



Coplan

Marketfield Road, Redhill

**Archaeological & Heritage Desk-Based
Assessment**

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1.0 Introduction

This Heritage Assessment has been prepared by Rebecca Emms, Consultant Archaeologist, WYG on behalf of Coplan to inform a planning application for a proposed redevelopment of a site off Marketfield Road, Redhill, Surrey.

1.1 Aims and Objectives

This assessment has been carried out in accordance with the Chartered Institute for Archaeologists (CIfA) standard definition of a desk-based assessment (Standard and Guidance for Historic Environment Desk-Based Assessment, 2014):

Desk-based assessment will determine, as far as is reasonably possible from existing records, the nature, extent and significance of the historic environment within a specified area. Desk-based assessment will be undertaken using appropriate methods and practices which satisfy the stated aims of the project, and which comply with the Code of Conduct and other relevant regulations of CIfA. In a development context, desk-based assessment will establish the impact of the proposed development on the significance of the historic environment (or will identify the need for further evaluation to do so), and will enable reasoned proposals and decisions to be made whether to mitigate, offset or accept without further intervention that impact.

This study examines the cultural heritage potential of the proposed development site and the surrounding area. The aim of the study is to:

- Identify recorded cultural heritage sites within the site boundary and assess its heritage significance/value;
- Identify the potential for previously unrecorded sites to be present within the site;
- Identify potential impacts and mitigation strategies where appropriate; and
- Make recommendations for further work where required.

Cultural heritage within this context includes all buried and upstanding archaeological remains, built heritage sites, historic landscapes and any other features that contribute to the archaeological and historic interest of the area.



This baseline assessment considers the cultural heritage potential within the site itself, the surrounding area and wider local and regional context. This assessment does not attempt to plot and review every archaeological find and monument; rather it aims to examine the distribution of evidence and to use this to predict the archaeological potential of the study area and the likely impact of the development proposals upon those remains.

2.0 Site and Development Description

The development site is located in the centre of Redhill, in the Borough of Reigate and Banstead. The site is centred on grid reference TQ 28005 50526 and is approximately 75m above Ordnance Datum. A site location plan can be seen in Appendix A.

The geology of the development site comprises Sandgate Formation (<http://mapapps.bgs.ac.uk/geologyofbritain/home.html>).

The proposed development site extends to approximately one hectares. The site is bounded by Marketfield Way to the east, Market Field to the south, and urban development of Redhill to the west and north. Marketfield Road runs through the centre of the site. It is proposed to redevelop the site for use as a mixed use town centre site.

3.0 Methodology

3.1 Assessment Methodology

Impact assessment has been carried out through the consideration of baseline conditions in relation to the elements of the scheme that could cause cultural heritage impacts. Baseline conditions are defined as the existing environmental conditions and in applicable cases, the conditions that would develop in the future without the scheme. In accordance with best practice this report assumes that the scheme will be constructed, although the use of the word 'will' in the text should not be taken to mean that implementation of the scheme is certain.

No standard method of evaluation and assessment is provided for the assessment of impact significance upon cultural heritage, therefore a set of evaluation and assessment criteria have been developed using a combination of the Secretary of State's criteria for Scheduling Monuments (Scheduled Monument Statement, Annex 1), Design Manual for Roads and Bridges, Volume 11, Part 3, Section 2, HA 208/07 and Transport Analysis Guidance (TAG Unit 3.3.9, Heritage of Historic Resources Sub-Objective). Professional



judgment is used in conjunction with these criteria to undertake the impact assessment. The full assessment methodology can be seen in Appendix C.

3.2 Sources Consulted

A study area of a 1 km radius from the approximate centre of the development site has been examined to assess the nature of the surrounding heritage sites, and to place these sites within their archaeological and historic context. The sources consulted were:

- Surrey Historic Environment Record (HER);
- Historic England and Local Planning Authority for designated sites;
- Historic mapping; and
- Appropriate documentary sources and archaeological journals.

A site walkover survey was undertaken on the 30th March 2016 to identify potential unrecorded heritage assets within the development site. The walkover survey also assessed the potential impact of the development upon recorded heritage assets.

Consultation was undertaken with the Surrey County Council Archaeological Officer. He requested to see map regression evidence as part of this report.

4.0 Legislation and Planning Policy Context

4.1 Ancient Monuments and Archaeological Areas Act 1979

Scheduled Monuments are designated by the Secretary of State for Culture, Media and Sport on the advice of English Heritage as selective examples of nationally important archaeological remains. Under the terms of Part 1 Section 2 of the Ancient Monuments and Archaeological Areas Act 1979 it is an offence to damage, disturb or alter a Scheduled Monument either above or below ground without first obtaining permission from the Secretary of State. This Act does not allow for the protection of the setting of Scheduled Monuments.



4.2 Planning (Listed Buildings and Conservation Areas) Act 1990

The Act outlines the provisions for designation, control of works and enforcement measures relating to Listed Buildings and Conservation Areas. Section 66 of the Act states that the planning authority must have special regard to the desirability of preserving the setting of any Listed Building that may be affected by the grant of planning permission. Section 72 states that special attention shall be paid to the desirability of preserving or enhancing the character or appearance of Conservation Areas.

4.3 National Planning Policy Framework 2012

The National Planning Policy Framework (NPPF) sets out the Government's national planning policies including those on the conservation of the historic environment. The NPPF covers all aspects of the historic environment and heritage assets including designated assets (World Heritage Sites, Scheduled Monuments, Listed Buildings, Protected Wreck Sites, Conservation Areas, Registered Parks and Gardens and Registered Battlefields) and non-designated assets. The NPPF draws attention to the benefits that conserving the historic environment can bring to the wider objectives of the NPPF in relation to sustainability, economic benefits and place-making (para 126).

The NPPF states that the significance of heritage assets (including their settings) should be identified, described and the impact of the proposal on the significance of the asset should be assessed. The planning application should include sufficient information to enable the impact of proposals on significance to be assessed and thus where desk-based research is insufficient to assess the interest, field evaluation may also be required. The NPPF identifies that the requirements for assessment and mitigation of impacts on heritage assets should be proportional to their significance and the potential impact (para 128).

The NPPF sets out the approach local authorities should adopt in assessing development proposals within the context of applications for development of both designated and non-designated assets. Great weight should be given to the conservation of designated heritage assets and harm or loss to significance through alteration or destruction should require clear and convincing justification. Substantial harm to or loss of a grade II listed building, park or garden should be exceptional. Substantial harm to or loss of designated heritage assets of the highest significance, notably scheduled monuments, protected wreck sites, battlefields, grade I and II* listed buildings, grade I and II* registered parks and gardens, and World Heritage Sites, should be wholly exceptional (para 132). Additional guidance is given on the consideration of elements within World Heritage Sites and Conservation Areas (para 138).



Where there is substantial harm to or total loss of significance of a designated heritage asset a number of criteria must be met alongside achieving substantial public benefits (para 133). Where there is less than substantial harm the harm should be weighed against the public benefits of the development (para 134). Balanced judgements should be made when weighing applications that affect non-designated heritage assets (para 134). The NPPF also makes provision to allow enabling development (para 140) and allowing development which enhances World Heritage Sites and Conservation Areas (para 127).

Where loss of significance as a result of development is considered justified, the NPPF includes provision to allow for the recording and advancing understanding of the asset before it is lost in a manner proportionate to the importance and impact. The results of these investigations and the archive should be made publically accessible. The ability to record evidence should not however be a factor in deciding whether loss should be permitted (para 141).

4.4 Local Policy and Guidance

4.4.1 Reigate and Banstead Local Plan Core Strategy

The site lies in the local authority area of Reigate and Banstead Borough Council. The Reigate and Banstead Local Plan Core Strategy was adopted in July 2014 and sets out the planning vision for the borough until 2027. The following policy relates to this historic environment:

- **Policy CS4: Valued townscapes and the historic environment**

This policy states that development will have to be designed to respect, conserve and enhance the historic environment.

A Development Management Plan is currently in the process of being prepared. This document will cover a wide variety of detailed issues including heritage protection.

The full text of the above policy can be seen in Appendix D.

5.0 Baseline Data

5.1 Designated Sites

There are no World Heritage Sites, Scheduled Monuments, Registered Battlefields or Registered Parks and Gardens within the study area.



There are 18 listed buildings recorded within the study area which date from the medieval to Industrial periods. There is one Grade II* listed building, an 18th century house which dates from the Industrial to Modern period (1377968). The remaining 15 buildings are all Grade II listed, the majority of which comprise residential buildings. One of these houses dates to the medieval period and was once a late medieval hall house (1294561). Over half of the listed residential properties have 16th or 17th century origins, with additions or features being added in the 19th century.

There are four Grade II listed buildings which are not houses; a public house (1029089), buildings at St. Bede's school (1391211 & 1392901) and a chapel (1391762). The Baptist Chapel (1391762) built in 1858, is the one of the oldest surviving buildings within the town centre. It has been little altered since its construction and the chapel interior remains complete.

There is one Locally Listed Building recorded within the study area, Number 7 Carlton Road (21284). It has been designated as a Locally Listed Building as a good example of the architect Alfred Claude Bellingham.

There are four Conservation Areas recorded within the study area; Redhill Town Centre, Shaws Corner, Redstone Hill and Linkfield Street, Redhill. The Redhill Town Centre Conservation Area is located immediately to the north of the development site. It encompasses the crossroads of the former London to Brighton turnpike road and the road to the railway station.

There are two Areas of High Archaeological potential, both located to the north of the development site.

Details of the designated heritage assets can be seen in Appendix E and are shown on Figures 2 and 3 in Appendix E. Bracketed numbers within the text refer to the table and figures in Appendix E.

5.2 Archaeological and Historic Background

The Historic Environment Record holds details for 57 recorded heritage sites, excluding designated sites, within the study area. Details of these assets can be found in the table in Appendix E and are shown on Figures 3 and 4. The bracketed numbers within the text relate to the table in Appendix E and Figures 3 and 4.

5.2.1 Prehistoric (to 43AD)

There is evidence of prehistoric activity dating from the Neolithic to the Bronze Age periods recorded within the study area, but this evidence is limited to find spots. Artefacts recorded include a double-headed axe (1042), dagger (4376), worked flints (850, 14885 & 14886), arrowheads (2481 & 1057) and a coin (1040).



A concentration of several thousands of flint flakes, cores, saws and a leaf-shaped arrowhead (1053 & 2466) have been recorded during the later part of the 19th century to the north east of the development site.

5.2.2 Roman/Romano British (43AD to c.450AD)

There is limited evidence of Roman activity within the study area and assets recorded are limited to find spots. Find spots recorded within the study area consist of coins of emperors (1044 & 1070) and a pottery bowl (1056).

5.2.3 Early Medieval (450AD to 1066AD)

Up until 1066 Surrey was mainly woodland, heathland and marshland and was one of the least populated areas of England (Slaughter 2004, 21). Although Redhill is not mentioned in the Domesday Book, neighbouring Reigate is and is described as a relatively wealthy hundred (*ibid*, 12). There are no assets of early medieval date recorded within the study area.

5.2.4 Medieval Period (1066AD-c.1540AD)

It is unlikely that the development site was in agricultural use, as it was too wet and therefore not suitable for farming. A manor and manor house had been established at Linkfield, to the north of Station Road, and was first mentioned in 1315. It was owned by Nicholas of Lynkfield before passing to the Ladbroke family. The manor house was demolished in the mid 19th century (Slaughter 2004, 32). In addition to the small amount of 13th century pottery found alongside prehistoric flints (discussed above, 14885 & 14886), there is one asset of medieval date recorded within the study area, the find spot of late 12th and early 13th century pottery which was likely associated with Linkfield Manor (14884).

5.2.5 Post-Medieval Period (c.1540AD to 1750AD), Industrial (1750 to 1900AD) and Modern (1900AD to present)

By the 17th century the gentry and noblemen began to populate the area, as the quantity of available woodland was ideal for hunting and there was plenty of space for vast country estates which were close to London (Slaughter 2004, 24-25). There is limited evidence of post-medieval activity recorded within the study area with only four assets recorded. The remains of Rose Brewery are located to the south west of the development site (19691) and a possible mill site has been suggested by the adjacent road name (19678). Four small circular enclosures have been identified in the south western part of the study area



which have been identified as plantation rings (845). A post-medieval layer was also recorded during archaeological evaluation works (4889).

However, the main development of Redhill did not come until the 19th century when the railway was built in 1838 and a station was built for the line in July 1841 (19664). Station Road was built to serve the railway station in 1842 but it is thought that a track linking the turnpike road (built between London and Brighton in 1816, and Redstone Hill) to the east, was in existence from 1816 (Reigate & Banstead Borough Council 2015, 1). Features associated with the railway have been recorded within the study area including a tunnel (19750) and the remains of a possible observatory (15354). A good yard and shed has also been recorded within the study area, which may have been used as a passenger station before its conversion (6964).

Development began slowly in the mid 19th century, peaking when plots of land were sold by the Countess Brook and of Warwick, lending her name to original name for Redhill; Warwick Town (Moore 1999, 48). The name Redhill came into more frequent later in the 19th century (*ibid*, 53) as a result of the Post Office franking letters with the name (Slaughter 2004, 29). As business men visited Redhill to assess its potential hotels began to be constructed. Development in Redhill included a school, churches, a brewery, chemist, dairy, bakers, grocers and estate agents (*ibid*, 55). One 19th century house, Furze Hill House, was the residence of the painter Samuel Palmer (10245). A sketch of the gardens to the house indicates that it was planned with conifer hedges and borders (16516). An area was preserved as a common in 1867 but this was held back for the continuation of gravel extraction until pleasure gardens were laid out in 1884 (16567).

Although the centre of Redhill was unsuitable for agricultural purposes, a 19th century farm is recorded to the north east (16543). It is known as Wiggie Farm, its name thought to have come from the old English meaning 'Wicga's enclosure'. This suggests that the farm is located in an area which may have been ancient manor or hamlet.

Development was also spurred by the Redhill Market Company who were established to create public rooms, a market house and a market. The Market House was opened in 1860 after being started in 1859 but the company struggled to be successful (Reigate & Banstead Borough Council 2015, 1). Shops were built adjacent to the Grade II listed Baptist Chapel and are some of the oldest in Redhill centre (*ibid*, 5). A new company, the Market Hall Company, was founded in 1871 and established a livestock market in the south eastern corner of the Station Road and High Street junction. In order to create the livestock market, the boggy land led to the need for the area to be resurfaced (Moore 1999, 61). The livestock market survived until 1952 when it was sold. The Hall was extended and included a bank, post office, library, corn market, assembly hall and county court. It was also used for all types of entertainment, meetings and



exhibitions (Letter dated 21/03/1979, Surrey History Centre ref: 8328/7/4). The hall was demolished in 1982 (Reigate & Banstead Borough Council 2015, 1). The Market Hall Company also began the development of Station Road and High Street in 1897 with building beginning in 1898. The red bricks used in the construction of many of the Victorian buildings were formed using local clays (Reigate & Banstead Borough Council 2015, 1).

Industrial activities recorded within the study area included areas used for fuller's earth (16534 & 17472) and Redhill Tannery (19732). Industrial practices continued into the modern period including a tile works (19709) and sand extraction sites (19701 & 19702).

As part of the continued development of Redhill, the first cinema was opened in 1910 (19683). A second cinema was built in 1938 (19679).

Although largely unaffected by World War One, this was not the case during World War Two. Bombs fell on Redhill during the August, September and October of 1940 (Slaughter 2004, 98). However, Redhill played a part in the defence of Britain with Redhill Aerodrome, approximately 3km to the south east, being used as a backup base during the Battle of Britain (*ibid*, 99). A number of World War II aircraft crash sites have been recorded across the study area (e.g. 17172, 17193, 17205, 17299 & 17300) although there are also crash sites dating to before (17472) and after (17372, 17373, 17380 & 17381) the war also recorded. Other assets associated with World War II comprise an anti invasion cube (6692) and air raid shelter (6874).

A number of war memorials are recorded across the study area (e.g. 20504, 20509, 20512) including one dedicated to the Boer War (20510) and one taking the form of a sports pitch (20506).

The final asset of modern date is the location of the South Divisional Emergency Control Centre (21374).

5.2.6 Unknown

There is one asset of unknown date, a wall made from rough uncut stone blocks which was recorded during an archaeological watching brief (4898).

6.0 Historic Landscape Characterisation

Figure 4 can be seen in Appendix E and depicts the Historic Character Type of the landscape within the study area.



The study area is a mixture of post 1811, pre and post 1940 settlement, railway infrastructure, wooded areas, active and disused clay pits and sports fields. The development site is located in an area which has been characterised as industrial complexes.

7.0 Historic Mapping Survey

The 1871 Ordnance Survey (OS) map shows a small cluster of buildings towards to the south of the development site which are marked as Brook Cottages. The remainder of the site is shown as undeveloped land. The site is bounded to the east by a brook running from north to south. There is little change shown on the 1896 OS map with the exception of the seemingly blank area to the north of the site is now marked as Market Field. The 1913 OS map shows further development to the north of the development site. It is still marked as Market Field but there are now buildings located in this part of the site. The watercourse has been culverted. The 1933 OS map shows very little change.

8.0 Site Walkover Survey

A site walkover was undertaken on Wednesday 30th March 2016 by Rebecca Emms, WYG. The weather was sunny, bright and dry with good visibility. A selection of photographs of the site have been included in Appendix B.

The site was accessed from Marketfield Way, the western boundary of the proposed development site. The site is currently in use as a car park with a small electrical substation in the centre (Photographs 1 & 2). The western boundary of the site is formed by a row of shops (Photograph 3), as is the northern boundary which is part of the Conservation Area (Photograph 4).

9.0 Heritage Potential and Impact

9.1 Potential for previously unrecorded archaeological remains

There are no assets recorded within the proposed development. The area was marshy, boggy land which was unsuitable for use until it was resurfaced prior to its development as a market field in the 19th century. Historic mapping indicates that buildings associated with the Market Field were located in the northern part of the development site. The construction of these buildings will likely have removed any archaeological features. Therefore the potential for previously unrecorded archaeological remains is considered to be low.



9.2 Potential Impacts

The proposed development will include the demolition of existing buildings and redevelopment of the site to provide a new cinema, retail, restaurant and cafe units. Residential apartments will also be construction which will be 13 storeys in height with basement car parking and access, cycle storage and associated facilities.

There is an area of buildings, presumably associated with the Market Field, shown on historic mapping. Should remains of these buildings survive; the construction of the proposed development will have a negative impact on these.

There is the potential for previously unrecorded archaeological remains to be present within the development site. The construction of the proposed development will have a negative impact upon such remains.

Effects upon the setting of the designated assets are not anticipated as their wider landscape settings do not contribute to their significance. Although the east building of the proposed development will become a more dominant feature when viewed from the east, it will not become overly dominant and form part of the Redhill roofscape.

10.0 Proposed Evaluation and Mitigation Measures

It is recommended that an archaeological watching brief is undertaken during the initial topsoil strip during construction. Undertaking the archaeological watching brief during the initial construction phase will allow any archaeological features, such as any remains of the buildings marked on the historic mapping, to be appropriately recorded prior to the completion of construction work. This will ensure that any archaeological features are dealt with swiftly, minimising a time delay and cost risk to the construction programme. The requirement for this work should be discussed further with the Surrey County Archaeologist for Redhill. The work should be undertaken under an agreed Written Scheme of Investigation, and in line with the Chartered Institute for Archaeologist's Code of Conduct and Standards and Guidance.

11.0 Conclusions

Data was collated from the Surrey HER, as well as other databases and documentary sources in order to inform this desk-based assessment. Assets recorded in the 1km study area date to the prehistoric, Roman,



medieval, post-medieval, Industrial and modern periods. There are no assets recorded within the development site.

There is low potential for previously unrecorded archaeological remains. There is the potential for negative impacts upon any surviving remains of buildings marked on historic mapping and any previously unrecorded archaeological remains as a result of construction activities. Effects upon the setting of heritage assets are not anticipated.

Overall the proposed development is considered to be in accordance with the relevant NPPF policies for heritage assets of archaeological interest and for the significance and settings of designated and non-designated built heritage assets, as well as to comply with the adopted local planning policies.



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Moore, A. (1999) *A History of Redhill: Volume 1 The town from its earliest beginnings to the end of the 19th century*

Moore, A. (2003) *A History of Redhill: Volume 2 The town from 1900 to 1925*

Reigate & Banstead Borough Council (2015) *Redhill Conservation Area Appraisal Draft*

Slaughter, S. (2004) *Redhill & Reigate A History & Celebration* Salisbury: Frith Book Company Ltd

<http://mapapps.bgs.ac.uk/geologyofbritain/home.html> Accessed 12/04/16

Documents from Surrey History Centre

Correspondence and research notes relating to the history of the Market Hall 8328/7/4

Historic Mapping

The Ordnance Survey 25" Surrey series (1871, 1896, 1913, 1933) Sheets 26/16