

## 1 ABSTRACT

*An archaeological evaluation was undertaken by AOC Archaeology Group between the 5<sup>th</sup> and 7<sup>th</sup> February 2007 at 65 A & B High Street, Reigate, on behalf of Emmerton Developments. The aim of the evaluation was to assess the impact of the proposed development on any surviving archaeological remains.*

*The evaluation comprised of the excavation of three trenches; one measuring 30.00m by 2.00m at base, one measuring 16m by 2.00m at base and one measuring 14.00m by 2.00m at base.*

*Natural sands were identified in all trenches. No archaeological features pre-dating the 19<sup>th</sup> century were identified on the site. The site appears to have been heavily truncated by sand quarrying in the 19<sup>th</sup> century, which removed any earlier features. The site was then levelled with imported material.*

## 2 SITE LOCATION

- 2.1 The site is centred on National Grid Reference (NGR) TQ 2508 5022 (Figure 1). As well as 65 A & B High Street and the land behind them, it includes a strip of land to the north of 5 Park Lane.
- 2.2 The site is bounded by the High Street to the north, other properties fronting onto High Street to the north-east, land to the rear of 55 and 57 High Street to the east, open land and Staples Mews to the south, Park Lane to the west, and properties fronting onto Park Lane and High Street to the north-west. Its maximum dimensions are about 80m east to west and about 100m north to south. (Figure 2). The area affected by the development covers a total area of approximately 0.25 hectares (2500 m<sup>2</sup>).

## 3 GEOLOGY AND TOPOGRAPHY

- 3.1 Reigate is situated at the southern foot of the North Downs. The British Geological Survey map (Sheet 286) shows the solid geology as being Lower Greensand Folkestone Formation.
- 3.2 Geotechnical investigations carried out on site by Southern Testing in May 2006 revealed a layer of made ground containing some pottery over much of the site to a depth of 1.3-1.8m below ground level, overlying the sands of the Folkestone Formation (Southern Testing 2006).
- 3.3 These sands have been extracted since the 18th century, at least. The geotechnical report notes that a search of the STL Cavities Database revealed 25 such workings in the general locality of the application site (*ibid*).

## 4 PLANNING BACKGROUND

- 4.1 The local planning authority is Reigate and Banstead Borough Council. Archaeological advice to the council is provided by the Archaeological Officer, Environment Department, Surrey County Council (SCC).
- 4.2 Planning permission to undertake the development has been granted under the Town & Country Planning Act (1990) (Application No.: 06/01538/F & 06/01540/LBC), subject to conditions. Condition 15 states that:

*“No development shall take place until the applicant has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation, which has been submitted by the applicant and approved in writing by the Local Planning Authority.”*

Condition 16 states that:

*“No development shall be undertaken until full details and specifications of the foundation design of all buildings and structures; details and working drawings of the design and location of all new ground works have been submitted to and approved in writing by the Local Planning Authority. The detail will identify where (if any) archaeological remains will remain in situ and how these will in practice be safeguarded. The approved details and specifications shall thereafter be implemented strictly in accordance with the approved details unless otherwise approved in writing by the Local Planning Authority.”*

Condition 17 states that:

*“Unless otherwise approved in writing by the Local Planning Authority excavation of the site shall be restricted only to the minimum required to implement the works approved resulting from Conditions 15 and 16 and necessary to build what has been approved.”*

These conditions have been required in accordance with *Planning Policy Guidance: Archaeology and Planning* (PPG 16) issued by the Department of the Environment in 1990 (DoE, 1990), and were recommended by the Archaeological Officer.

- 4.3 The site lies within an area of high archaeological importance, as defined by SCC. It is also within a Conservation Area.
- 4.4 The proposed scheme involves the construction of a three story commercial building fronting onto the High Street, a three story block of flats in the centre of the site, and a bungalow in the strip of land extending to the south. There will be an access road to service these new residential properties from Park Lane to the west.
- 4.5 None of the proposed structures will contain basements. The foundation design for the three story blocks is expected to involve the use of piles, with groundbeams of 300mm depth. The foundation design for the bungalow is expected to involve the use of concrete filled trenches, of 1.5m depth.
- 4.6 An archaeological evaluation was undertaken in order to inform the SCC Archaeological Officer as to the presence of archaeological deposits on the site, which may require mitigation. All archaeological work was undertaken in accordance with a Written Scheme of Investigation approved by SCC. (AOC 2006b)

## 5 ARCHAEOLOGICAL AND HISTORICAL BACKGROUND

- 5.1 The following background information is largely drawn from the Desk Based Assessment (AOC 2006a).
- 5.2 Limited archaeological investigations were undertaken in 1974 by the Department of the Environment and Reigate Archaeological Co-ordinating Committee immediately to the south of 65 High Street, on, or just next to, the site itself (Woods 1974). This was done for a road project that was abandoned before construction, and archaeological investigations were also undertaken on other nearby sites as a result of this project.
- 5.3 This excavation found remains of Mesolithic, medieval, and Post-medieval date. A possibly natural water channel was cut into the silver sand, and two Mesolithic flint flakes were recovered from its bed. Above this a buried soil contained a quantity of 13<sup>th</sup> century pottery. At the top of the sequence there was a post-medieval demolition layer.
- 5.4 There are numerous entries within the Surrey Sites and Monuments Record (SMR) for archaeological features or find spots within a 1km radius of the site. This will be influenced by the bias in development and other modern activities resulting in finds, as well as the distribution of the remains themselves.

### **Prehistoric (before c.AD 43)**

- 5.5 The number of entries in the SMR that relate to prehistoric remains is high, indicating a high level of activity in the local area. There are six entries for the Mesolithic period, five for the Neolithic, six for the Bronze Age, and two for the Iron Age, while a further four are defined as prehistoric without giving a more precise date. The activity therefore extended over a considerable time span, rather than belonging to a single episode.
- 5.6 The Mesolithic material consists of flint, including at least one axe as well as other implements, found in scatters. No features are recorded. Most of this, where it has been located with much precision, was to the north-east of the site, in the centre of the historic town.
- 5.7 The Neolithic remains are also stone objects rather than features. In addition to unspecified flint implements there are; a polished flint axe, an arrowhead, and hammerstones.
- 5.8 Much of the Bronze Age material came from within Reigate Park about 800m to the south of the site, and dates to the Late Bronze Age. This includes a barbed spearhead, a socketed axe, a hoard, and a spread of pottery.
- 5.9 Neither of the Iron Age SMR entries are closely located, and relate to a Potin coin and a pair of gold coins.

### **Roman (c. AD 43 - 450)**

- 5.10 Reigate is not a Roman town, and there are just three SMR entries for this period. None of these are within 500m of the site, and relate to a possible building, finds of tile and pottery, and a pendant

### **Anglo-Saxon (c.451-1065)**

- 5.11 The only physical evidence for this period is inhumation accompanied by a glass jar of the 7<sup>th</sup> century, over 500m to the east of the site. Evidence about local manors is recorded in the Domesday Book. The settlement of Cherchefelle was possibly about 500m to the east of the castle and medieval town centre.

### **Medieval (c.1066 - 1485)**

- 5.12 The de Warenne family constructed the castle around AD1130 and had the town founded next to it around AD1150. The medieval town is reflected in the large number of SMR entries and listed buildings, which include houses, churches, public houses, and barns, as well as the castle and priory.

### **Post-Medieval (c.1485 - modern)**

- 5.13 There are a large number of SMR entries and listed buildings in the post-medieval period.

## **6 AIMS AND OBJECTIVES**

- 6.1 The aims of the Evaluation were defined in the Written Scheme of Investigation (AOC 2007) as being:
- To establish the presence/absence of archaeological remains within the site.
  - To determine the extent, condition, nature, character, quality and date of any archaeological remains encountered.
  - To record and sample excavate any archaeological remains encountered.
  - To assess the ecofactual and environmental potential of any archaeological features and deposits.
  - To determine the extent of previous truncations of the archaeological deposits.
  - To enable the SCC Archaeological Officer to make an informed decision on the status of the planning application, and any possible conditions for further work required if the application is approved.
  - To make available to interested parties the results of the investigation in order to inform the mitigation strategy as part of the planning process.

- 6.2 The specific objectives of the Evaluation were to:
- Determine the presence of any remains of Mesolithic date on the site.
  - Determine the presence of any other remains of prehistoric date on the site.
  - Determine the presence of any remains of medieval date on the site, and assess the potential of the site to contribute information about the early development of the town.
  - Determine the presence of any remains of post-medieval date on the site, and assess the potential of the site to contribute information about the later development of the town.
  - Characterise the nature of the thick made ground deposits that contain pottery on the site which have been identified by the geotechnical report.
  - Determine the presence of any sand workings on the site, and their extent and date.
  - Assess the degree and extent of truncation of earlier deposits by any modern disturbance on the site.
- 6.3 The final aim is to make public the results of the investigation, subject to any confidentiality restrictions.

## 7 METHODOLOGY

- 7.1 The evaluation consisted of three machine-excavated trenches; one measuring 30.00m x 2.00m at base, one measuring 16.00m x 2.00m at base and one measuring 14.00m x 2.00m at base (Figure 2).
- 7.2 A unique sitecode **HGR07** was assigned to the project.
- 7.3 All overburden was removed down to the top of the first recognisable archaeological horizon or the natural deposit in the event that no archaeological horizons were present, using an excavator fitted with a toothless ditching bucket.
- 7.4 All machining was carried out under direct control of an experienced archaeologist. The site and spoil heaps were scanned visually and with a metal detector for finds.
- 7.5 On completion of machine excavation, all faces of trenches that required examination or recording were cleaned using appropriate hand tools.
- 7.6 All excavation was undertaken with a view to avoiding damage to any archaeological features or deposits which appeared to be demonstrably worthy of preservation *in situ*.
- 7.7 After recording, the trenches were backfilled with excavated material.

- 7.8 A Temporary Bench Mark (TBM) was set up on site (Figure 2) with a value of 80.06mOD.
- 7.9 The evaluation work was undertaken over three days. It was under the overall project management of Ron Humphrey and was monitored by Tony Howe for Surrey County Council.

## 8 RESULTS

### 8.1 Trench 1 (Figure 3)

Height of deposit (mOD)	Context No.	Description
78.67 – 78.37	(1/001)	Brown sandy humic topsoil
78.37 – 77.17	(1/002)	Dark brown sandy silt made ground
77.17 –	(1/007)	Natural pale yellow sand

- 8.1.1 The natural sand (1/007) was cut at the southern end of Trench 1 by a large pit [1/004]. This extended beyond the limits of the trench and measured over 9.00m north to south. It was filled by dark brown sandy silt (1/003) which contained 19<sup>th</sup> century transfer printed white wares. This feature may well be a quarry pit dug to retrieve sand.
- 8.1.2 This feature was sealed by a thick layer of homogenous dark brown sandy silt (1/002) which measured up to 1.20m thick and contained pottery dating to the 19<sup>th</sup> century. This represents a deliberate leveling of the site in the 19<sup>th</sup> century, and is probably contemporary with the filling in of the large quarry pit [1/004].
- 8.1.3 This layer was cut by a 19<sup>th</sup> or early 20<sup>th</sup> century land drain [1/006] filled by a mixture of CBM and pottery (1/005). This was sealed by a layer of humic brown topsoil (1/001).

### 8.2 Trench 2 (Figure 4)

Height of deposit (mOD)	Context No.	Description
79.27 – 78.97	(2/001)	Brown sandy humic topsoil
78.97 – 77.87	(2/002)	Dark brown sandy silt made ground
77.87 -	(2/003)	Natural pale yellow sand

- 8.2.1 The natural sand (2/003) was sealed by a thick layer of late post-medieval made ground (2/002), identical to that recorded in Trench 1 as (1/002). This was sealed by a humic brown topsoil (2/001).
- 8.2.2 No archaeological features were recorded in Trench 2.

### 8.3 Trench 3 (Figure 5)

Height of deposit (mOD)	Context No.	Description
81.11 – 80.81	(3/001)	Brown sandy humic topsoil
80.81 – 80.11	(3/002)	Dark brown silty sand made ground
80.11 – 79.81	(3/003)	Mid brown silty sand made ground
79.81 -	(3/008)	Natural pale yellow sand

- 8.3.1 The natural sand (3/008) was sealed by a layer of mid brown silty sand made ground (3/003) and dark brown silty sand made ground (3/002). These layers are both of 19<sup>th</sup> century date and are similar to (1/002) and (2/002).
- 8.3.2 Layer (3/002) was cut at the northern end of the trench by a modern soakaway [3/005], filled by brick rubble (3/004). At the southern end of the trench a modern pond [3/010] was filled by (3/009) which was associated with its recent infilling. The pond had caused the natural sand underneath to become discoloured, staining it grey and red-brown in colour.
- 8.3.3 Both these features were sealed by brown topsoil (3/001). The topsoil was cut by a modern vertically sided pit cut (3/007] filled by soft mid brown sandy silt, (3/006).



## 9 FINDS

9.1 All finds recovered from the evaluation works were of a late post-medieval date. A summary of the finds and their date is shown in the table below. The pottery from the site included glazed redware and blue transfer printed white wares.

Context No	Quantity	Material	Type	Date
1/002	6	Ceramic	Pottery	19th Century
1/002	7	Ceramic	CBM	Post-medieval
1/002	1	Ceramic	Pipe Stem	18th-19th century
1/002	2	Glass	Bottle	18th-19th century
1/003	9	Ceramic	Pottery	19th Century
1/003	6	Ceramic	CBM	Post-medieval
1/003	1	Glass	Bottle	18th-19th century
1/005	6	Ceramic	Pottery	18th-19th century
1/005	2	Ceramic	CBM	Post-medieval
1/005	2	Glass	Bottle	18th-19th century
1/005	1	Bone	Animal	-
2/002	2	Ceramic	Pottery	Post-medieval
2/002	1	Ceramic	CBM	Post-medieval
2/002	2	Bone	Animal	-
3/003	1	Ceramic	Pottery	18th-19th century
3/003	8	Ceramic	CBM	Post-medieval
3/003	1	Bone	Animal	-
3/006	2	Ceramic	Pottery	18th-19th century
3/006	4	Ceramic	CBM	Post-medieval

## 10 CONCLUSIONS AND RECOMMENDATIONS

- 10.1 No significant archaeological features were identified in during the evaluation and no significant finds were recovered from the site. Extensive evidence of previous truncation of the site was recorded. It seems likely the site was quarried for sand in the late 18th or 19th century and then the ground level was increased with imported material.
- 10.2 An evaluation on the site in the 1970's found a possibly natural water channel cut into the silver sand which contained two Mesolithic flint flakes. Above this a buried soil contained a quantity of 13th century pottery and was sealed by a post-medieval demolition layer. None of these were identified during the most recent work, suggesting the archaeology identified in the original evaluation survived only in a very limited area of the site.
- 10.3 The evaluation met its primary objective: to establish the presence/absence of any archaeological remains. No archaeological remains were encountered and it is therefore recommended that no further archaeological fieldwork is required to satisfy the archaeological planning condition on this site. This is subject to the agreement of Surrey County Council.
- 10.4 Publication of the results will be through the ADS OASIS form (Appendix B) with a short summary submitted to *Surrey Archaeological Collections: Archaeology in Surrey 2007*.

## 11 BIBLIOGRAPHY

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Figure 1 – Site Location

Figure 2 – Detailed Site Location

Figure 3 - Trench Location

**APPENDIX A: CONTEXT REGISTER**

<b>Context No.</b>	<b>Context Description</b>	<b>Length</b>	<b>Width</b>	<b>Depth</b>
1/001	Brown sandy humic topsoil	Trench	Trench	0.30m
1/002	Dump of dark brown sandy silt made ground	Trench	Trench	1.20m
1/003	Dark brown sandy silt fill of [1/004]	Trench	9.00m	>0.50m
1/004	Large steep sided pit	Trench	9.00m	>0.50m
1/005	Dark brown sandy silt with freq pot and CMB inclusions, fill of [1/006]	Trench	0.80m	0.60m
1/006	Post-medieval land drain	Trench	0.80m	0.60m
1/007	Natural pale yellow sand	Trench	Trench	NFE
2/001	Brown sandy humic topsoil	Trench	Trench	0.30m
2/002	Dump of dark brown sandy silt made ground	Trench	Trench	1.10m
2/003	Natural pale yellow sand	Trench	Trench	NFE
3/001	Brown sandy humic topsoil	Trench	Trench	0.30m
3/002	Dark brown silty sand made ground	Trench	Trench	0.70m
3/003	Mid brown silty sand made ground	Trench	Trench	0.30m
3/004	Loose modern brick rubble, fill of [3/005]	1.40m	0.75m	1.70m
3/005	Modern Soakaway	1.40m	0.75m	1.70m
3/006	Soft mid brown sandy silt fill of [3/007]	1.50m	0.50m	NFE
3/007	Modern cut	1.50m	0.50m	NFE
3/008	Natural pale yellow sand	Trench	Trench	NFE
3/007	Firm mid brown sandy silt fill of [3/1009]	4.00m	3.00m	0.50m
3/008	Cut for modern pond	4.00m	3.00m	0.50m

NFE = No Further Excavation

**APPENDIX B: OASIS FORM**

1.1 OASIS ID: aocarcha1-24415	
<b>Project details</b>	
Project name	65 High Street, Reigate
Short description of the project	An archaeological evaluation was undertaken by AOC Archaeology Group between the 5th and 7th November 2007 at 65 A and B High Street, Reigate, on behalf of Emmerton Developments. The aim of the evaluation was to assess the impact of the proposed development on any surviving archaeological remains. The evaluation comprised the machine excavation of three trenches; one measuring 30.00m by 2.00m at base, one measuring 16m by 2.00m at base and one measuring 14m by 2.00m at base. Natural sands were identified in all trenches. No archaeological features pre-dating the 19th century were identified on the site. The site appears to have been heavily truncated by sand quarrying in the 19th century, which removed any earlier features. The site was then levelled with imported material.
Project dates	Start: 05-02-2007 End: 07-02-2007
Previous/future work	Yes / No
Any associated project reference codes	HGR07 - Sitecode
Type of project	Field evaluation
Site status	Area of Archaeological Importance (AAI)
Current Land use	Other 5 - Garden
Significant Finds	POTTERY Post Medieval
Significant Finds	CBM Post Medieval
Significant Finds	GLASS Post Medieval



Methods & techniques	'Sample Trenches'
Development type	Urban residential (e.g. flats, houses, etc.)
Prompt	Direction from Local Planning Authority - PPG16
Position in the planning process	After full determination (eg. As a condition)
<b>Project location</b>	
Country	England
Site location	SURREY REIGATE AND BANSTEAD REIGATE 65 A and B HIGH STREET, REIGATE, SURREY
Postcode	RH2 9XX
Study area	0.25 Hectares
Site coordinates	TQ 2508 5022 51.2369073971 -0.208086457907 51 14 12 N 000 12 29 W Point
Height OD	Min: 77.17m Max: 79.81m
<b>Project creators</b>	
Name of Organisation	AOC Archaeology
Project brief originator	Local Planning Authority (with/without advice from County/District Archaeologist)
Project design originator	AOC Archaeology
Project director/manager	Ron Humphrey

Project supervisor	Dan Eddisford
Type of sponsor/funding body	Developer
Name of sponsor/funding body	Emmerton Developments
<b>Project archives</b>	
Physical Archive recipient	Holmesdale Natural History Museum
Physical Archive ID	HGR07
Physical Contents	'Animal Bones',' Ceramics',' Glass'
Digital Archive recipient	Holmesdale Natural History Museum
Digital Archive ID	HGR07
Digital Media available	'Images raster / digital photography'
Paper Archive recipient	Holmesdale Natural History Museum
Paper Archive ID	HGR07
Paper Media available	'Context sheet', 'Photograph', 'Plan',' Section',' Unpublished Text'
<b>Project bibliography 1</b>	
Publication type	Grey literature (unpublished document/manuscript)

Title	65 A and B HIGH STREET, REIGATE, SURREY: AN ARCHAEOLOGICAL EVALUATION REPORT
Author(s)/Editor(s)	'Eddisford, D.'
Date	2007
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Description	Bound A4 report with illustrations
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