

**Archaeological Evaluation Report  
4-10 Church Street  
Reigate, Surrey**

**NGR: 525409 150242  
(TQ 25409 50242)**

**Planning Ref: 16/00428/F  
ASE Project No: 190019  
Site Code: RGT19  
ASE Report No: 2019219  
OASIS id: archaeol6-360296**



**By Ian Hogg**



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<b>Date of Issue:</b>	<b>July 2019</b>		
<b>Version:</b>	<b>1</b>		

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## **Abstract**

*This report presents the results of an archaeological evaluation (trial work to assess the archaeological potential of the site) carried out by Archaeology South-East 4-10 Church Street, Reigate between the 17<sup>th</sup> and 18<sup>th</sup> July 2019. The fieldwork was commissioned by CgMs Consulting on behalf of the overall client and in advance of the redevelopment of the site. The work comprised a single trench.*

*Natural Greensand deposits were recorded within a sondage in the south of the trench at 78.96m AOD. The natural deposits were sealed by subsoil and buried topsoil; both only seen within the sondage.*

*In the north of the trench, structural remains comprising two wall foundations and a concrete floor were encountered; these were probably of earlier 20<sup>th</sup> century date and potentially represent the latest phase of some stables which occupied the site from the 19<sup>th</sup> century until their demolition in the mid-20<sup>th</sup> century. The structural remains were sealed by modern made ground and a concrete slab.*

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## **1.0 INTRODUCTION**

### **1.1 Site Background**

1.1.1 Archaeology South-East (ASE) was commissioned by CgMs Consulting to undertake an archaeological evaluation at 4-10 Church Street, Reigate, Surrey (NGR: 525409 150242; Figure 1).

1.1.2 The site comprises a roughly square plot to the rear of 4-10 Church Street, Reigate (Figure 2). It is currently in use as car parking. 4-10 Church Street is an arrangement of commercial units with residential units above, ranging roughly east – west along the northern boundary of the site, with some small single-storey extensions ranging to the south into the evaluation area.

### **1.2 Geology and Topography**

1.2.1 The site lies at approximately 80m AOD and is located near the base of the scarp slope of the northern Downs. The underlying geology comprises sandstone of the Folkstone Formation. The British Geological Survey records no historic boreholes on the site, and no superficial deposits are recorded. Other sources indicate the superficial geology is likely to be Lower Greensand, Atherfield and Wealden Clay (Perry, 2009).

### **1.3 Planning Background**

1.3.1 Planning permission was granted in August 2016 for a rear extension and remodelling of existing commercial and residential units to create further commercial space at ground floor level with a total of 10 one and two bed residential flats above (Reigate & Banstead Borough Council planning ref. 16/00428/F). A desk-based heritage assessment was submitted with that application which discussed the archaeological and heritage impacts of the development (Perry 2009). The following planning condition should be attached should planning consent be granted:

*Condition 8: No development shall take place, until the applicant, or their agents or successors in title, has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation which has been submitted to and approved in writing by the Local Planning Authority.*

1.3.2 Accordingly, a Written Scheme of Investigation was prepared prior to the commencement of the evaluation and approved by the Surrey County Council archaeological officer (ASE 2019), this document set out the methodology for the evaluation. All works were carried out in accordance with this document and with the ClfA standards and guidance (ClfA 2019).

## **1.4 Scope of Report**

- 1.4.1 This report details the results of the archaeological evaluation carried out on the site between the 17<sup>rd</sup> and 18<sup>th</sup> July 2019. It has been prepared in accordance with the Written Scheme of Investigation (ASE 2019).

## **2.0 ARCHAEOLOGICAL BACKGROUND**

### **2.1 Background**

2.1.1 The following information is drawn from a desk-based assessment for the site by Sutton Archaeological Services (Perry 2009).

#### *Prehistoric*

2.1.2 Relatively little Palaeolithic activity has been recorded in the Reigate area and the earliest significant activity is of Mesolithic (10,000-4,500 BC) date. Worked flint cores, scrapers, blades and primary flakes have been found near the High Street to the west of the site, while a microlith and a possible saw have been found at the Old Vicarage to the west of the site. Further flint blades and a burin were found during the excavation of a pipe trench through Priory Park to the south-west of the site, while on Bell Street a partial flint axe and flint flakes were found on the natural greensand. In the wider Reigate and Redhill area, a number of worked flint finds have been made, including a pebble mace head, 25 blades/flakes, six microliths and two microburins (source: HER data, SHER ref's 2467, 3040, 16323, 3661 and 2469).

2.1.3 Further finds of worked flint are recorded dating to the Neolithic Period (c. 4,500- c. 2000 BC). Three flakes and a core were found near the High Street. A flint Axe was found in a sand pit near Reigate Station. Other finds have been made next to The Moat, London Road, and several hammer-stones, three polished axes and other flint implement have been found in the Reigate and Redhill area (source: HER data, SHER ref's 16324, 1003, 4413, 1049 and 3141).

2.1.4 Priory Park, to the south-west of the site has produced evidence for activity during the Bronze Age (c. 2000 – c. 800 BC). Finds in the park include a barbed and tanged arrowhead and a small quantity of Bronze Age metal work, which resulted in a limited excavation, during which prehistoric pottery was recovered. Tree clearance work on the ridge of the park revealed a late Bronze Age socketed axe and a socketed gouge. To the north-west of where they were recovered, a geophysical survey was carried out on the hill summit, the location of a suspected Bronze Age site. The survey revealed a number of linear, cut features and curvilinear features which may be structures such as roundhouses. Two areas of high magnetic disturbance were also recorded, which may be later in date or perhaps waste from metal production. A Late Bronze Age Broadward Complex barbed spearhead was recovered from the park by metal detector. Bronze Age pottery has also been recovered from a garden at Somers Road, north of the site (source: HER data, SHER ref's 3120, 14879, 14944, 4883, 15240, 4374, 4834, 3804 and 4293).

2.1.5 Aside from the finds of some coins, there is little evidence for activity in the area during the Iron Age. One of these coins is a Gaulish Bellovacian gold stater, dated between c. 100-75 BC. A second, uninscribed uniface stater has also been found. Metal detectorist finds in the area include an Iron Age poitin coin, an iron spearhead, iron dagger, iron knife blade and the hinge of a military flail (these iron items may be of later date) (source: HER data, SHER ref's 1030 and 3141).

*Roman (43 – c. 410AD)*

- 2.1.6 The surface of a possible Roman road was found to the north-west of the site, on Nutley Lane. Roman pottery has been recovered from the cellar at 80 Doods Road, to the north-east, including the remains of two large vessels and smaller jars, and a sherd of a Samian ware dish; a date in the late 1<sup>st</sup> or early 2<sup>nd</sup> century AD is likely. The remains of a Roman tile works at Doods Farm were first noted in 1878, when roofing and possible hypocaust flue tiles were found in a field truncated by the railway. Metal detectorist finds in the area from the Roman period include a phallic pendant and a coin (source: HER data, SHER ref's 1002, 1349 and 5909).

*Anglo-Saxon (AD 410-1066)*

- 2.1.7 During the Anglo-Saxon period Reigate was within the hundred of Cherchefelle, in Surrey. According to the Domesday records, the manor of Cherchefelle was held by Queen Edith. The Domesday records suggest that Cherchefelle was a sizable town by the late Saxon period with a population estimated at around 300-400 people. Excavations at the Old Vicarage lead to the discovery of a human skeleton and an almost complete glass jar, predating the 12<sup>th</sup> century. Such jars are normally found in cemetery contexts; coupled with the skeletal remains the evidence suggests a Saxon cemetery in the vicinity (VCH 1962).

*Medieval (1066-1485)*

- 2.1.8 Likely centred on the church of St. Mary Magdalen, parts of which date to the 12<sup>th</sup> Century, the early medieval town of Cherchefelle developed greatly during the medieval period, as the castle was built and expanded by the De Warennes, the Earls of Surrey. When the castle was built, the town shifted to the west on the order of de Warrenne family. It is probable that this is when the name of the settlement changed (O'Connell, 1977, 45-48). Various archaeological interventions in and around the castle have produced evidence for medieval occupation. Numerous archaeological interventions on both the High Street and Bell Street have also produced evidence for medieval and later occupation. The town is known to have had three medieval chapels including the Chapel of St. Lawrence, which stood just south of the site. The Hospital of the Augustinian Canons dedicated to the Blessed Virgin and Holy Cross was founded in the 13<sup>th</sup> century was located in what is now Priory Park.

*Post Medieval (1485-present)*

- 2.1.9 Reigate has continued to expand in the post-medieval period; this has been evidenced via historic mapping (discussed below, in *Archaeological Potential*), documentary sources and through various archaeological interventions across the town. The introduction of the Brighton railway in 1841, with the station built to the north of the town. This led to rapid expansion of the towns' northern extent, into previously undeveloped areas.



## **2.2 Archaeological Potential**

- 2.2.1 The site lies within an Area of High Archaeological Potential as outlined in policy Pc 8 of Reigate and Banstead Borough Council's Local Plan and policy SE5 of the Surrey Structure Plan, 2002 and Surrey's Supplementary Planning Guidance: Archaeology and Historic Landscapes. This is a local non-statutory designation, due to archaeological discoveries made in the region in the past. No other heritage designations apply.
- 2.2.2 The Surrey Historic Environment Record records no heritage assets (designated or non-designated) within the site boundary.
- 2.2.3 Historic mapping shows the density of previous occupation on the site. John Roque's map of Surrey (1768) shows Reigate at a small scale though it is clear that the site contained a small building at the time the map was created. The same building appears on Bryant's survey of Reigate (1785) with the rest of the site labelled as 'White Hart's Garden'.
- 2.2.4 The preliminary drawing for the first Ordnance Survey (OS) mapping (1800-1810) show the building on the site, as does the 1830 edition of the OS.
- 2.2.5 The Tithe map of 1843 shows that the building has expanded to form part of two quadrangles around two yards. These are not identified on the apportionment; but the DBA notes that they are likely to be stables (Perry, 2009). By the 1876 OS mapping, shows some modification to the forms of the quadrangles. The buildings remain on the mapping until the 1956; by this mapping the buildings on the site have been removed and those forming the northern boundary of the site have appeared, and the site remains largely unchanged until the present day.
- 2.2.6 No details exist as to the character, extent or depth of archaeological deposits within the site, as the historic development took place without any archaeological mitigation. The site has been subject to minimal changes; it is clear that the greatest potential on the site is for archaeological remains of the medieval and post-medieval periods, with some potential for remains from the prehistoric/ Roman and Saxon periods.

## **2.3 Project Aims and Objectives**

- 2.3.1 The general aims of the evaluation were:
- To establish the presence or absence of archaeological remains and deposits within the site
  - To determine the survival, extent and minimum depth below modern ground level of any such remains
  - To determine the nature and significance of any archaeological deposits
  - To enable the Archaeological Advisors to make an informed decision as to the requirement for any further archaeological work at the site

2.3.2 The project also sought to address the following topics, with reference to the Surrey Archaeological Framework (SCC 2006):

- Understanding the medieval origins of the town and its medieval and post-medieval development
- Recovery of medieval and post-medieval pottery assemblages to further knowledge of the regional industries
- Recovery of artefactual material to better understand the economic and social history of the town.

### **3.0 ARCHAEOLOGICAL METHODOLOGY**

#### **3.1 Fieldwork Methodology**

- 3.1.1 A single trench measuring 10.00m x 2.00m in plan, was excavated (Figure 2). Due to spatial constraints and the presence of services, excavation ceased at around 0.50m BGL and a sondage in the south of the trench was excavated to the top of the natural deposits.
- 3.1.2 All trenches were scanned using a cable avoidance tool prior to excavation. Mechanical excavation was undertaken under archaeological supervision in spits of no more than 0.25m to the top of archaeological deposits.
- 3.1.3 All deposits were recorded using ASE standard context sheets. Vertical sections were taken across features where necessary and a comprehensive photographic record taken.
- 3.1.4 Trenches were located using GPS and tied in to the Ordnance Survey.
- 3.1.5 Spoil heaps and trial pit bases were scanned by eye for unstratified finds.
- 3.1.6 Trenches were backfilled using the machine bucket, no formal reinstatement was undertaken.

#### **3.2 Archive**

- 3.2.1 The site archive is currently held at the offices of ASE and will be deposited at the local museum in due course. The contents of the archive are tabulated below (Table 1).

Context sheets	8
Section sheets	1
Plans sheets	1
Colour photographs	0
B&W photos	0
Digital photos	8
Context register	0
Drawing register	1
Watching brief forms	0
Trench Record forms	1

Table 1: Quantification of site paper archive

## 4.0 RESULTS

### 4.1 Trench 1 (Figure 3)

Context	Type	Interpretation	Length (m)	Width (m)	Depth (m)	Height (m aOD)
1/001	Masonry	Concrete slab	10.00	2.00	0.12	80.30-80.71
1/002	Layer	Made ground	10.00	2.00	0.76	80.18-80.59
1/003	Masonry	Foundation	1.05	0.78	0.10	80.16
1/004	Masonry	Foundation	1.70	0.34	0.20	80.2
1/005	Masonry	Floor	1.40	1.15	0.08	80.06
1/006	Layer	Buried soil horizon	4.00	0.90	0.44	79.68
1/007	Layer	Subsoil	4.00	0.90	0.28	79.24
1/008	Deposit	Natural	4.00	0.90	-	78.96

Table 2: Trench 1 list of recorded contexts

- 4.1.1 Trench 1 was located in the centre of the site and measured 10.00m x 2.00m in plan; the trench was aligned roughly north to south. Due to spatial constraints and the presence of a live power cable, excavation ceased at a depth of between 0.56m and 0.70m. A sondage 1.60m deep was excavated to the top of the natural deposits in the south of the trench.
- 4.1.2 The natural orange brown silt sand Greensand deposits [1/008] were recorded within the sondage at 78.96m aOD. The natural deposits were overlain by mid brown sand silt subsoil [1/007] 0.28m thick; the subsoil was sealed by dark brown grey clay silt buried topsoil [1/006] 0.44m thick.
- 4.1.3 At the northern end of the trench structural remains were recorded. A wall foundation or pad foundation [1/003] was constructed from frogged red bricks bonded with cement mortar and laid in stretcher pattern; the foundation measured 1.05m in length, 0.78m in width and at least 0.10m in height. A wall foundation [1/004] comprising a series of connected wall aligned east to west and north to south and formed a rough h-shape. The foundation was mainly constructed from frogged red brick measuring 228mm x 110mm x 72mm, with some older unfrogged red bricks also seen. The bricks were laid in stretcher and header patterns and bonded with cement mortar. The foundation measured 1.70m from east to west and 1.55m from north to south, 0.34m in width and at least 0.20m in height. An associated concrete floor [1/005] was recorded to the west of the foundations; it measured 1.40m in length, 1.15m in width and 0.08m in thickness. These structural remains are likely to represent the latest phases of the possible stables seen on the 19<sup>th</sup> and earlier 20<sup>th</sup> century Ordnance Survey Maps (Figure 4).
- 4.1.4 The structural remains were overlain by grey yellow rubbly sand modern made ground [1/002] measuring 0.76m in thickness; this was sealed by a 0.12m thick concrete slab forming the car park surface.

## **5.0 DISCUSSION AND CONCLUSIONS**

### **5.1 Overview of stratigraphic sequence**

5.1.1 Natural Greensand deposits were recorded at 78.96m aOD, within a sondage at the southern end of the trench, they were overlain by subsoil and a buried topsoil. In the northern portion of the trench, structural remains of earlier 20<sup>th</sup> century date were recorded; both these and the buried soils were sealed by rubbly made ground and a concrete slab, both probably associated with the construction of the existing buildings to the north.

### **5.2 Deposit survival and existing impacts**

5.2.1 Given that the excavation could only extend below the modern made ground within a single sondage, it is difficult to discuss preservation within the trench as a whole. The most recent phase of construction in the mid-20<sup>th</sup> century appears to have raised ground levels, with soils left intact below made ground deposits. It is uncertain whether the buried soils would be extant in the north of the trench where the remains of buildings were encountered. The built remains probably represent the latest phase of buildings seen on 19<sup>th</sup> and early 20<sup>th</sup> century maps (Figure 4) which have been interpreted as stables, potentially associated with the White Hart Inn (Perry, 2009); it remains unclear whether earlier phases of building remain intact beneath, or have been truncated.

### **5.3 Discussion of archaeological remains by period**

5.3.1 The subsoil and buried topsoil did not contain any finds and so could not be dated. The structural remains in the north of the trench comprised wall foundations and floors from the possible stables recorded on Ordnance Survey maps of the 19<sup>th</sup> and earlier 20<sup>th</sup> centuries (Figure 4); these buildings may actually have their origins in the 17<sup>th</sup> or 18<sup>th</sup> centuries and could have been associated with the White Hart Inn (Perry 2009). Given the materials used in the construction of these remains, including concrete and deeply frogged red brick, it seems highly likely they represent a later phase of the buildings. Some earlier bricks were noted within these foundations, but they appear to have been reused.

### **5.4 Consideration of research aims**

5.4.1 To establish the presence or absence of archaeological remains and deposits within the site

To determine the nature and significance of any archaeological deposits

To determine the survival, extent and minimum depth below modern ground level of any such remains

To enable the Archaeological Advisors to make an informed decision as to the requirement for any further archaeological work at the site

*The evaluation did not find any evidence of significant archaeological remains within the trench; only a series of probably early 20<sup>th</sup> century foundations and a floor were encountered. However, given the limitations of the evaluation with*

*services and spatial constraints restricting access the lower stratigraphic sequence, it remains uncertain whether archaeological remains are present on the site.*

*The sondage in the south of the trench suggests that subsoil and topsoil deposits have survived the most recent phase of construction work in the mid-20<sup>th</sup> century, as would any potential underlying archaeological features. It is also unclear whether the structural remains in the north have truncated these deposits.*

#### 5.4.2 Understanding the medieval origins of the town and its medieval and post-medieval development

Recovery of medieval and post-medieval pottery assemblages to further knowledge of the regional industries

Recovery of artefactual material to better understand the economic and social history of the town.

*The evaluation did not find any evidence of medieval remains, any post-medieval remains were limited to wall foundations and a floor of likely earlier 20<sup>th</sup> century date. These remains probably present that latest phase of buildings depicted on maps from the 19<sup>th</sup> and first half of the 20<sup>th</sup> centuries and possibly with their origins in the 17<sup>th</sup> or 18<sup>th</sup> century (Perry 2009).*

### 5.5 Conclusions

5.5.1 The evaluation established the presence of extant topsoil and subsoil deposits in the south of the trench suggesting there is some potential for archaeological remains. The north of the trench contained earlier 20<sup>th</sup> century structural remains probably representing late construction phases of a possible stable block shown on Ordnance Survey maps of the 19<sup>th</sup> and earlier 20<sup>th</sup> centuries; it remains unclear, whether earlier remains exist below these.

5.5.2 The soils and structural remains were overlain by modern made ground and concrete slabs associated with the construction of the existing building in the mid-20<sup>th</sup> century.

## **BIBLIOGRAPHY**

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## **ACKNOWLEDGEMENTS**

ASE would like to thank CgMs Consulting for commissioning the work and for their assistance throughout the project, and Dr Nick Truckle of Surrey County Council for his guidance and monitoring. The evaluation was directed by Ian Hogg (Senior Archaeologist) with Naomi Humphreys (Archaeologist) and Callum McKinnon (Assistant Archaeologist). Justin Russell produced the figures for this report; Paul Mason managed the excavations and Dan Swift the post-excavation process.

## HER Summary

<b>Site code</b>	RGT 19				
<b>Project code</b>	190019				
Planning reference	16/00428/F				
Site address	4-10 Church Street, Reigate				
District/Borough	Reigate and Banstead				
NGR (12 figures)	525409 150242				
<b>Geology</b>	Greensand				
<b>Fieldwork type</b>	Eval				
<b>Date of fieldwork</b>	17 <sup>th</sup> and 18 <sup>th</sup> July 2019				
<b>Sponsor/client</b>	CgMs Consulting				
<b>Project manager</b>	Paul Mason				
<b>Project supervisor</b>	Ian Hogg				
<b>Period summary</b>					
				Post-Medieval	Modern
<b>Project summary</b>	<p>This report presents the results of an archaeological evaluation (trial work to assess the archaeological potential of the site) carried out by Archaeology South-East 4-10 Church Street, Reigate between the 17<sup>th</sup> and 18<sup>th</sup> July 2019. The fieldwork was commissioned by CgMs Consulting on behalf of the overall client and in advance of the redevelopment of the site. The work comprised a single trench.</p> <p>The natural Greensand deposits were recorded within a sondage in the south of the trench at 78.96m AOD. The natural deposits were sealed by subsoil and buried topsoil; both only seen within the sondage.</p> <p>In the north of the trench, structural remains comprising two wall foundations and a concrete floor were encountered; these were probably of earlier 20<sup>th</sup> century date and potentially represent the latest phase of some stables which occupied the site from the 19<sup>th</sup> century until their demolition in the mid-20<sup>th</sup> century. The structural remains were sealed by modern made ground and a concrete slab.</p>				
<b>Museum/Accession No.</b>	TBC				



## OASIS Form

### OASIS ID: archaeol6-360296

#### Project details

Project name 4-10 Church Street, Reigate

#### Short description of the project

This report presents the results of an archaeological evaluation (trial work to assess the archaeological potential of the site) carried out by Archaeology South-East 4-10 Church Street, Reigate between the 17th and 18th July 2019. The fieldwork was commissioned by CgMs Consulting on behalf of the overall client and in advance of the redevelopment of the site. The work comprised a single trench. The natural Greensand deposits were recorded within a sondage in the south of the trench at 78.96m AOD. The natural deposits were sealed by subsoil and buried topsoil; both only seen within the sondage. In the north of the trench, structural remains comprising two wall foundations and a concrete floor were encountered; these were probably of earlier 20th century date and potentially represent the latest phase of some stables which occupied the site from the 19th century until their demolition in the mid-20th century. The structural remains were sealed by modern made ground and a concrete slab.

Project dates Start: 17-07-2019 End: 18-07-2019

Previous/future work No / Not known

Any associated project reference codes 190019 - Contracting Unit No.

Any associated project reference codes RGT19 - Sitecode

Type of project Field evaluation

Site status Area of Archaeological Importance (AAI)

Current Land use Industry and Commerce 2 - Offices

Current Land use Vacant Land 1 - Vacant land previously developed

Monument type WALL FOUNDATIONS Modern

Monument type FLOOR Modern

Significant Finds NONE None

Methods & techniques "Sample Trenches"

Development type Urban residential (e.g. flats, houses, etc.)

Prompt National Planning Policy Framework - NPPF

Position in the planning process After full determination (eg. As a condition)

#### Project location

Country England

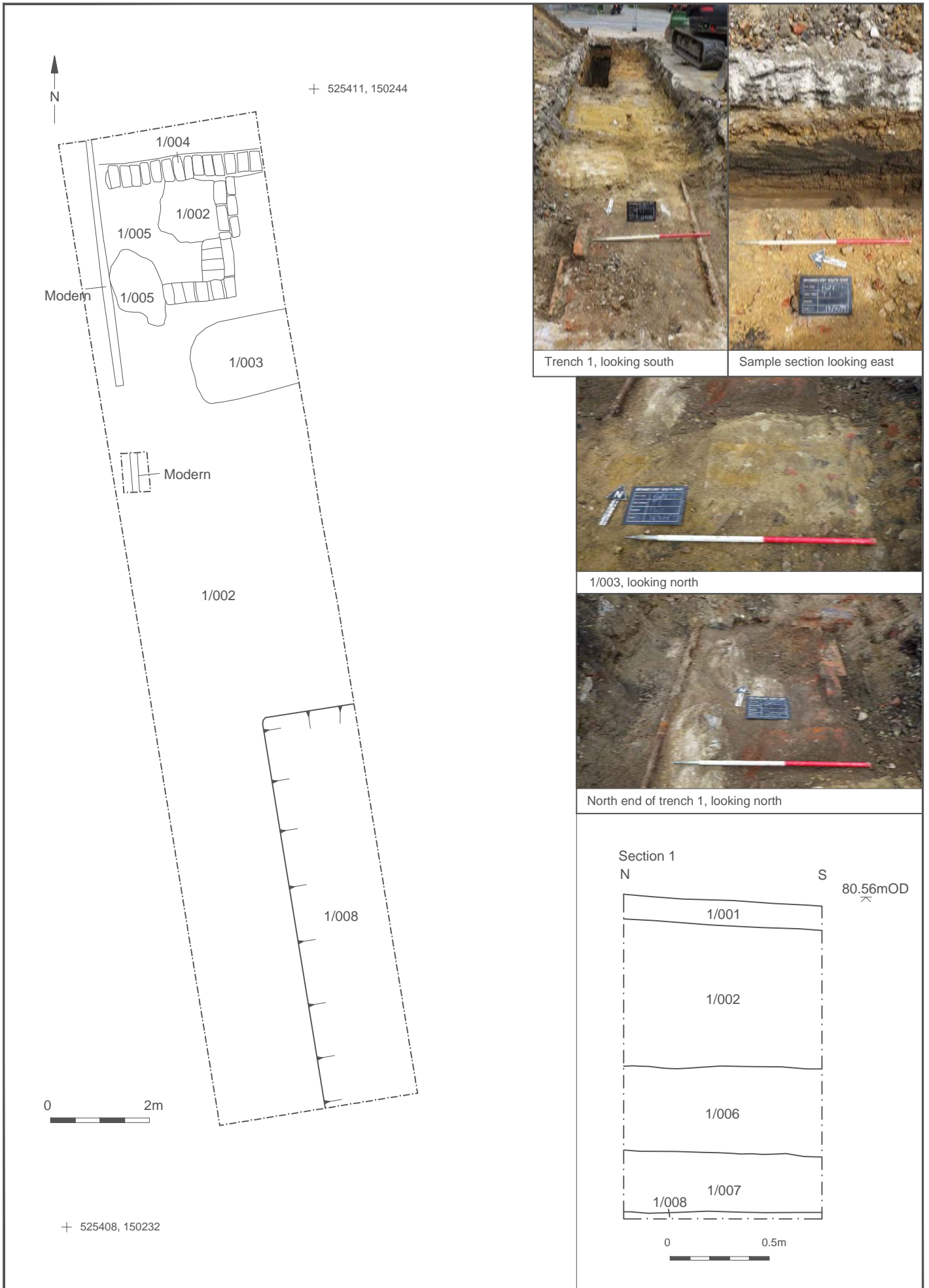
Site location	SURREY REIGATE AND BANSTEAD REIGATE 4-10 Church Street, Reigate
Postcode	RH2 0AN
Study area	188 Square metres
Site coordinates	TQ 25409 50242 51.237032780483 -0.203367933096 51 14 13 N 000 12 12 W Point
Height OD / Depth	Min: 78.96m Max: 78.96m
Project creators	
Name of Organisation	Archaeology South-East
Project brief originator	Surrey County Council
Project design originator	CgMs Consulting
Project director/manager	Paul Mason
Project supervisor	Ian Hogg
Type of sponsor/funding body	CgMs Consulting
Name of sponsor/funding body	CgMs Consulting
Project archives	
Physical Archive Exists?	No
Digital Archive recipient	Reigate Museum
Digital Contents	"Stratigraphic"
Digital Media available	"Images raster / digital photography", "Survey"
Paper Archive recipient	Reigate Museum
Paper Contents	"Stratigraphic"
Paper Media available	"Context sheet", "Plan", "Section"
Entered by	Ian Hogg (ian.hogg@ucl.ac.uk)
Entered on	19 July 2019



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© Archaeology South-East		4-10 Church Street, Reigate, Surrey		Fig. 1
Project Ref: 190019	July 2019	Site location		
Report Ref: 2019219	Drawn by: AR			





© Archaeology South-East		4-10 Church Street, Reigate, Surrey	Fig.3
Project Ref: 190019	July 2019	Trench 1, plan, section and photographs	
Report Ref: 2019219	Drawn by: AR		



© Archaeology South-East		4-10 Church Street, Reigate, Surrey	Fig.4
Project Ref: 190019	July 2019	1933, OS Survey map, overlay site plan	
Report Ref: 2019219	Drawn by: AR		

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