investigations have determined neither in-situ or residual deposits of this date. The flood deposits, combined with the complete lack of either in-situ or residual artefacts from the period, noted adjacent to the eastern site boundary are indicative of the stratigraphy observed at 9 to 11 Market Square. Jones model and the borehole data identify the site within a flood plain at this time (Figures 3, 4, 5 and 18).

- 4.42 Jones (2010) identifies the site as located beyond the maximum area above flood level during the Roman period and as lying outside the limits of the town island during the Medieval period. The topography is confirmed by the flood deposits recorded adjacent to the eastern site boundary and the borehole within the site. On this basis, combined with the complete lack of either in-situ or residual artefacts from the period, the archaeological potential for the occurrence of archaeological assets from the Saxon period being present within the site is regarded as low although residual material that may have been thrown from, or washed from the habitable island area may be present.

Medieval

- 4.43 Although settlement on a significant scale appears to resume around the High Street island in the 10th century, indeed settlement may have shifted around the island rather than abandoned it altogether, it is not until the 12th or 13th centuries that settlement appears to reach the extent of the 2nd century Roman settlement, and it may be significant that a market was not established here until circa 1200. The focus of the Medieval settlement was the High Street along the approaches to a bridge across the Thames (first documented in 1222), and no doubt the planned combination of bridging point and market spurred the growth and prosperity of the settlement.
- 4.44 Within the immediate vicinity of the study site there is very strong evidence to suggest that the area was abandoned at some point in the 14th century and was not really resettled until the 18th century. The abandonment in the Medieval period may have been the result of flooding but the various outbreaks of plague during this time may have also been a contributory factor.
- 4.45 Given the lack of evidence for Medieval activity within the study site, a low potential can be identified for this period at the study site itself.
- 4.46 Jones (2010) identifies the site as lying outside the limits of the town island during the Medieval period (Figure 3). The topography is confirmed by the flood deposits recorded adjacent to the eastern site boundary and the borehole within the site (Figure 18). On this basis, combined with the complete lack of either in-situ or residual artefacts from the period, the archaeological potential for the occurrence of archaeological assets from the Medieval period being present within the site is regarded as low, although residual material that may have been thrown from, or washed from the habitable island area may be present

Post Medieval & Modern (including map regression exercise)

- 4.47 The earliest map presented in this assessment identifies the approximate location of the study site within arable land to the south of burgage plots on the south side of the High Street (Figure 6, 1754 John Rocque's Survey of Middlesex).
- 4.48 The Staines Parish Tithe Map (Figure 7, dated 1842) and the associated Award records the study site spread across 5 plots. Plot 229 is in use as an orchard. Plot 125, immediately north-west of the redline boundary is described as garden owned by the Quakers which is the site of the earlier Quaker Burial ground. Plot 127, the western part of the study site comprises gardens belonging to the New Meeting House owned by the Quakers. Plots 132, 136 and 137 are annotated as gardens and these belong to properties fronting High Street. No buildings or ancillary structures are identified within the study site red line boundary.
- 4.49 The First Edition Ordnance Survey (Figure 8, 1864) shows the majority of the study site occupied by a mixture of informal and formal gardens. The western part of the study site has the appearance of an orchard and comprises gardens associated with the Friends Meeting House. The south-eastern portion of the study site has the appearance of an informally planted wooded

area or degraded orchard. The main part of the study site, northern sector, appears to be gardens associated with properties fronting the High Street.

- 4.50 The Second Edition Ordnance Survey (Figure 9, 1898) shows a large building constructed within the southern part of the study site and a small green house within the northern part.
- 4.51 The Third Edition Ordnance Survey (Figure 10, 1912) shows very little change aside from ancillary buildings, glasshouses, built within the study site.
- 4.52 The 1935 Ordnance Survey (Figure 11) shows the telephone exchange constructed at the eastern end of the site and on the eastern boundary of the garden associated with the friends meeting house another building of unknown function. The study site remains unchanged in the 1964 Ordnance Survey (Figure 12) although the Masonic Hall is shown as considerably extended.
- 4.53 The 1986 Ordnance Survey (Figure 13) shows a complete remodelling of the area with the Elmsleigh Centre constructed to the north-east of the site and wrapping around the southern boundary. The Friends Meeting House has been demolished and the ramp leading to the Elmsleigh Centre forms the northern boundary of the study site. Despite the remodelling the telephone exchange remains as does the undeveloped area of the garden associated with the Friends meeting Place at the western end of the study site.
- 4.54 The 2002 aerial view (Figure 14, Google Earth Image) shows the study site unchanged from 1986. The 2017 and 2019 aerial views (Figures 15 and 16, Google Earth) and Plates 1 to 3 show the site in its current form although the building on the aerial views has since been demolished.
- 4.55 The archaeological potential of the study site for the Post Medieval and Modern periods can be identified as generally low. The potential development impacts on Post-medieval deposits have previously been dealt with (ESE1248 and ESE1257).

Assessment of Significance

- 4.56 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.
- 4.57 No archaeological designated heritage assets are known within the study site boundary. The known undesignated heritage assets, as defined in the NPPF, are recorded as a result of the previous archaeological mitigation undertaken on the study site. The above review of the available information suggests that the study site is located to the south of the extents of properties along the High Street.
- 4.58 The study site lies within an Area of High Archaeological Potential (AHAP) as defined by Spelthorne Borough Council. The AHAP follows the route of the probable line of the London to Silchester Roman Road and covers areas of potential roadside settlement from the Roman and later periods. However, Jones (2010) identifies the study site as located beyond the maximum area above flood level during the Roman period and as lying outside the limits of the town island during the Medieval period. On this basis the archaeological potential for the occurrence of archaeological assets from both periods being present within the site is regarded as low, although residual material that may have been thrown from, or washed from the habitable island area may be present.
- 4.59 The previous archaeological investigation of the area has identified evidence for 19th and 20th century levelling to create a raised land surface. The eastern end of the site was occupied by a rather robust 5 storey building, the former telephone exchange, with considerable foundation depth and a basement.

- 4.60 Previous archaeological investigation identified only late Post-Medieval and Modern deposits and immediately to the east of the study site flood deposits overlain by Post-Medieval levelling layers confirming Jones (2010) model that the site lay beyond the core of Roman and Medieval settlement along the High Street.
- 4.61 While it is possible that previously unknown archaeological remains may be present within the development footprint, the balance of probability is that these will be of local significance. Jones 2010 has demonstrated that if archaeological assets were present, they would not date to the Roman, Saxon or Medieval periods as the site lay within a floodplain/river channel, as proven by the data from the borehole. The archaeological potential for the occurrence of archaeological assets from the Roman and Medieval periods within the site is regarded as low and most likely to comprise residual material that may have been thrown from or washed from the habitable island area may be present.
- 4.62 The force of the floods evident during the Roman period under lines that if residual artefacts are present within the flood deposits/river channel underlying the site they would have travelled some considerable distance and may not relate to Staines at all but to sites much further upriver.

Assessment of Significance (Non-Designated Assets)

- 4.63 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 and mapped where possible on Figure 2a:

Period:	Identified Archaeological Potential	Identified Archaeological Significance
Prehistoric	Low	Low (Local)
Roman	Low	Low (Local)
Saxon	Low	Low (Local)
Medieval	Low	Low (Local)
Post Medieval	Low	Low (Local)

- 4.64 It is concluded that the study site has a low potential for the occurrence of archaeological assets from any period and this conclusion is borne out by the conclusions reached by Jones (2010) and the data recorded in the borehole.

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

Site Conditions

- 5.1 The study site comprises land to the west of the Elmsleigh Centre (Plates 1, 2 and 3) which is the focus of this archaeological desk-based assessment. The site is subject to a planning application for the construction of 206 residential units in two towers of 15 and 13 storeys set around a landscaped open space.
- 5.2 Previous archaeological assessment and evaluation on the adjacent areas to the west, north and east of the site, determined that until the raising of the ground level in the 18/19th centuries the area of the proposed development would have been within a floodplain/river channel and unsuitable for permanent settlement or seasonal use.
- 5.3 Jones (2010) identifies the study site as located beyond the maximum area above flood level during the Roman period and as lying outside the limits of the town island during the Medieval period. On this basis the archaeological potential for the occurrence of archaeological assets from both periods being present within the site is regarded as low, although residual material that may have been thrown from, or washed from the habitable island area may be present.
- 5.4 Agricultural/horticultural use of the site, observed on historical mapping, prior to development can be considered likely to have had a moderate, widespread negative archaeological impact.
- 5.5 Previous demolition and groundworks undertaken on the site at some point between 2015 and 2017 are considered to have had a site wide severe impact on archaeological assets if they were ever present. The large Telephone Exchange also had a basement which was subsequently backfilled with crush material retrieved from the demolition rubble.

Proposed Development

- 5.6 The site is subject to a planning application for the construction of 206 residential units in two towers of 15 and 13 storeys set around a landscaped open space. The foundations will comprise piles with no basement planned. The development will have lift pits however these are unlikely to descend to the surface of the gravel which the borehole data shows to be located 3.1m below ground level.

Review of Potential Development Impacts Upon Heritage Assets

- 5.7 As set out in Section 4 above, based on the sites location within the southern edge of the Area of High Archaeological Potential (AHAP) as defined by Spelthorne Borough Council following the route of the probable line of the London to Silchester Roman Road and covering areas of potential roadside settlement from the Roman and later periods, the available evidence suggests a relatively moderate archaeological potential for the study site specifically relating to the Roman and Medieval periods.
- 5.8 However, Jones (2010) identifies the site as located beyond the maximum area above flood level during the Roman period and as lying outside the limits of the town island during the Medieval period. On this basis the archaeological potential for the occurrence of archaeological assets from both periods being present within the study site is regarded as low, although residual material that may have been thrown from, or washed from the habitable island area may be present.

- 5.9 If residual artefacts are present within flood deposits beneath the site a degree of caution should be afforded as to their origins the force of the floods evident during the Roman period underlines that if residual artefacts are present within the flood deposits/river channel underlying the site they would have travelled some considerable distance and may not relate to Staines at all but to sites much further upriver.
- 5.10 The study site is centred within an area that has been the subject of previous archaeological assessment and evaluation adjacent to the west, north and east boundaries which determined that only 19th and 20th century archaeological assets were present. The excavations to the north, in the gardens of the Friends Meeting House, intruded into the northern fringe of the site and demonstrated that the area below the study site would have been uninhabitable.
- 5.11 The site is subject to a planning application for the construction of 216 residential units in two towers of 15 and 12 storeys set around a landscaped open space. The building is to be constructed on piles, with no basement and therefore it is considered that the proposed development will have a limited or no impact on archaeological assets if they were ever present.
- 5.12 Figure 18 demonstrates that the surface of the gravel, which lay beneath a riverine channel, is located more than 3m below the current ground surface and therefore will only be impacted upon minimally by the piles.
- 5.13 Figure 19 identifies the footprint of the backfilled basement below the former Telephone Exchange and identifies the depth of made ground across the site, below which lies the alluvial deposits (Figure 18).

6 SUMMARY AND CONCLUSIONS

- 6.1 The former Masonic Hall and Old Telephone Exchange at Elmsleigh Road, Staines-upon-Thames, Surrey has been considered for its below ground archaeological potential. The site is subject to a planning application for the construction of 206 residential units in two towers of 15 and 13 storeys set around a landscaped open space.
- 6.2 In accordance with central, regional and local government planning policy and guidance, a desk based assessment has been undertaken to clarify the archaeological potential of the study area.
- 6.3 In terms of relevant designated heritage assets, no World Heritage Sites, Scheduled Monuments, Historic Battlefield or Historic Wreck Sites lie within the vicinity of the site.
- 6.4 The study site lies within an Area of High Archaeological Potential (AHAP) as defined by Spelthorne Borough Council. The AHAP follows the route of the probable line of the London to Silchester Roman Road and covers areas of potential roadside settlement from the Roman and later periods.
- 6.5 However, Jones (2010) identifies the site as located beyond the maximum area above flood level during the Roman period and as lying outside the limits of the town island during the Medieval period. On this basis the archaeological potential for the occurrence of archaeological assets from both periods being present within the study site is regarded as low, although residual material that may have been thrown from, or washed from the habitable island area may be present.
- 6.6 The study site is centred within an area that has been the subject of previous archaeological assessment and evaluation which determined that only 19th and 20th century archaeological assets were present adjacent to the west, north and east boundary. Based on the records contained within the HER the study site could be considered likely to have an archaeological potential for the Roman and Medieval periods however; potential development impacts have previously been dealt with and found evidence for 19th and 20th century deposits only.
- 6.7 Excavations conducted on the Friends Meeting House extending into the northern tip of the study site identified a flood line below which are archaeological assets dated to Post-Medieval dumping levels. A clay bank, along the flood line, appears to have provided an early flood barrier with settlement located to the north. Throughout the excavation of this area no archaeological features were recorded more than c.45m south of the High Street (Jones 2010, page 25).
- 6.8 Previous demolition and groundworks undertaken on the site at some point between 2015 and 2017 are considered to have had a site wide severe impact on archaeological assets if they were ever present. The large Telephone Exchange also had a basement which was subsequently backfilled with crush material retrieved from the demolition rubble.
- 6.9 The site visits have established that the study site has been heavily disturbed (Plates 1 to 3). In the intervening years between the site visits weathering of the site has yielded no artefacts from any period.
- 6.10 It is noted that in Policy BE25 part B the applicant is expected to arrange for an archaeological field evaluation prior to determination of the planning application. On this occasion this requirement should be waived as the site has been demonstrated to be located over a former floodplain/river channel.
- 6.11 On the basis of the available information we do not recommend any further mitigation on the study site either pre or post-determination.

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Cartographic

- 1729 John Senex Map of Surrey
- 1754 John Rocque Map of Middlesex
- 1768 John Rocque Map of Surrey
- 1793 Lindley & Crossley Map of Surrey
- 1811 Ordnance Survey Drawing
- 1823 Charles & John Greenwood Map of Surrey

1845 Staines Tithe Map

1865-1870 Ordnance Survey

1896 Ordnance Survey

1914 Ordnance Survey

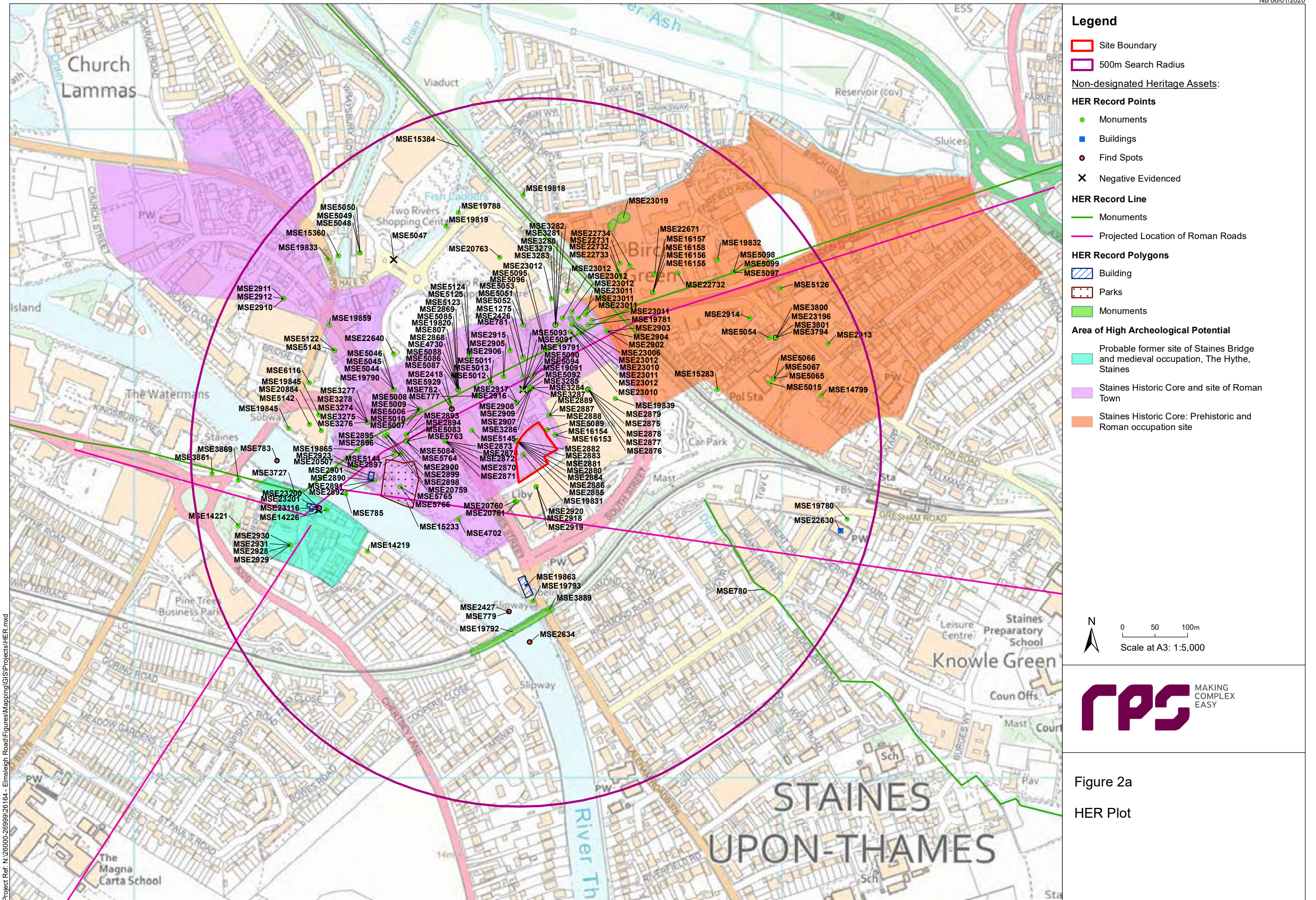
1935 Ordnance Survey

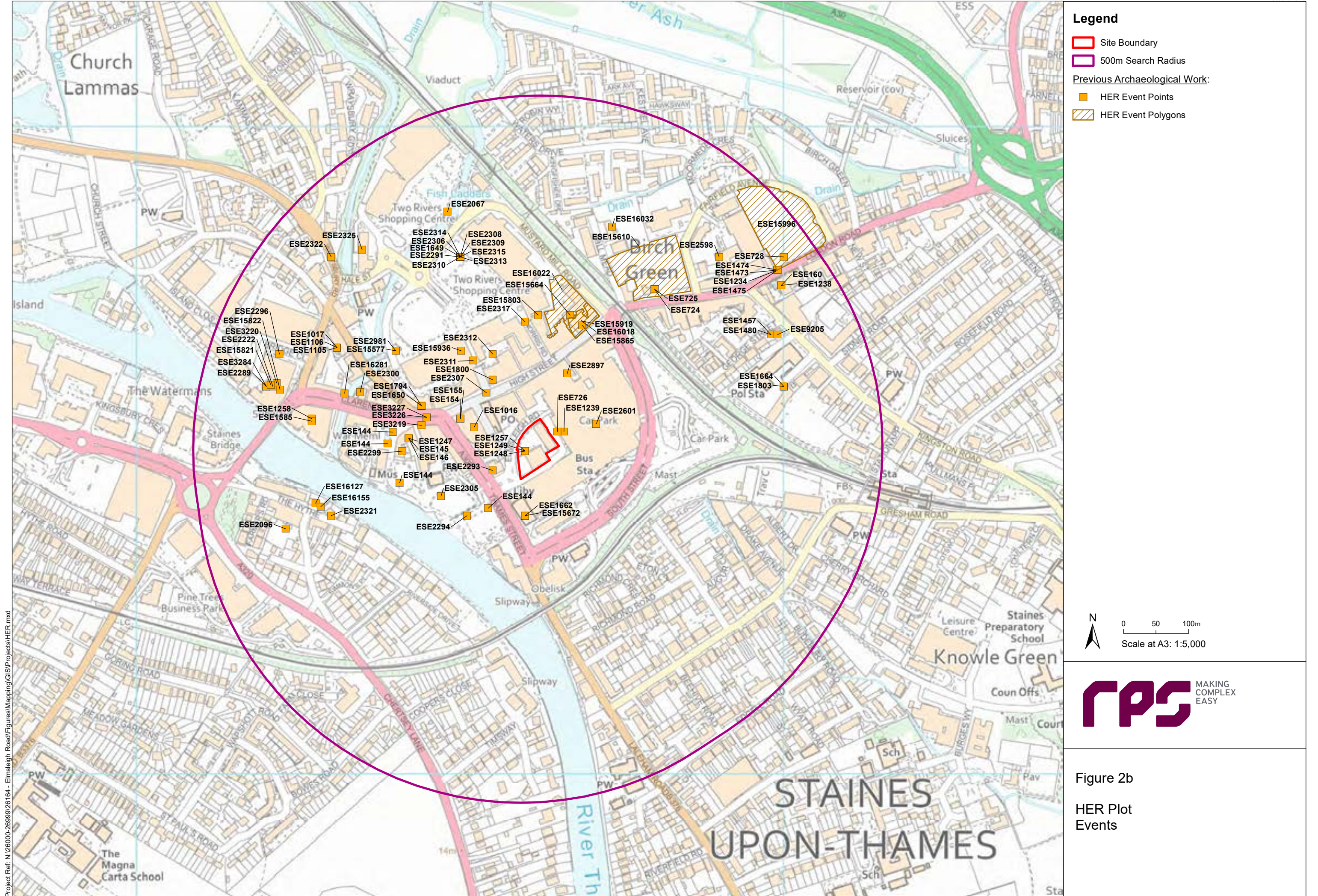
1963 Ordnance Survey

1981-1990 Ordnance Survey

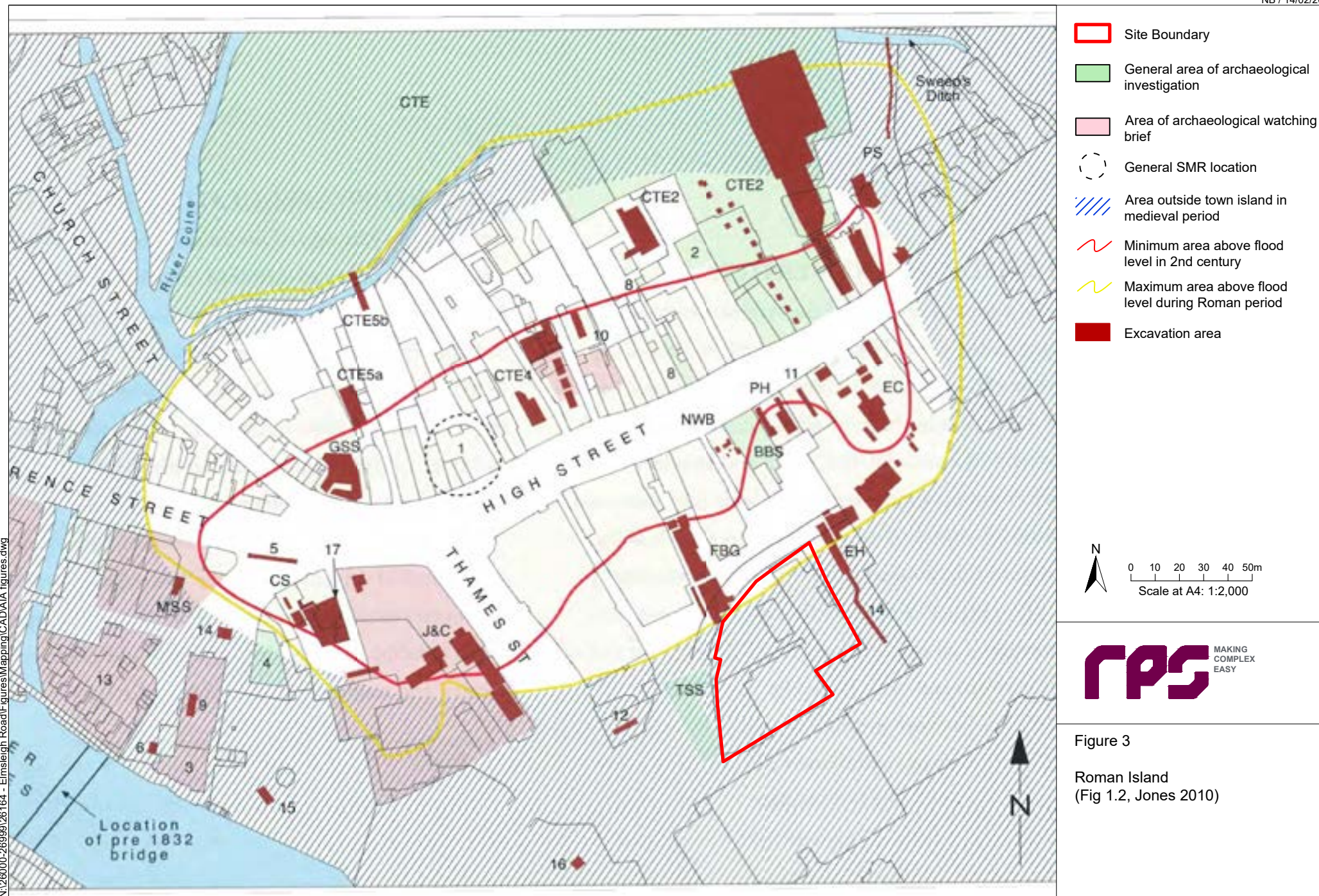


Figure 1
Site Location

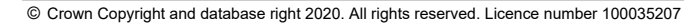




Project Ref: N126000-26999/26164 - Elmsleigh Road/Figures/Mapping/GIS/Projects/HER.mxd







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Close up of minimum and maximum extent with proven embankment
(Fig. 1.15, Jones 2010)



Approximate site location

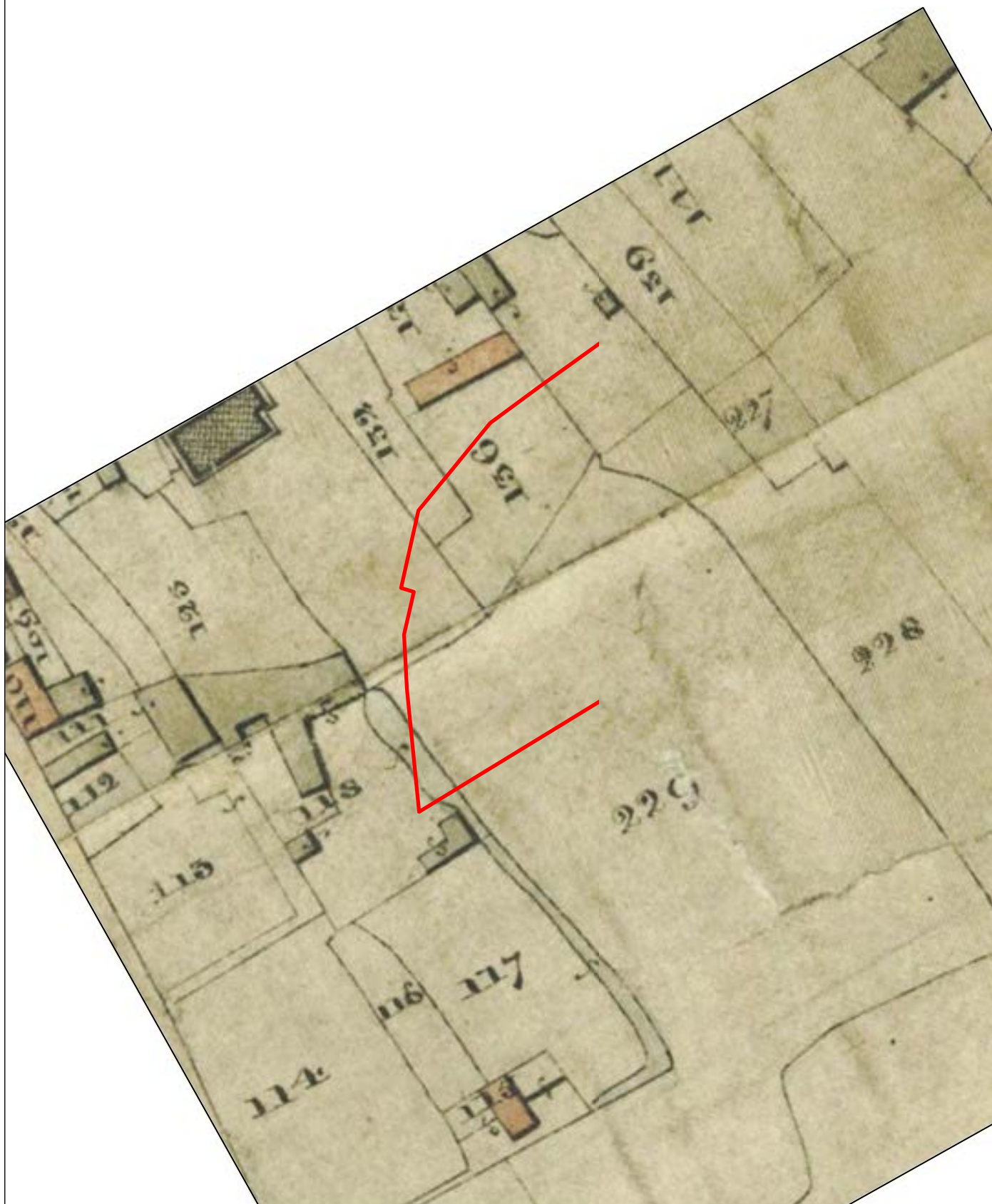


Not to Scale
Illustrative Only



Figure 6

1754 John Rocque Map of
Middlesex



 Site Boundary

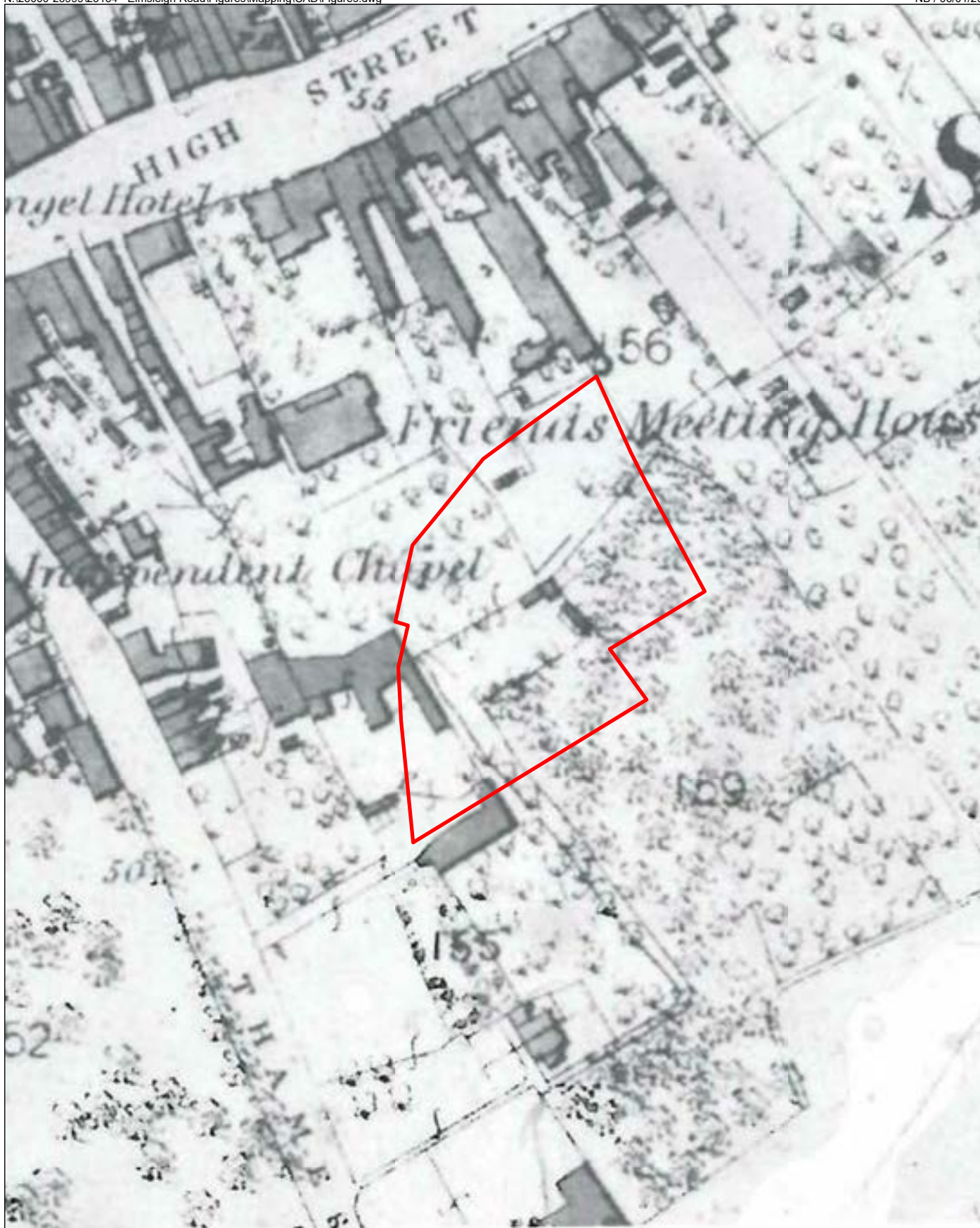


Not to Scale
Illustrative Only



Figure 7

1842 Staines Parish Tithe Map



 Site Boundary



Not to Scale
Illustrative Only



Figure 8

1864 Ordnance Survey Map



 Site Boundary

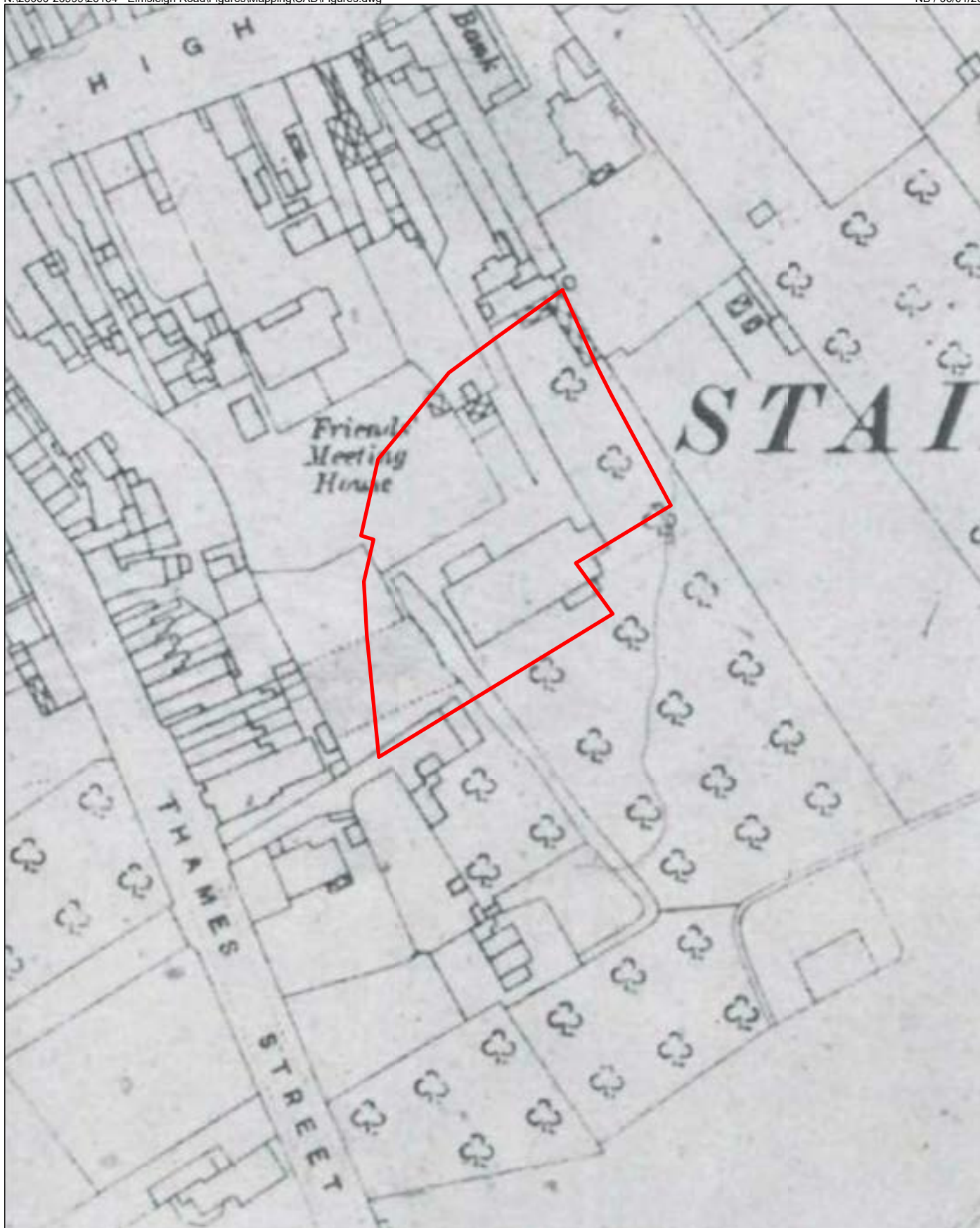


Not to Scale
Illustrative Only



Figure 9

1898 Ordnance Survey Map



 Site Boundary

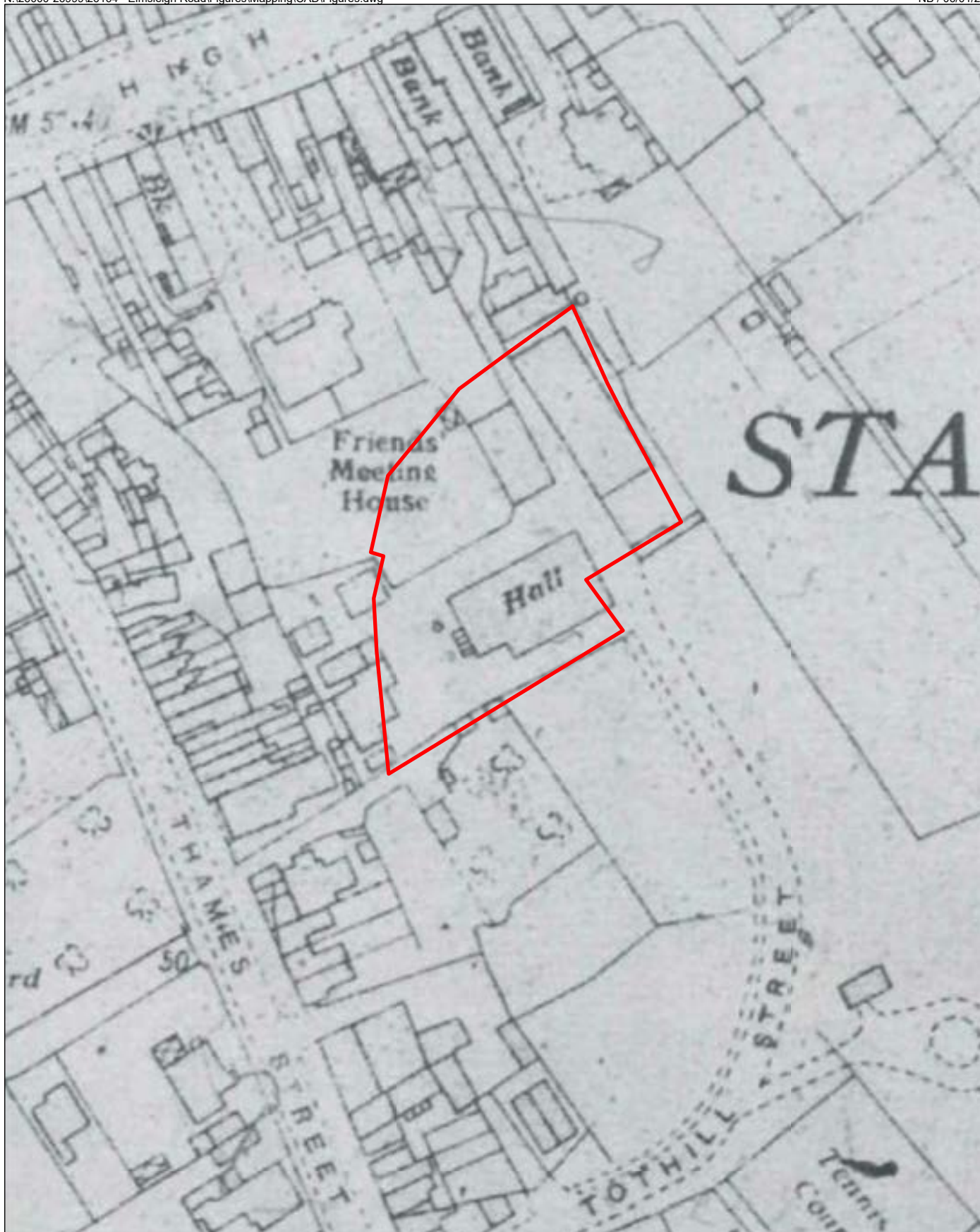


Not to Scale
Illustrative Only



Figure 10

1912 Ordnance Survey Map



Site Boundary

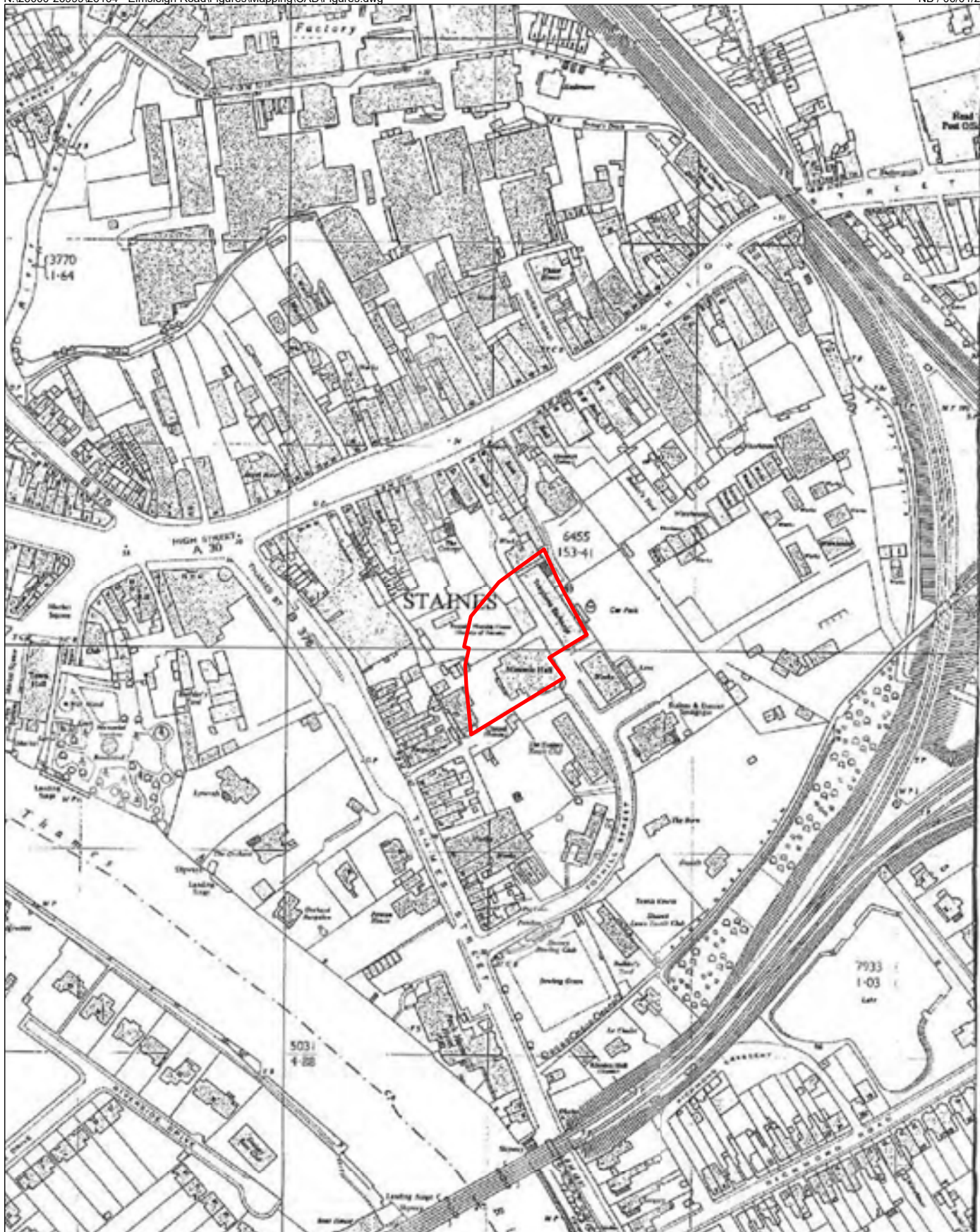


Not to Scale
Illustrative Only



Figure 11

1935 Ordnance Survey Map



 Site Boundary

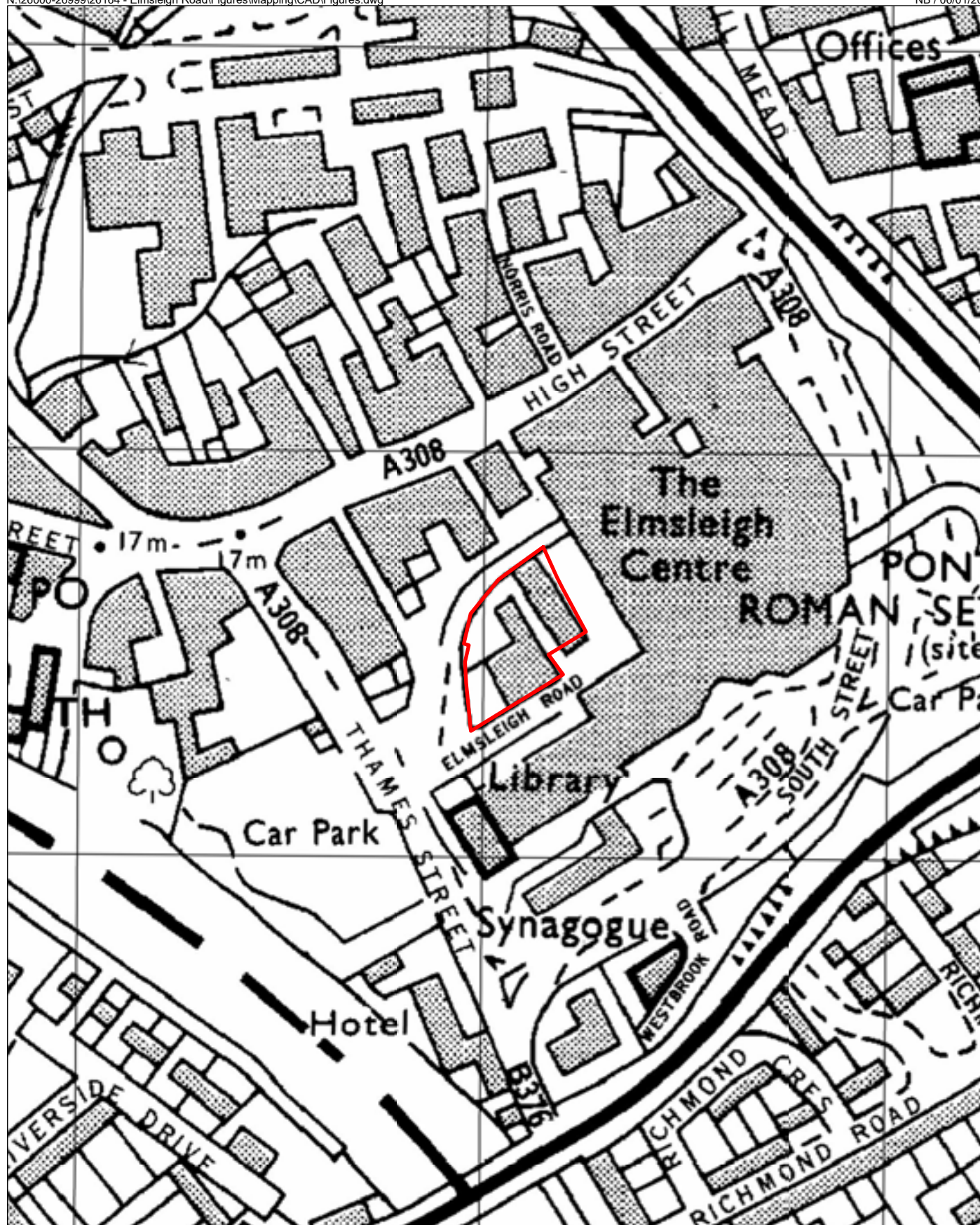


Not to Scale
Illustrative Only



Figure 12

1964 Ordnance Survey Map



 Site Boundary

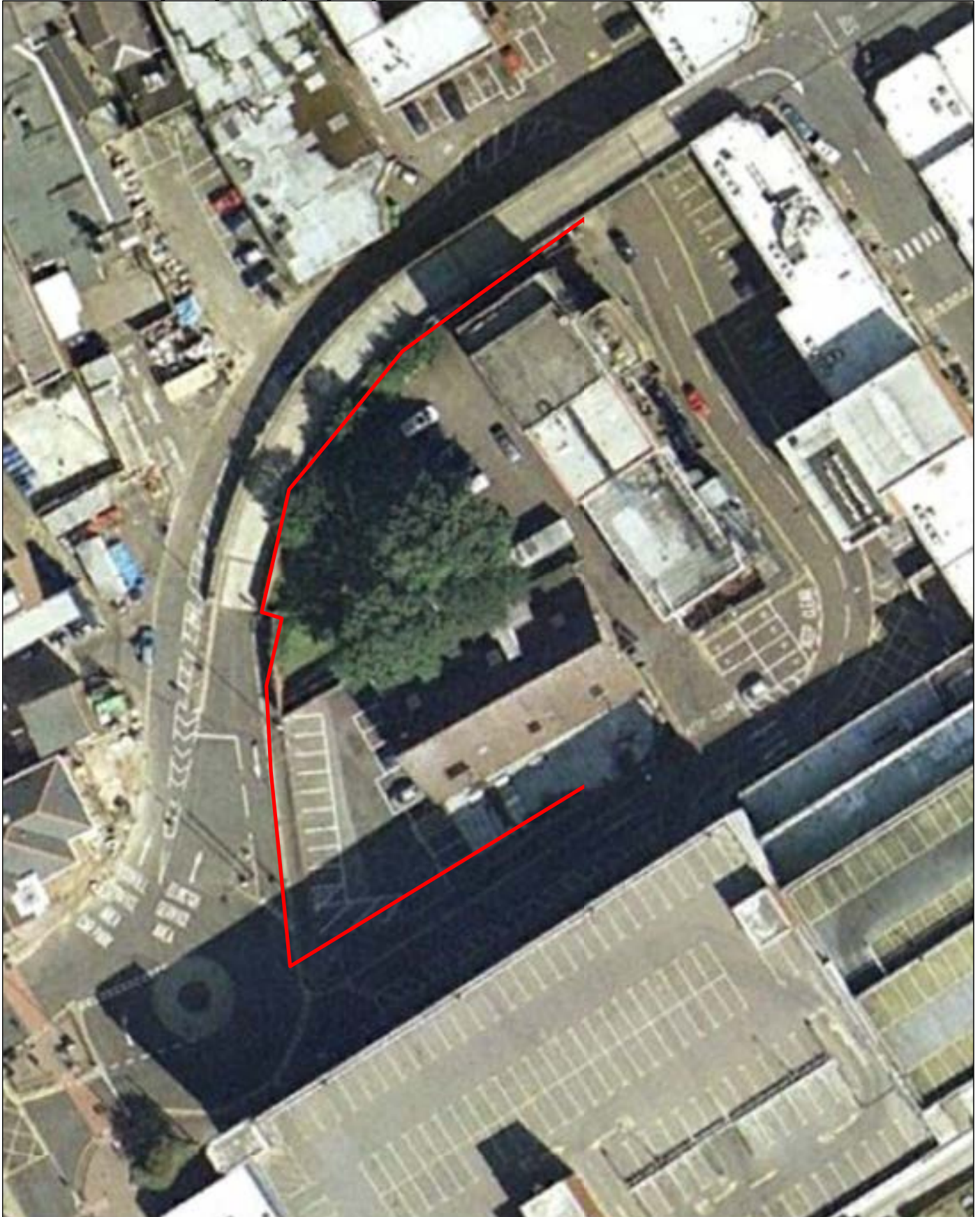


Not to Scale
Illustrative Only



Figure 13

1986 Ordnance Survey Map



 Site Boundary



Not to Scale
Illustrative Only



Figure 14

2002 Aerial Photograph
(Google Earth)



 Site Boundary



Not to Scale
Illustrative Only



Figure 15

2017 Aerial Photograph
(Google Earth)



 Site Boundary



Not to Scale
Illustrative Only



Figure 16

2019 Aerial Photograph
(Google Earth)



 Site Boundary

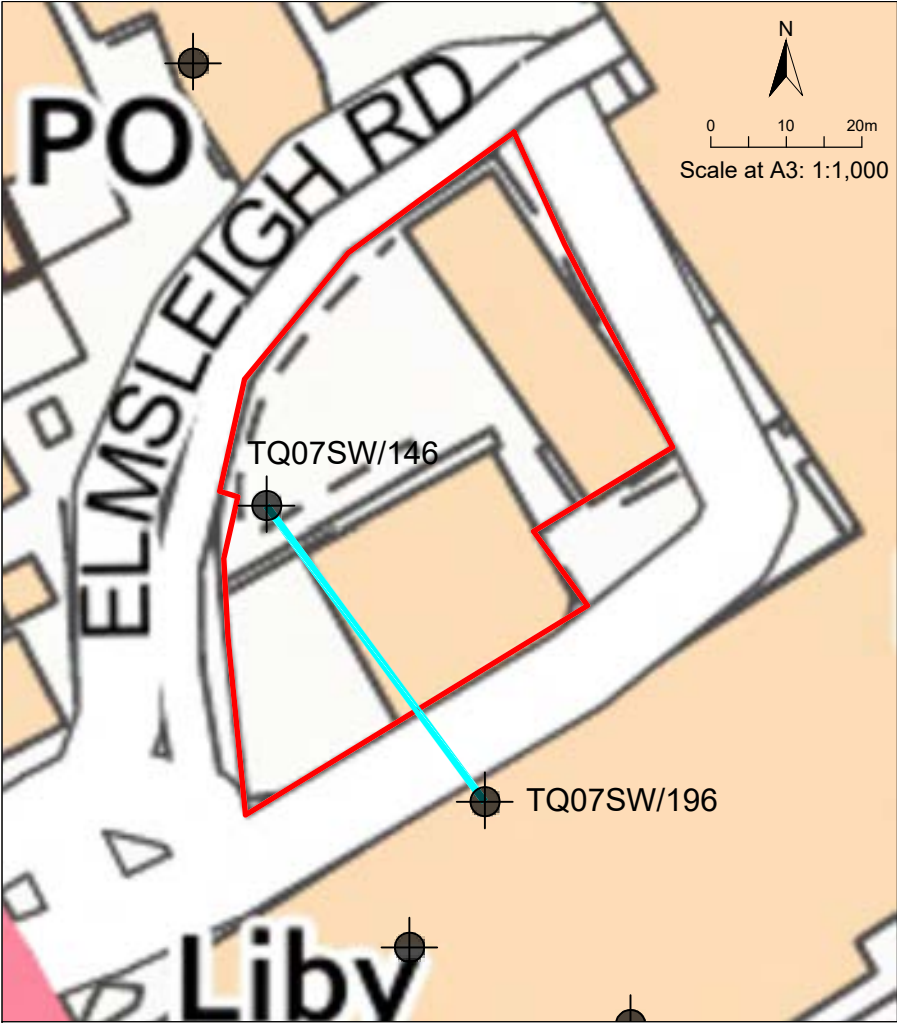


Not to Scale
Illustrative Only

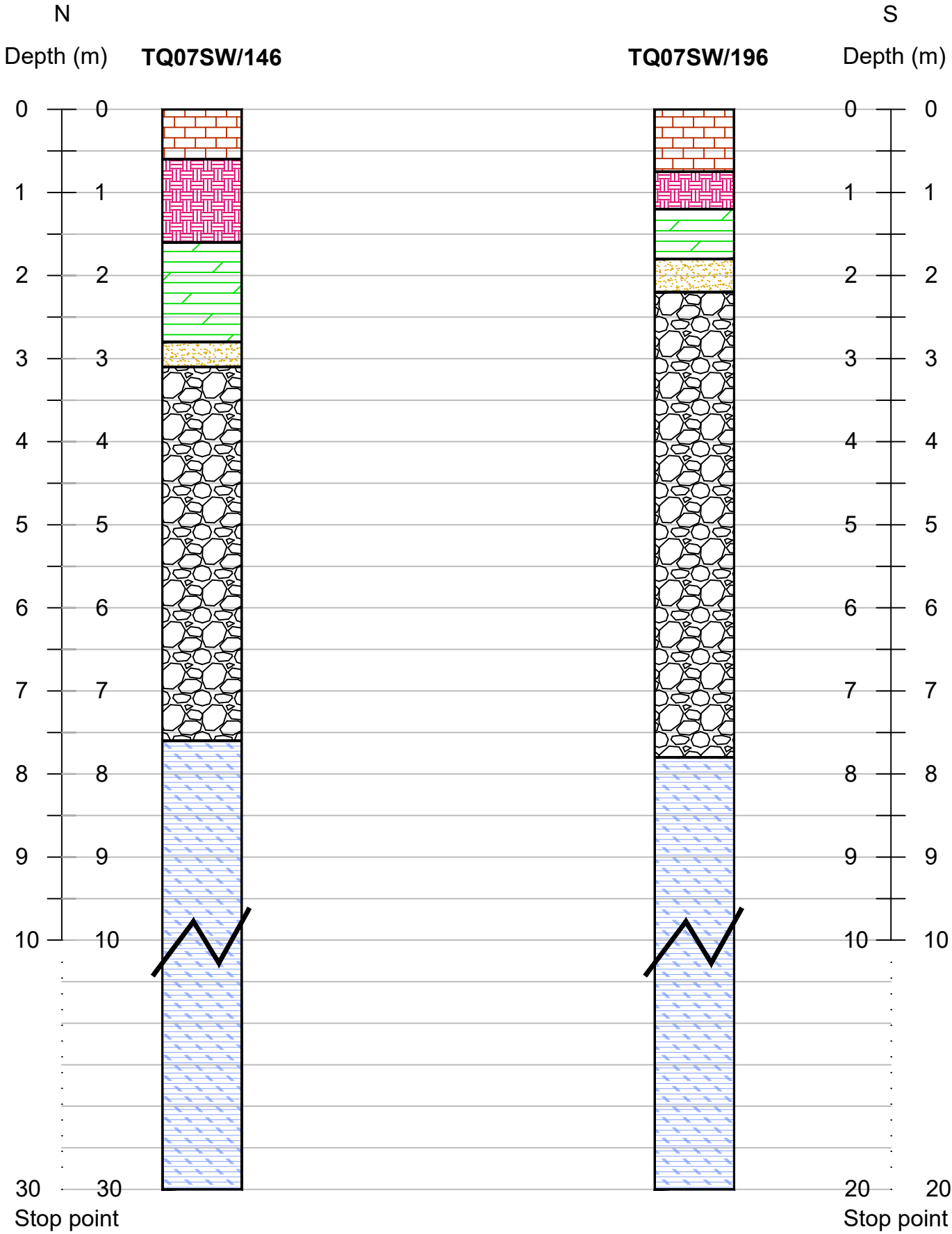


Figure 17

Proposed Ground Floor
Development



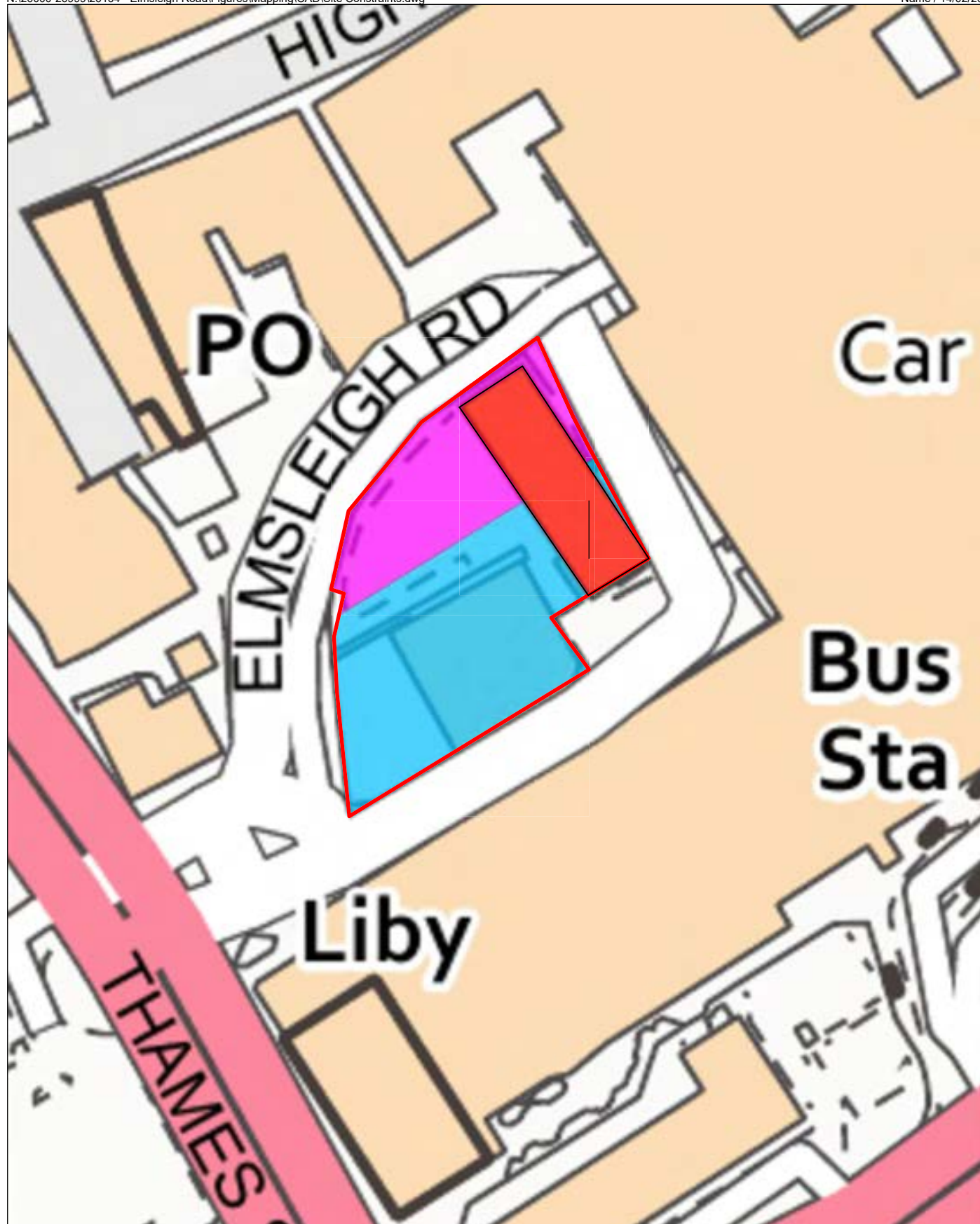
- Legend
- Site Boundary
 - Borehole
 - Transect



- Legend
- Modern Made Ground
 - Post-Medieval Made Ground
 - Clay
 - Sand
 - Gravel
 - London Clay



Figure 18
Ground Model and Transect



- Site Boundary
- Backfilled basement
- Made Ground to c. 1.6m
- Made Ground to c. 1.2m



0 10 20m
Scale at A4: 1:1,000



Figure 19

Site Constraints



Plate 1: View north-east into site from Elmsleigh Road showing demolished building.



Plate 2: View east from western end of the site.



Plate 3: View south-west showing western end of the site.



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