

T H A M E S V A L L E Y

ARCHAEOLOGICAL

S E R V I C E S

**266 High Street, Dorking,
Surrey**

Building Recording

by Genni Elliott and Sean Wallis

Site Code: HSD20/60

(TQ 1683 4960)

**266 High Street, Dorking,
Surrey**

**Building Recording
For Bicknell Commercial Property Limited**

by Genni Elliott and Sean Wallis
Thames Valley Archaeological Services Ltd

Site Code HSD 20/60

June 2020

Summary

Site name: 266 High Street, Dorking, Surrey

Grid reference: TQ 1683 4960

Site activity: Building Recording

Date and duration of project: 24th June 2020

Project coordinator: Genni Elliott

Site code: HSD 20/60

Summary of results: The building has been substantially modernised internally and on the street frontage. A set of large windows within the rear room suggest the original purpose of the building may have been as a workshop or perhaps a photographic studio, however a renumbering of the High Street has made it difficult to be certain of the former building number within the earlier postal directories.

Location and reference of archive: The archive is presently held at Thames Valley Archaeological Services, Reading and will be deposited at Dorking Museum in due course.

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www.tvas.co.uk/reports/reports.asp.*

Report edited/checked by: Steve Ford✓ 10.07.20 Steve Preston✓ 10.07.20

266 High Street, Dorking, Surrey Building Recording

by Genni Elliott and Sean Wallis

Report 20/60b

Introduction

This report documents the results of building recording at 266 High Street, Dorking, Surrey (TQ 1683 4960) (Fig. 1). The project was commissioned by Mr Chris Bicknell, of Bicknell Commercial Properties, Windmill View, Reigate Road, Buckland, Betchworth, Surrey, RH3 7BG. Planning permission has been granted by Mole Valley District Council (appln no. MO/2019/2139/PLA) for the demolition of the existing building and replacement with a four-storey building comprising part retail unit and four flats. This permission is subject to a programme of archaeological work (conditions 4 and 8) and this report documents the results of the building survey.

This is in accordance with the Department for Communities and Local Government's *National Planning Policy Framework* (NPPF 2019) and the District's policies on the historic environment. The fieldwork was undertaken by Sean Wallis on 24th June 2020 and the site code is HSD 20/60.

The archive is presently held at Thames Valley Archaeological Services, Reading and will be deposited at Dorking Museum and a copy sent to the Historic England Archive in due course.

Location, topography and geology

The site is located at 266 High Street, Dorking, Surrey, on the southeast side of the road, between Paper Mews to the northeast and The Chine to the southwest (TQ 1683 4960) (Fig. 1). The site is located on Folkstone Beds (BGS 1978). A spot height located at the junction of Wathen Road is at 60.0m above Ordnance Datum. A spot height to the south on Moore's Road is at 70.4m above Ordnance Datum suggesting the land rises from the northwest to the southeast.

Historical Background

The history of the site has been detailed in a desk-based assessment (Elliott, 2020). In summary Dorking is first mentioned in the Domesday book of 1086, but until relatively recently the town consisted of the High Street

which branched out at its southwest end to form South Street and West Street. The late 19th century saw much expansion with building to the north and south as well as to the east and west. The South Eastern Railway Reading and Redhill branch opened in 1849 along with two stations in Dorking and Boxhill. An additional station was opened in 1867 as part of the London, Brighton and South Coast Railway Portsmouth branch and may have contributed to the expansion of the town (VCH 1911).

A range of Ordnance Survey and other historical maps of the area were consulted online in order to see the development of the existing building. Early maps show the building to lie beyond the main nucleus of the town centre and this continues to be the case by the time of the first edition Ordnance Survey map of 1868 (Fig. 2). It is the first available map to locate the site precisely, falling within the grounds of a large house labelled *Shrubhill*, to the southwest of the main house. The 1870 town plan (Fig. 3) shows a similar situation but in more detail. By 1896 (Fig. 4) significant change has occurred with the demolition of *Shrubhill* and the sub-division of the estate. Buildings in burgage style plots have continued along the High Street frontage and the plot of 266 is laid out as it is currently with a building fronting onto the High Street and extending back to the rear. The current building may well be the original building on the site, though the 1896 building has a further narrow extension to the rear that is no longer currently present. The 1914 map (Fig. 5) shows a similar situation but with a further building at the rear of the plot. No further changes are seen in 1934, but change has occurred by 1962 (Fig. 6). The extension at the rear has been demolished and a further building constructed at the southeast end of the site where the alleyway gives access to the rear yard. This building has been demolished by 1972 with further demolition of a narrow extension at the rear having occurred by 1990. No further changes occur up to the present day (Fig. 7).

Methodology

The building survey was carried out in accordance with guidelines set out by Historic England for a level 2 record (HE 2016; RCHM(E) 1996). The survey comprised a photographic survey, paying attention to the methods of construction, chronological development and alterations, and features of special interest. The building has been recorded photographically using digital media which is catalogued (Appendix 1).

Description (Figs. 8 and 9)

266 High Street is primarily a single storey building, located between taller buildings on either side (Pl. 1). The roof consists of a shallow gable end roof covered in slate tiles, hidden behind a fascia acting as a parapet (Pl. 2). To the rear is a higher gable end roof visible from the street and located on the southwest side of the building (Pl. 1). The southeast end of this roof is hipped and covered in slate tiles with clay ridge tiles. In plan form the building is 'L-shaped' with the section fronting the High Street filling the entire width of the plot and the rear being narrower leaving an alley down the northeast side of the building.

The front elevation (Pl. 1) consists of a shop front, dominated by a large sheet of plate glass. A glass door set within a wooden frame is located on the southwest side of the elevation with a small window above. The window is supported on a low-level brick wall, laid in stretcher bond and painted white. This wall is situated on a low, levelling plinth to accommodate the downwards slope to the northeast. Across both the door and window is a plain frieze, attached to which and most likely extending above is the former shop sign, of which only the disintegrating plywood backing remains. The frontage itself is located between two pilasters (Pl. 5), each with a plain pedestal at the base, painted black, supporting the plain white shaft. The capital consists of three sections; a rectangular base with a slightly raised rectangle shape, a pair of projecting brackets with fluting beneath, a pair of square decals above and a cornice, and a block with semi-circular head, appearing to be decorated with three leaves on a puckered background. The entirety is white.

Set back from the front elevation is the gable end of the rear extension, consisting of a white plastered flat gable wall.

The rear elevation (Pl. 4) similarly shows parts of the rear of both the earlier front building and the rear extension. The rear extension consists of a brick wall rendered white with the lower part, beneath ground level painted black. This section is set within a narrow access void to give access to the, centrally located, plain door (Pl. 5). The area of lower access is fenced with modern scaffold style, railings. Access to the rear of the building is down a narrow set of four concrete steps, located along the northeast side of the plot (Pl. 6). The rear of the front section of building consists of the brick gable end laid in Flemish bond (Pl. 7). What is visible is dominated by a narrow top hung casement window above the fixed three-over-three window beneath. Above the window is a double brick arch in rowlock bond.

The northeast elevation of the rear extension, facing onto the narrow alley consists of a brick-built wall laid in Flemish bond containing a number of openings (Pl. 2). From the southeast end they consist of, a double window within a wooden frame with a concrete cill and a single rowlock bond arch above, a single, smaller

window set beneath a double rowlock bond arch with concrete cill (Pl. 8) and a large window running more than half the length of the building and consisting of a series of four, four-over-three windows with a top opening, set below the roof line with a concrete cill (Pl. 9). Located down two steps is a door, tucked within a small recess consisting of a Victorian style four-panel door with a tall three-over-three pane window above (Pls. 10 & 11). A double rowlock-bond brick arch is present above the window.

Internally the building consists of two main rooms with a small kitchen and toilet located off of a corridor at the rear. In general, the walls and ceiling have been plastered in various colours and the floor is a combination of tile and carpet.

The front door opens directly into room 1 (Pls. 12 & 13) which extends back to the point at which the building narrows and runs the full width of the plot. Internally it is modern with stud walls inserted to create a curved wall on the northeast side encompassing the area of tiled floor (Pl. 12). A step up and a lowering of the ceiling divide the room into two with the stepped area being carpeted (Pl. 13). The window present in the external, northwest wall is not visible internally. At the rear of the room is a winder staircase up to room 2 (Pl. 14). The staircase has square-cut newel posts with an acorn finial. The balusters are symmetrically turned with a square un-turned block at both the top and bottom. The handrail is relatively shallow with a slightly curved top. At the base of the stairs in the northeast wall is a plain, external door with window above.

Room 2 (Pls. 15 & 16) is open onto room 1 but at a higher level. It is a rectangular room with a wall of windows (Pl. 17) along the northeast wall and a blocked chimney breast located centrally within the southwest wall. At the far end of the room is a modern door leading into a small corridor. The floor is carpeted, the walls plastered and there is a modern suspended ceiling. Such rooms with a wall of windows are historically used as workshops.

Beyond room 2 is a small, internal corridor with plain plastered wall and modern doors (Pl. 18). To the northeast is the kitchen (room 3) with plain plastered wall and tiling above the worksurfaces (Pl. 19). In the northeast external wall is a small sash window. At the end of the corridor is room 4; a square room with plain plastered walls, a fire escape in the rear wall and a window in the northeast wall (Pls. 20 & 21). The room has been sub-divided to form a small toilet in the eastern corner of the room, dividing the window in the northeast wall in two (Pl. 22).

To the rear of the plot is a stone wall with concrete mortar mainly obscured by tree and ivy. Where visible it does not appear to have any clear bonding pattern (Pl. 23).

Interpretation

An examination of the available Kelly's postal directories to discern the nature of the business present within the building proves complex. The available directories of 1891 and 1913 show the presence of Shrubhill House in 1891 and its subsequent loss in 1913. Street numbering between 1891 and the present day has changed substantially, with Shrubhill at number 54 in 1891. Further examination of the street numbering based on the labelled public houses shows that the numbering did not change between 1891 and 1913 despite the significant extension of the High Street to the northeast across the former land of Shrubhill. It is not immediately clear how these new buildings were numbered but there are a number of entries within the directory listing the address as *High Street Buildings*, not seen in the earlier directory. It is possible that this is the solution to the numbering problem and is further supported by the presence of a Post Office, noted on the 1914 map and within the directory within this group of buildings. Following the same direction of numbering as the street and an examination of the directory for potential businesses there is a tailor (Walter Henry Reeves) located at number 18 which would benefit from the large set of windows seen at the rear of the building or William Smith, a photographer and hardware dealer at numbers 16 and 17.

An examination of previous planning applications shows that in its more recent history it was a hardware shop (Make and Paint It in 1958) prior to being an estate agent in 1970. The existing shop front appears to date from 1983 with the two pilasters on either side the only remaining original building frontage. The earlier shop frontage had a central doorway, set back to provide an angled display window on either side.

Conclusion

The building has been largely modernised both internally and on the main street frontage, removing much of the historic fabric. Planning records show that the earlier frontage had a set-back, central door with angled display windows. The earlier history of the building is unclear due to the renumbering of the High Street but the large windows at the rear suggest a studio or workshop that would require large amounts of natural light.

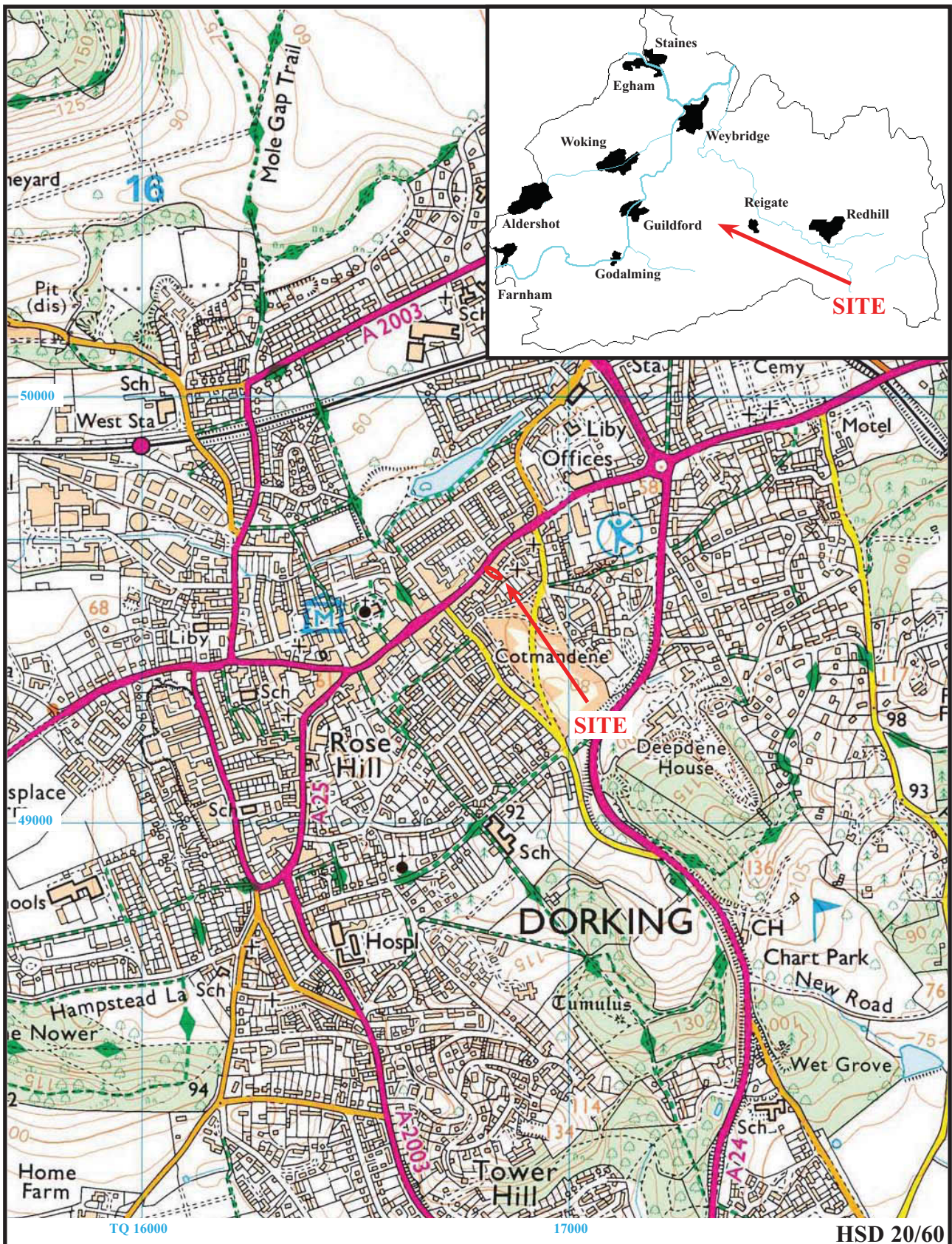
References

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- Kelly's 1891, *Kelly's Directory of Surrey*, London
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- NPPF, 2019, *National Planning Policy Framework*, Ministry of Housing, Communities and Local Govt, London
- RCHME, 1996, *Recording Historic Buildings: a descriptive specification*, 3rd edn, Roy Comm Hist Monuments (England), London
- VCH 1911, *A History of the County of Surrey: Vol. 3*, London

APPENDIX 1: Photographic Catalogue

Cat. No.	Comments (Ext/Int, floor, room, detail, description)			
	Scales	Location	Direction	Description
1	-	External	S	Oblique of frontage
1a	-	External	S	Close up of frontage (oblique)
2	-	External	SE	Shop frontage [PI. 1]
3	-	External	ESE	Oblique of frontage
4	-	External	SE	Pilaster detail
5	-	External	SE	Pilaster detail [PI. 3]
6	-	Rm 1	ESE	Towards the stairs, showing curved wall [PI. 13]
7	-	Rm 1	S	Towards the stairs showing step change
8	-	Rm 1	SW	Boxed in meter
9	-	Rm 1	SE	Stair detail
10	-	Rm 1	SSE	Stair detail
11	-	Rm 1	W	View to door and frontage
12	-	Rm 1	NW	View to frontage [PI. 12]
13	-	Rm 1	N	Curved feature wall
14	-	Rm 1	SE	Stair detail [PI. 14]
15	-	Rm 1	ESE	Rear door
16	-	Rm 1	SSW	Stair detail
17	-	Rm 1	NE	Window above door
18	-	Rm 1	NE	Door detail
19	-	Rm 2	ESE	General view [PI. 15]
20	-	Rm 2	SSE	General view showing blocked chimney
21	-	Rm 2	W	View to stairs [PI. 16]
22	-	Rm 2	N	View to windows
23	-	Rm 2	NE	Window detail [PI. 17]
24	-	Rm 2	N	Oblique of windows
25	-	Rm 2	SE	Door detail
26	-	Corridor	SE	Along corridor [PI. 18]
27	-	Corridor	ESE	Oblique to kitchen
28	-	Rm 3	NE	View to window in kitchen [PI. 19]
29	-	Rm 3	NE	Window detail
30	-	Rm 3	SSW	View from kitchen to corridor
31	-	Corridor	SE	Door detail
32	-	Rm 4	ESE	Rear door [PI. 20]
33	-	Rm 4	S	General view of room corner
34	-	Rm 4	NE	View to window [PI. 21]
35	-	Rm 4	W	View to internal door
36	-	Rm 4	N	Internal wall for toilet
37	-	Corridor	NW	Corridor detail
38	-	Rm 4	SE	Toilet [PI. 22]
39	-	Rm 4	NNW	Toilet
40	-	Rm 2	NW	Stair detail
41	-	External	NE	View to backyard
42	-	External	NNE	View of backyard and dividing wall
43	-	External	NW	Rear wall
44	-	External	NW	Rear wall showing door [PI. 4]
45	-	External	NW	View down length of building [PI. 2]
46	-	External	SW	Along rear wall [PI. 5]
47	-	External	W	Window detail
48	-	External	W	Window detail [PI. 8]
49	-	External	WNW	Oblique of room 2 windows [PI. 9]
50	-	External	NW	Window detail
51	-	External	NW	Window detail [PI. 7]
52	-	External	SW	Door detail [PI. 10]

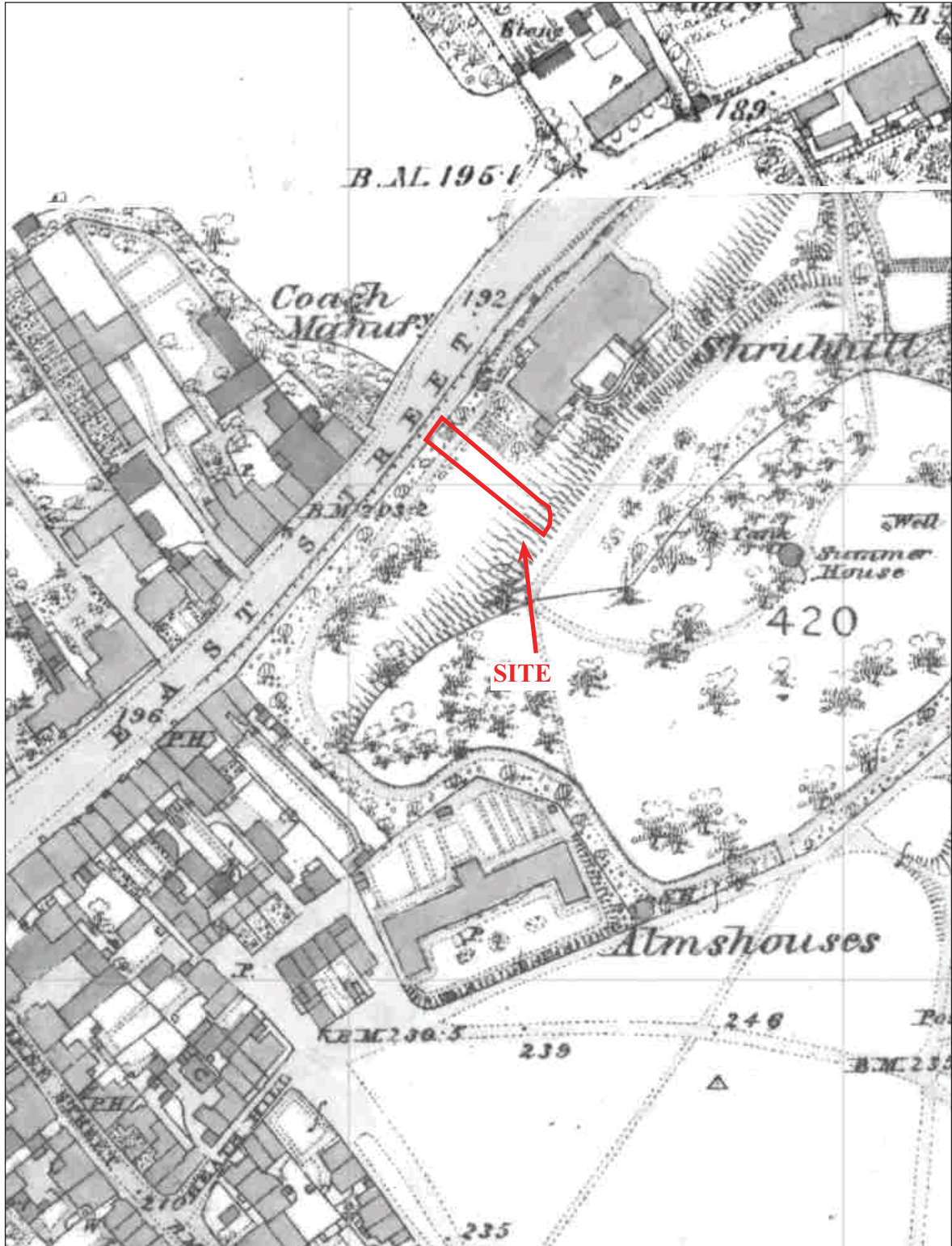
Cat. No.	Comments (Ext/Int, floor, room, detail, description)			
53	-	External	SW	Window above door detail [Pl. 11]
54	-	External	SSE	Vent detail
55	-	External	NE	Lower ground level and steps to rear of room 1
56	-	External	SE	Oblique of room 2 windows and rising ground level
57	-	External	SE	External slope beside building
58	-	External	SE	External slope beside building
59	-	External	SSE	Oblique to window
60	-	External	SE	Rear step detail [Pl. 6]
61	-	External	SE	Rear backyard wall detail [Pl. 23]



266 High Street, Dorking,
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Building Recording
 Figure 1. Location of site within Dorking and Surrey.

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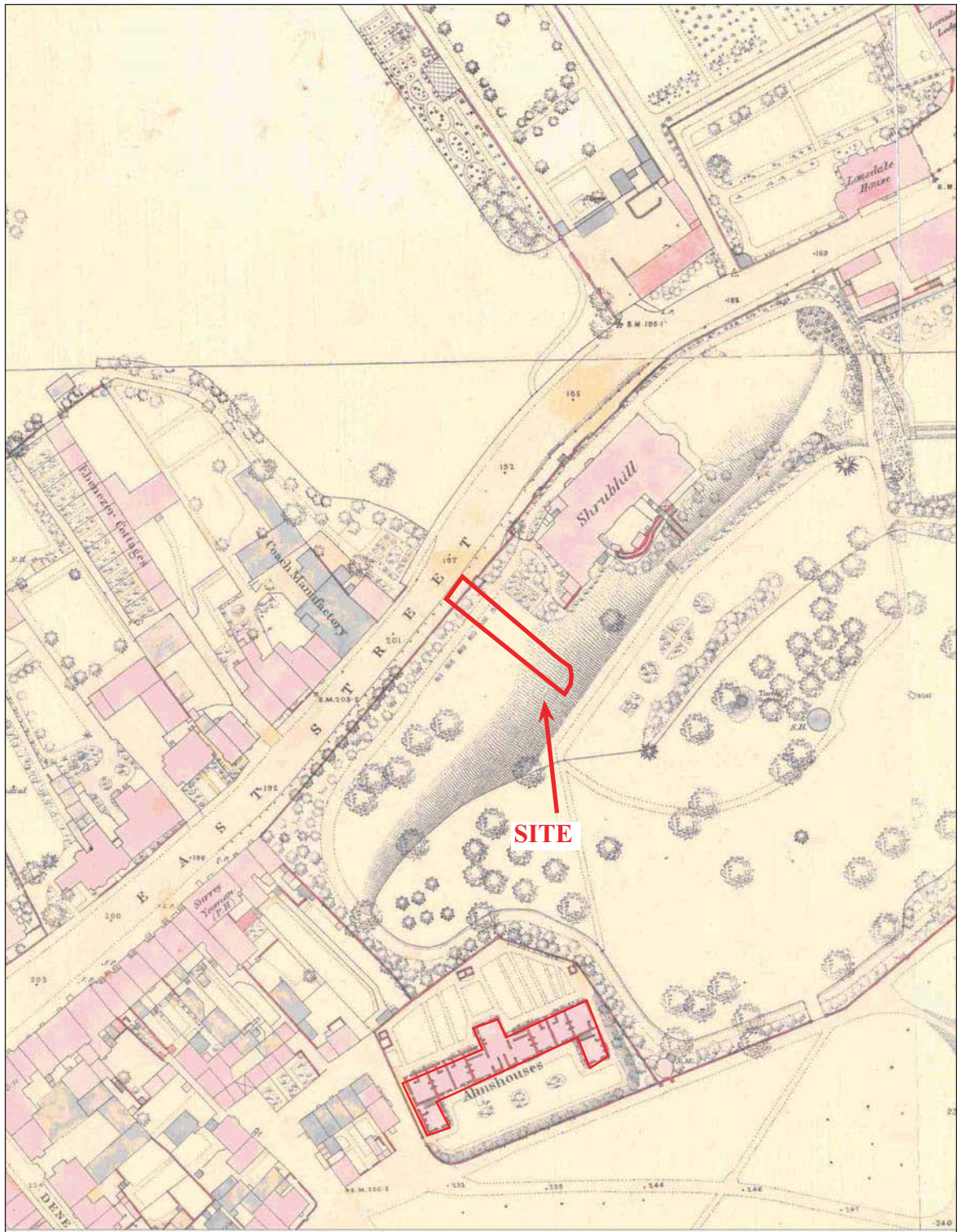


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 Figure 2. First Edition Ordnance Survey map, 1868.



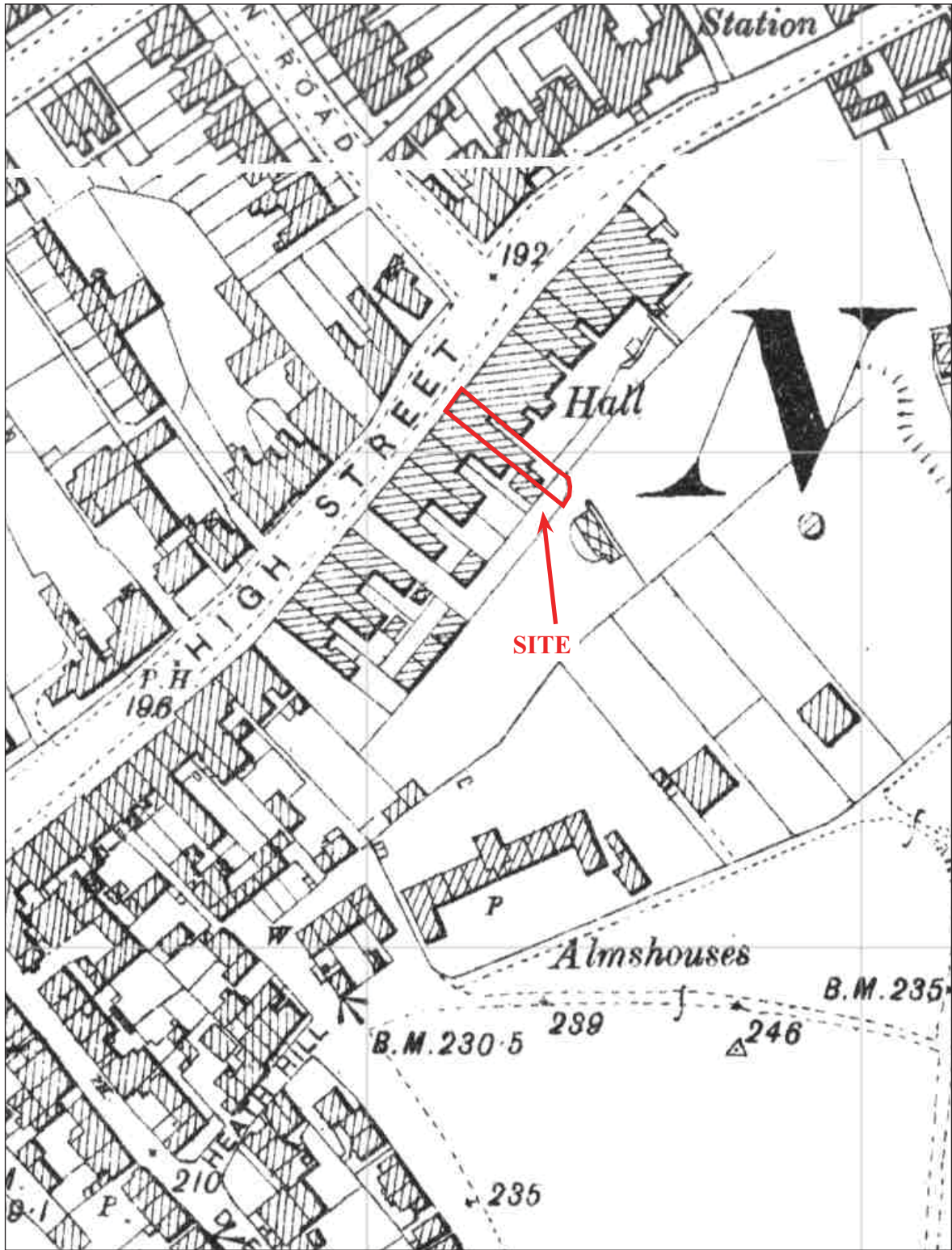


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Figure 3. Dorking Town Plan, 1870.



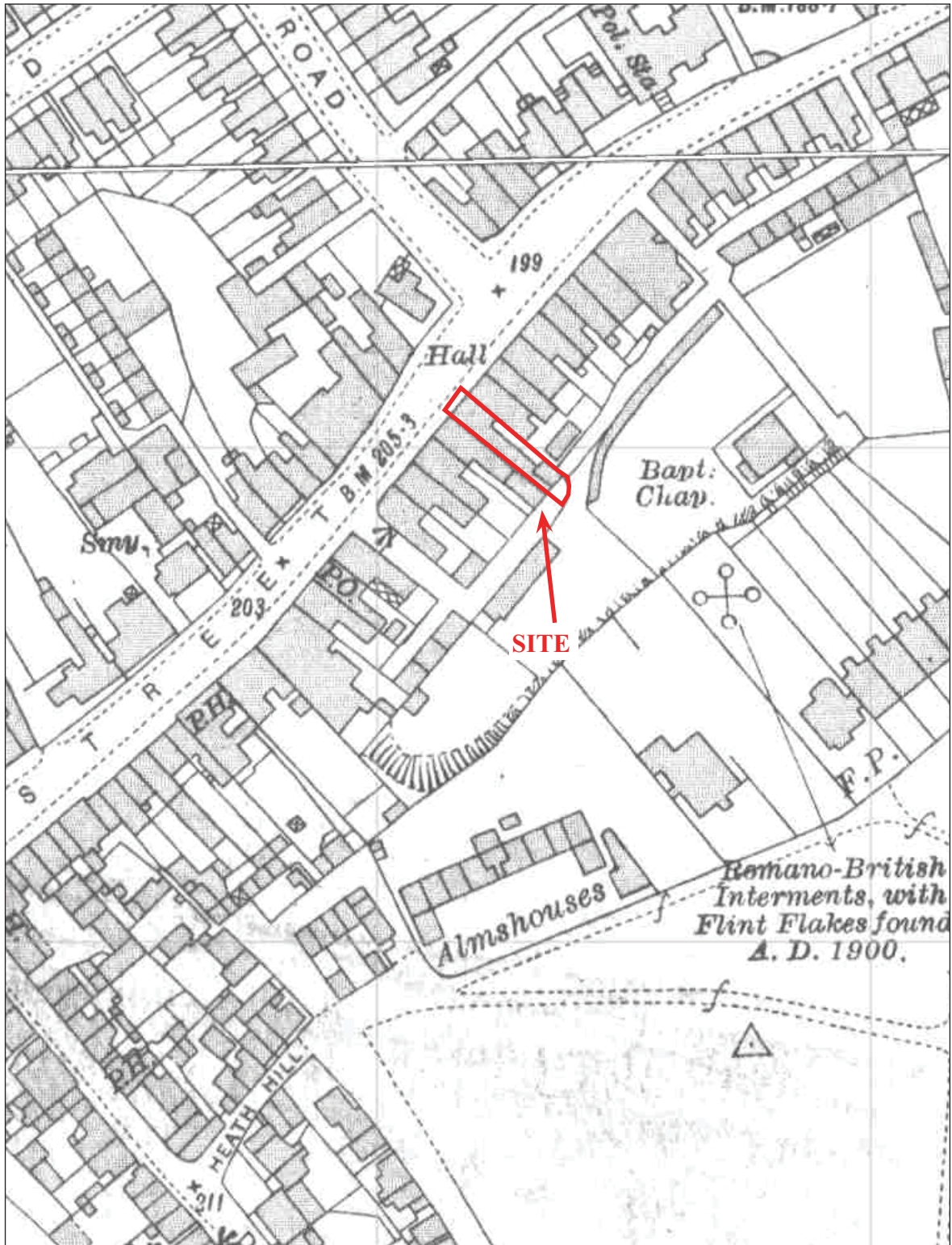


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Figure 4. Ordnance Survey map, 1896.

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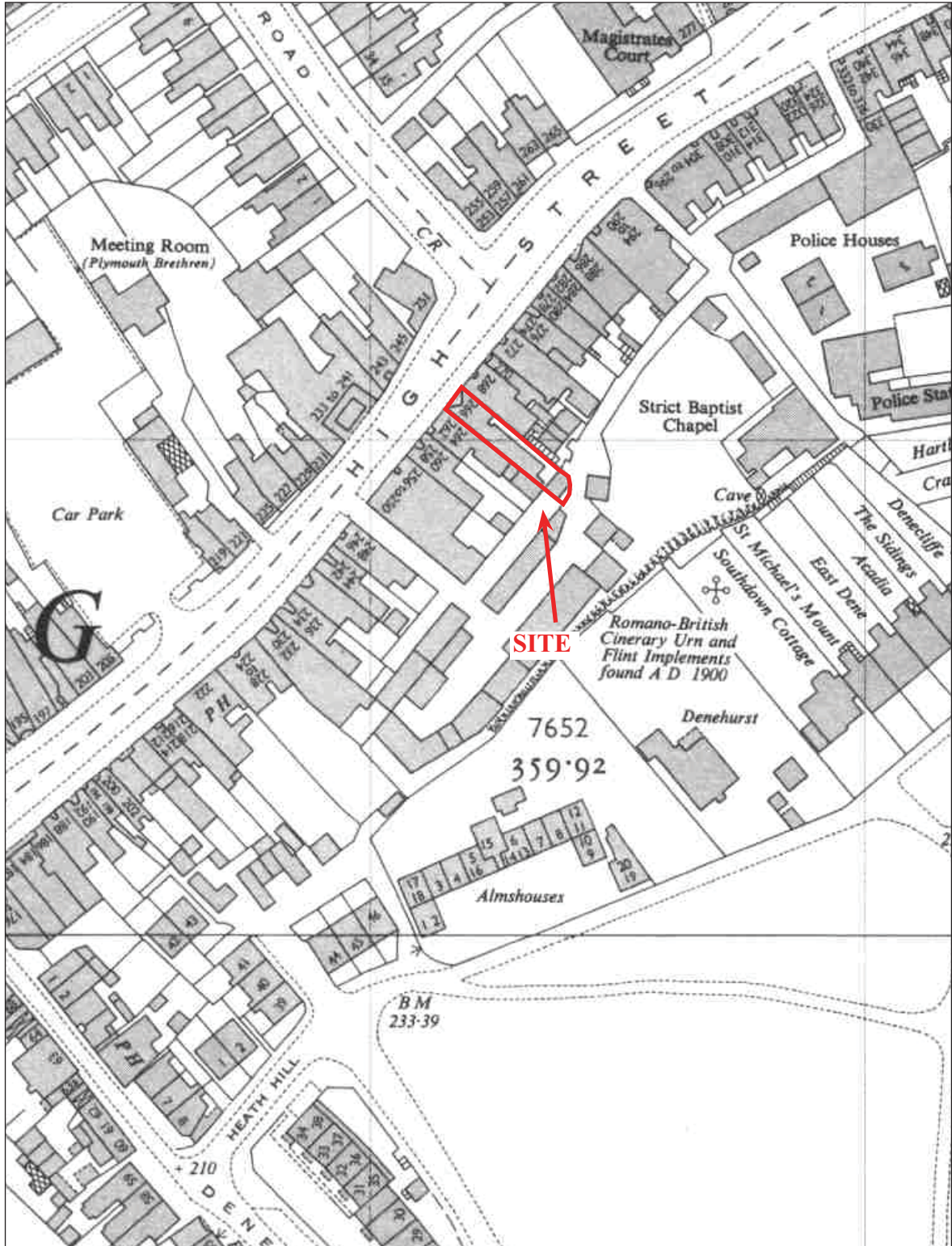


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 Figure 5. Ordnance Survey map, 1914.

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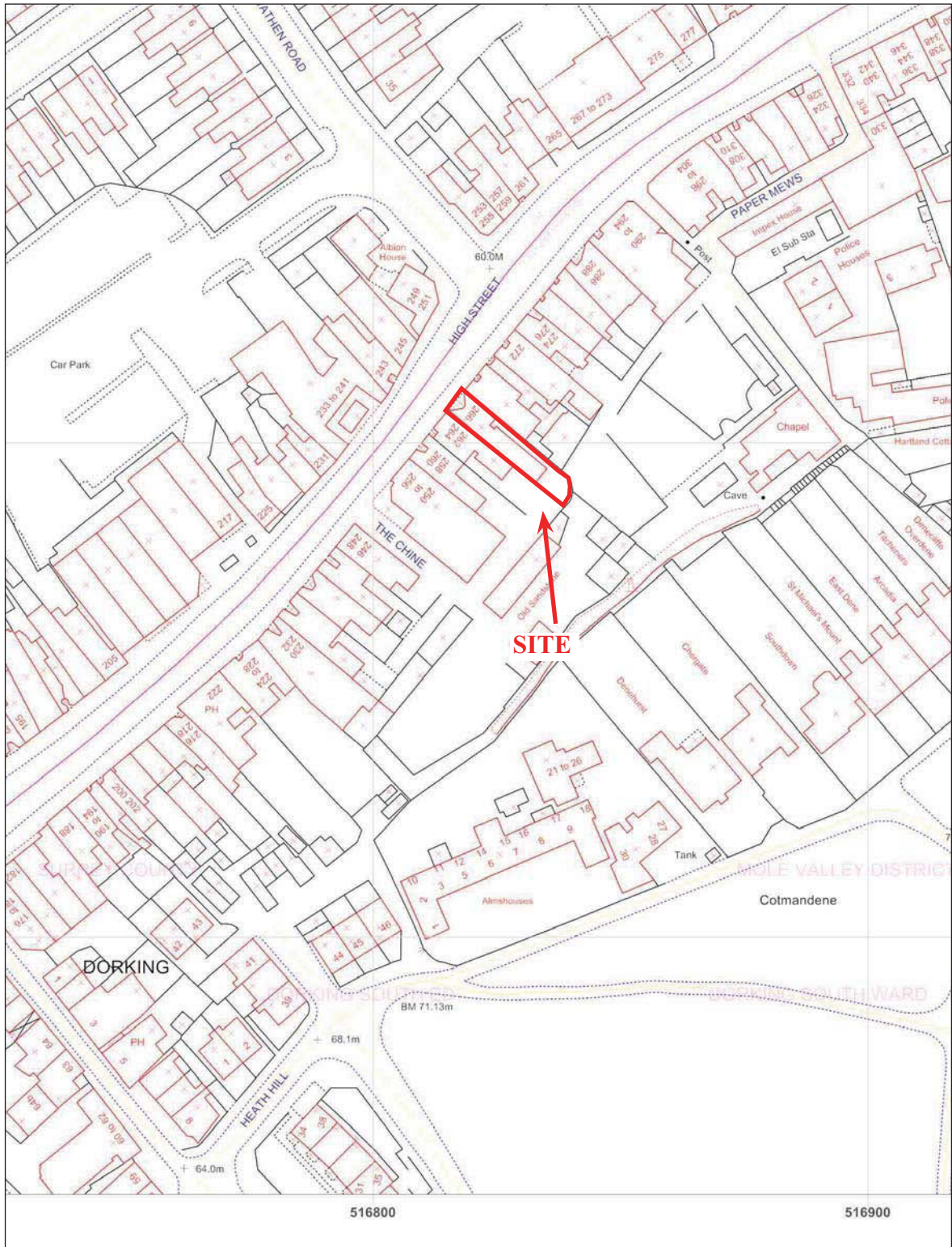


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 Figure 6. Ordnance Survey map, 1962.



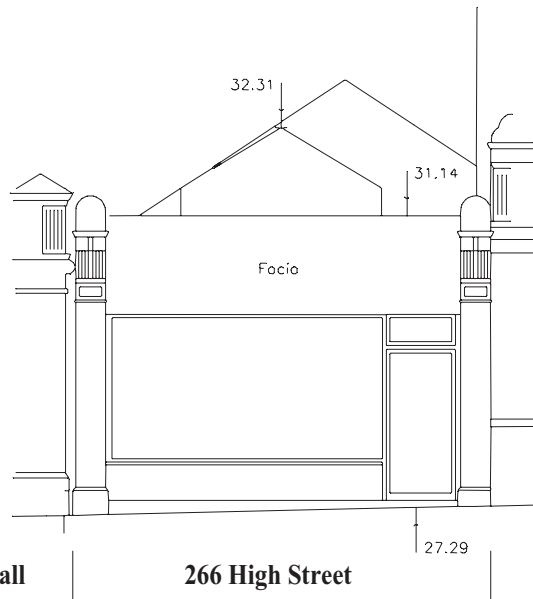


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 Figure 7. Ordnance Survey map, 2003.

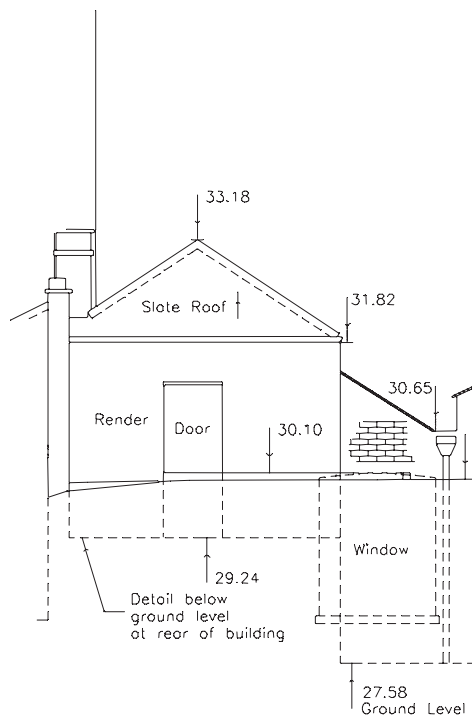




Oddfellows Hall

266 High Street

264 High Street



264 High Street

266 High Street

Oddfellows Hall

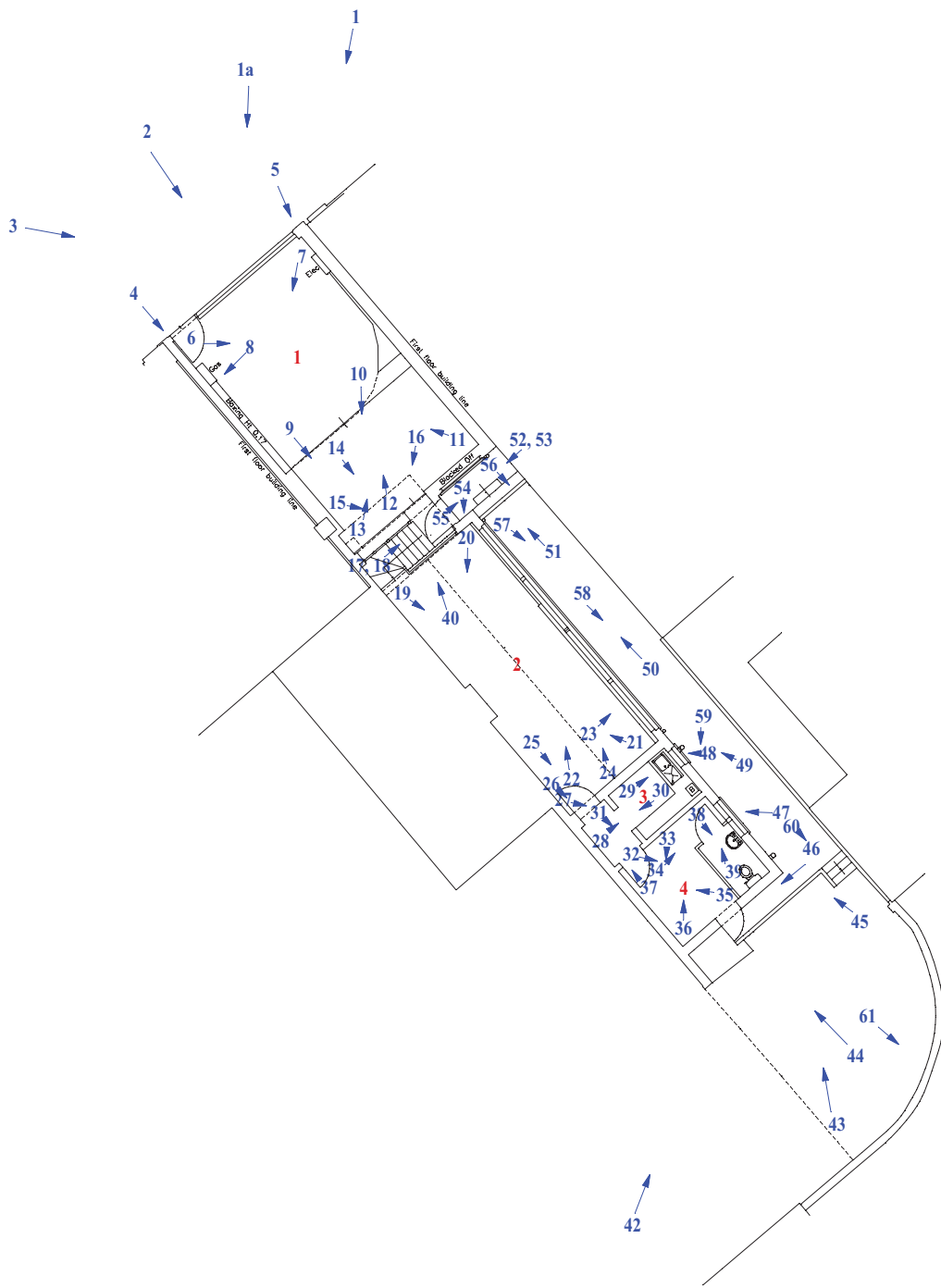
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Figure 8. Elevations: Front (top) and Rear (bottom)



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Figure 9. Plan of Building showing Photograph Locations



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Plate 1. Shop frontage, looking Southeast.



Plate 2. View down length of building, looking Northwest.



Plate 3. Pilaster detail, looking Southeast.



Plate 4. Rear wall showing door, looking Northwest.

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Plates 1 to 4.

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Plate 5. Along rear wall, looking Southwest.



Plate 6. Step detail, looking Southeast.



Plate 7. Window detail, looking Northwest.



Plate 8. Window detail, looking West.

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Plates 5 to 8.

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Plate 9. Oblique of long window, looking West-northwest.



Plate 10. Door detail, looking Southwest.



Plate 11. Window above detail, looking Southwest.



Plate 12. Room 1, view to frontage, looking Northwest.

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Plates 9 to 12.

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Plate 13. Room 1, towards stairs showing curved wall, looking East-southeast.



Plate 14. Room 1, stair detail, looking Southeast.



Plate 15. Room 2, view to windows, looking East-southeast.



Plate 16. Room 2, view to stairs, looking West.

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Plates 13 to 16.

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Plate 17. Room 2, window detail,
looking Northeast.



Plate 18. Corridor, looking Southeast.



Plate 19. Room 3, kitchen, looking Northeast.

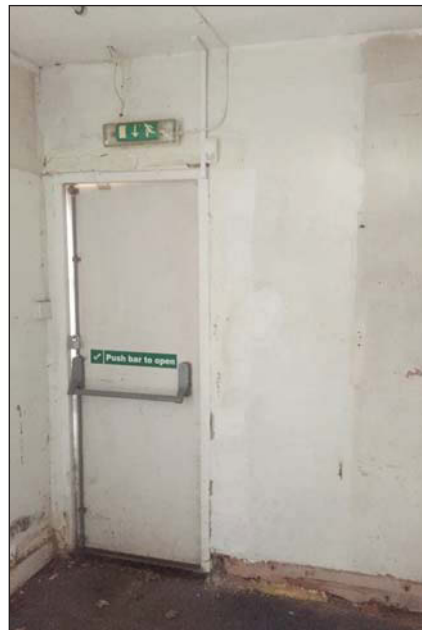


Plate 20. Room 4, rear door, looking East-southeast.

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Plates 17 to 20.

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Plate 21. Room 4, window detail,
looking Northeast.



Plate 22. Room 4, toilet, looking Southeast.

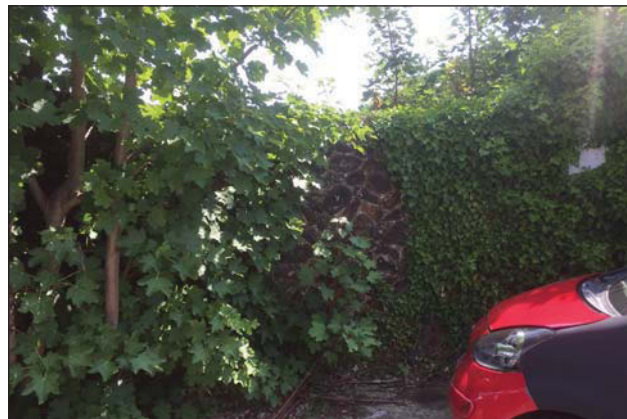


Plate 23. Rear wall, looking Southeast.

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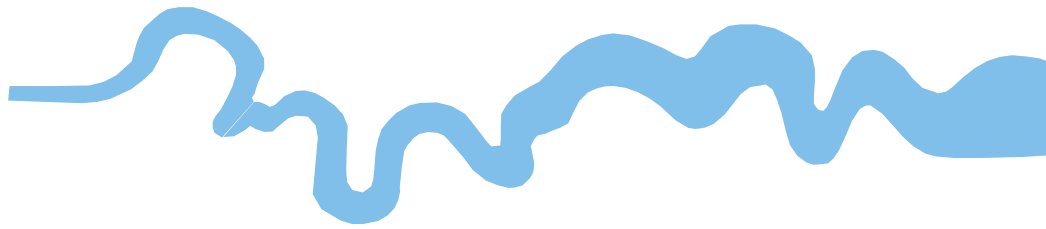
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Plates 21 to 23.

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TIME CHART

	Calendar Years
Modern _____	AD 1901
Victorian _____	AD 1837
Post Medieval _____	AD 1500
Medieval _____	AD 1066
Saxon _____	AD 410
Roman _____	AD 43 AD 0 BC
Iron Age _____	750 BC
Bronze Age: Late _____	1300 BC
Bronze Age: Middle _____	1700 BC
Bronze Age: Early _____	2100 BC
Neolithic: Late	3300 BC
Neolithic: Early	4300 BC
Mesolithic: Late	6000 BC
Mesolithic: Early	10000 BC
Palaeolithic: Upper	30000 BC
Palaeolithic: Middle	70000 BC
Palaeolithic: Lower	2,000,000 BC





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