

The Canons

Mitcham, South London

Archaeological Desk-Based Assessment

for

Southern Green

March 2016



The Canons (photo 7882)

Addyman Archaeology

Archaeology Heritage Consultancy Architecture

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by Andrew Morrison

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The Canons

Mitcham, South London

Archaeological Desk-Based Assessment : February 2016

Executive Summary

Addyman Archaeology was contracted by Southern Green Ltd. to undertake an archaeological Desk-Based Assessment (DBA) of an area of land known as The Canons, in Mitcham, South London, for the inclusion in a conservation plan proposal.

Through the analysis of the available historical records, historic and current aerial images, and a detailed cartographic regression, the DBA and associated research identified 65 known sites within the boundaries of the study area at The Canons. Analysis of the Greater London Historic Environment Record data has shown the area around The Canons to have had a long history of land-use and occupation spanning more than 10,000 years. Prehistoric settlers from the Mesolithic onwards were attracted by the fertile river terraces and hunting grounds of the Wandle River basin, while the location of what is now Mitcham along the road from Londinium to Chichester ensured a strong Roman presence in the area during the 1st to 5th centuries AD. The Saxon period covers the end of the Roman period in the 5th century, up to the Medieval period at the start of the 12th century. The name Mitcham is derived from the Saxon place name 'Mic' and 'ham' referring to a large settlement in the area from at least the 7th century onwards. During the Medieval period, a moated farmstead associated with the Southwark Priory is known in the area, and is thought to underlie the current grounds of the Canons, later established in the 17th century.

The map regression has shown the growth and evolution of the study area from the 18th century onwards, with the earliest cartographic evidence dated to 1703. Surviving from the grounds of the former Medieval complex, the Dovecote and Fish Pond are likely to have been incorporated into the grounds of The Canons manor house. The 19th century saw the construction of houses along the roadways, and a continued expansion of the nurseries associated with Park Place into the early 20th century. The map regression has shown the changing nature of the lands from 18th century estate through to the conversion of the grounds to a sporting complex in the 20th century.

The assessment of the aerial images from the mid-20th century revealed the site's wartime role, with the pillbox to the north-east and the establishment of allotment gardens in the western half of the site. By the 1960s the sports complex was fully formed with golf course, tennis courts, bowling greens, cricket pitches, and running track all in use. The assessment of aerial photos has also revealed the potential for buried archaeology to survive below the ground surface, with many field boundaries, and potential structures noted- including a potential sub-rectangular structure immediately north of the Dovecote.

Overall, the desk-based assessment has shown the possibility for the survival of unknown buried heritage assets within the study area to be high, with a potential for significant remains relating to the Medieval complex.

A record of the Desk-Based Assessment (OASIS ID: addymana1-239326) has been deposited with the Online Access to the Index of Archaeological Investigations (OASIS) website hosted by the Archaeological Data Service.

1. Introduction

i. General

Addyman Archaeology was contracted by Southern Green Ltd. (contact: Louise Hudspith) to produce an archaeological Desk-Based Assessment and Gazetteer in advance of a programme of restorations, alterations, and improvements of an area known as The Canons, Mitcham, South London.

The Desk-Based Assessment (DBA) was undertaken in order to identify any known archaeological sites or other features of cultural heritage importance within the proposed development area. The DBA also included the consultation of historic maps and any aerial photographs readily available online. Further to this, the research was then completed by assessing any known cultural heritage sites immediately beyond the proposed development boundary. The assessed sites are detailed in **Table 1** and **Table 2** below.

This report contains several maps reproduced by permission of the Trustees of the National Library of Scotland (NLS). To view these maps online, please visit www.nls.uk. This report is prepared in accordance with standard Addyman Archaeology procedures and in line with the guidelines established by the Chartered Institute for Archaeologists (CIfA).

ii. Setting and Geology

Located in the town of Mitcham, within the London Borough of Merton and the Mitcham Green Conservation Area, the site known as The Canons encompasses an area of approximately eight hectares, and is roughly centred on NGR TQ 27803 68469. The site, as covered by the current conservation plan, is located to the north of Sutton, to the north-east of Croydon, and to the south-east of Wimbledon; it is bound by the historic route of 'Cold Blows' to the north, the A236 and the Mitcham Common to the east, Madeira Road and Cranmer Green to the south, and Cricket Green to the west. The conservation plan area comprises the Canons Recreation Ground and Leisure Centre to the north, the Park Place complex to the south-east, the Grade II* Listed Canons manor house and gardens to the south, and open field to the west (**Figure 1**).

The underlying geology is sedimentary bedrock of the London Clay formation- made up of clays and silts deposited between 34-56 million years ago in the Palaeogene period. During the Palaeogene, the local environment was dominated by deep seas with infrequent slurries of shallow water depositing sediments as graded beds. The overlying superficial geology is a mix of sand and gravel of the Hackney Gravel Member to the south-east, and sand and gravel of the Taplow Gravel formation to the west and north; these deposits were formed up to two million years ago in the Quaternary period, in a local environment dominated by rivers. In this environment, rivers deposited silt and clay as river terraces formed from overbank floods.¹

¹ Geological information taken from <http://mapapps.bgs.ac.uk/geologyofbritain/home.html> - 29/01/16

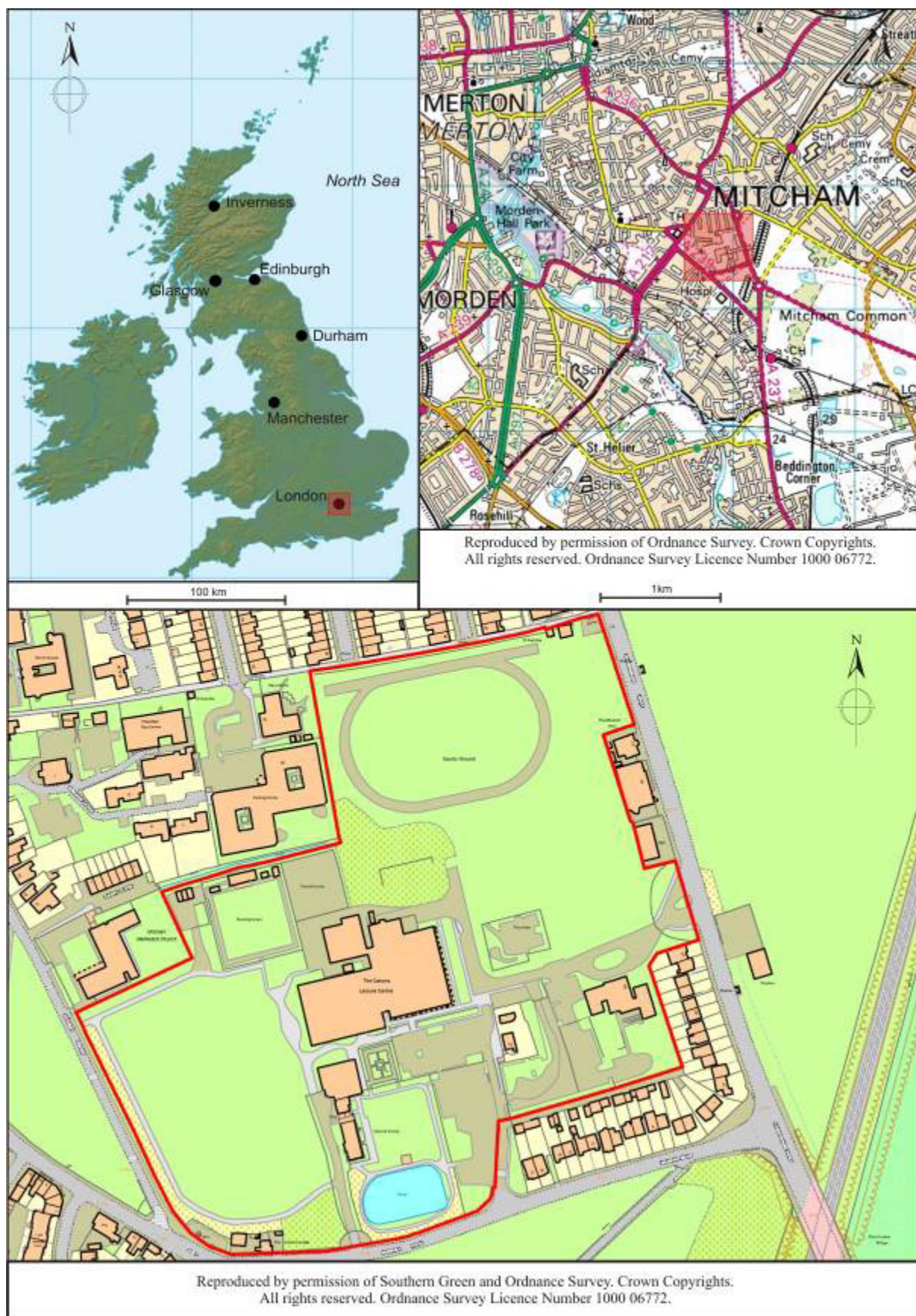


Figure 1 Site Location

2. Desk Based Assessment

i. General

An analysis of readily available sources was undertaken to identify sites of cultural heritage significance. These included, but were not limited to:

- The Historic Environment Records (HER) for England- Heritage Gateway
- Greater London Historic Environment Record (HER)
- National Heritage List for England
- Historic England (HE)- PastScape
- National Monuments Record (NMR) Excavation Index
- Aerial imagery as held by the Historic England Archives and online platforms
- Map resources, including those available from the National Library of Scotland

All sources consulted were the most up to date available.

Thirteen known sites were identified within the development area as recorded in the Greater London Historic Environment Record (HER); these sites are identified by their unique HER numbers and are detailed in **Table 1**. The map-regression exercise identified 45 possible sites, while the analysis of aerial photographs identified a further seven, bringing the overall total of potential sites within the study area of The Canons to 65. All 65 area detailed within **Table 1**, and the **Site Gazetteer** in Section 5.

The following Desk-Based Assessment extensively covers all the known cultural heritage sites within and outwith the boundaries of the study area.

ii. Statutory Designations

a. World Heritage Sites

A UNESCO World Heritage Site is a site deemed by the *United Nations Educational, Scientific and Cultural Organization* to be of outstanding universal value, and to have met at least one of ten selection criteria indicating it to be in need of special protection and conservation.²

The area of The Canons does not lie within, or in close proximity to, a UNESCO World Heritage Site.

b. Conservation Areas

A designated Conservation Area is an area deemed to be of special architectural or historic interest, and is deserving of careful management by the local council in order to protect its character.

The site of The Canons lies within the Mitcham Cricket Green Conservation Area, the boundaries of which are highlighted in **Figure 2** below. Originally designated in 1969, and further extended in 1990, 2007, and 2013³, the Mitcham Cricket Green Conservation Area is made up of six distinct character areas: Church Road, The Cricket Green, Cranmer Green, Three Kings Piece, Mitcham Park, and Mitcham Garden Village. The site of The Canons is located within both the Cranmer Green and Three Kings Piece character areas⁴. Extending over an area of approximately 0.52 kilometres, the Mitcham Cricket Green Conservation Area is a collection of distinct localities, each with their own character, but contributing to an overall area notable for its large areas of common land and green space, locally significant buildings, and historic routeways.

² <http://whc.unesco.org/en/criteria/> -29/01/16

³ <http://www.merton.gov.uk/environment/designandconservation/conservationareas/> -29/01/16

⁴ Merton Council, 2013. Mitcham Cricket Green: Conservation area appraisal and management plan p.6-13 - 29/01/16



Figure 2 Mitcham Green Conservation Area- in green, with The Canons site outline- in red (Addyman Archaeology after Ordnance Survey © Crown Copyright. All rights reserved. Licence number 1000 06772)

c. Archaeological Priority Zone

A designated Archaeological Priority Zone (APZ) is an area deemed to be of particular archaeological potential. Within Merton Council, areas of archaeological potential are divided into five themes: Prehistoric and Alluvial Archaeology, Prehistoric Landscapes of the Thames Gravel Terraces, Settlements, Riverside Industries, and Post Medieval Estates and Gardens. An APZ identifies and outlines a particular zone where archaeological evidence for specific aspects of Merton's heritage are thought to survive, and may include themes from more than one category⁵.

The site of The Canons is located within the boundary of the Mitcham APZ (**Figure 3**), an archaeological priority zone based on the area's potential to yield important evidence on past settlement history. Settlements within this area are known, through documentary evidence, to date as far back as the 8th century, with earlier Roman and Saxon activity as well.



Figure 3 Mitcham Archaeological Priority Zone (Addyman Archaeology after Ordnance Survey © Crown Copyright. All rights reserved. Licence number 1000 06772)

⁵ Merton Council, 2004. Supplementary Planning Guidance Notes. Vol.1. p.4-7

Immediately adjacent to the site to the west, south, and east is the APZ known as Mitcham Common (**Figure 4**). This priority zone takes in a section of fertile gravel terrace along the eastern end of the Wandle Valley, and has been identified as an area where evidence of past prehistoric landscapes are likely to survive. Finds from this area include Mesolithic and Neolithic flint tools, as well as Bronze Age metalwork and Iron Age coins.

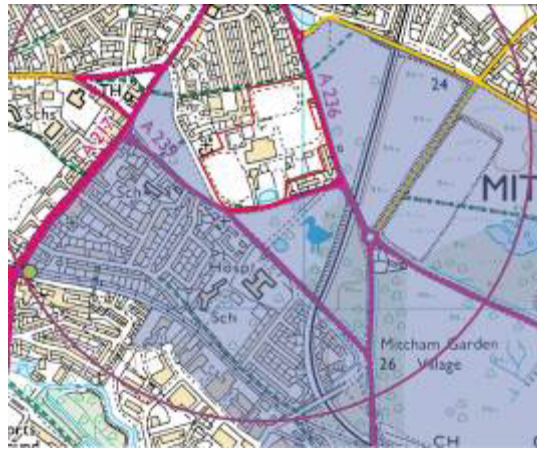


Figure 4 Mitcham Common Archaeological Priority Zone (Addyman Archaeology after Ordnance Survey © Crown Copyright. All rights reserved. Licence number 1000 06772)

Also partially located within a 0.75km radius of The Canons site boundary is the Wandle/Mitcham APZ (**Figure 5**), identified as an important area of riverside industry, as well as an area of significant prehistoric alluvial and landscape archaeology. This area was well known in the 17th and 18th centuries for its varied industry, and through to the 19th century as an area famed for its aromatic and medicinal herb market gardens⁶.

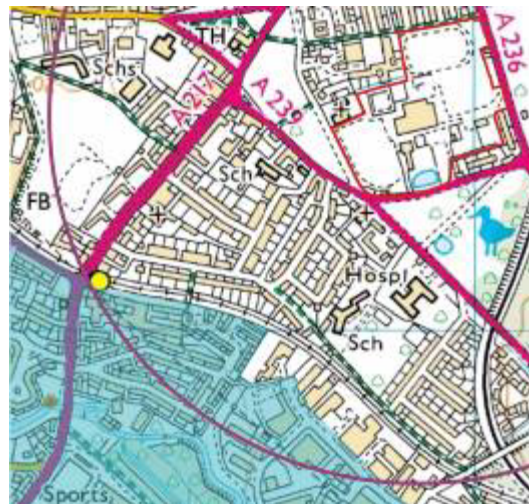


Figure 5 Wandle/Mitcham Archaeological Priority Zone (Addyman Archaeology after Ordnance Survey © Crown Copyright. All rights reserved. Licence number 1000 06772)

d. Registered Battlefields

A Registered Battlefield has been identified by Historic England (HE) as an important English battlefield in need of protection through the planning system. Through this protection, HE seeks to promote a greater understanding of their significance, leading to further public enjoyment⁷.

6 <http://www.merton.gov.uk/environment/designandconservation/archaeology/> -01/02/16

7 <https://historicengland.org.uk/listing/what-is-designation/registered-battlefields/> -01/02/16

The site of The Canons does not lie within the boundaries of a Historic England Registered Battlefield. Documentary sources do mention a Battle of Mereton, fought in 871AD, in which King Ethelred was mortally wounded, however there is no indication if the battle was fought within the area today known as Merton⁸.

e. Registered Parks and Gardens

Historic England's register of historic parks and gardens of special historic interest identifies sites of particular interest, such as gardens and designed landscapes, encouraging their protection and highlighting their value for their continued enjoyment in the future⁹.

The site of The Canons does not lie within, or within the vicinity of, a registered park and garden.

f. Scheduled Monuments

A Scheduled Monument is a nationally important archaeological site that has been deemed to be in need of special attention and close management by Historic England, and is legally protected under the Ancient Monuments and Archaeological Area Act of 1979.

There are no Scheduled Monuments within, or within a 750m radius of, the study area boundary of The Canons.

g. Listed Buildings

Listing is the recognition through the Planning (Listed Buildings and Conservation Areas) Act 1990 that a building or structure is of 'special' interest whether architecturally or historically.

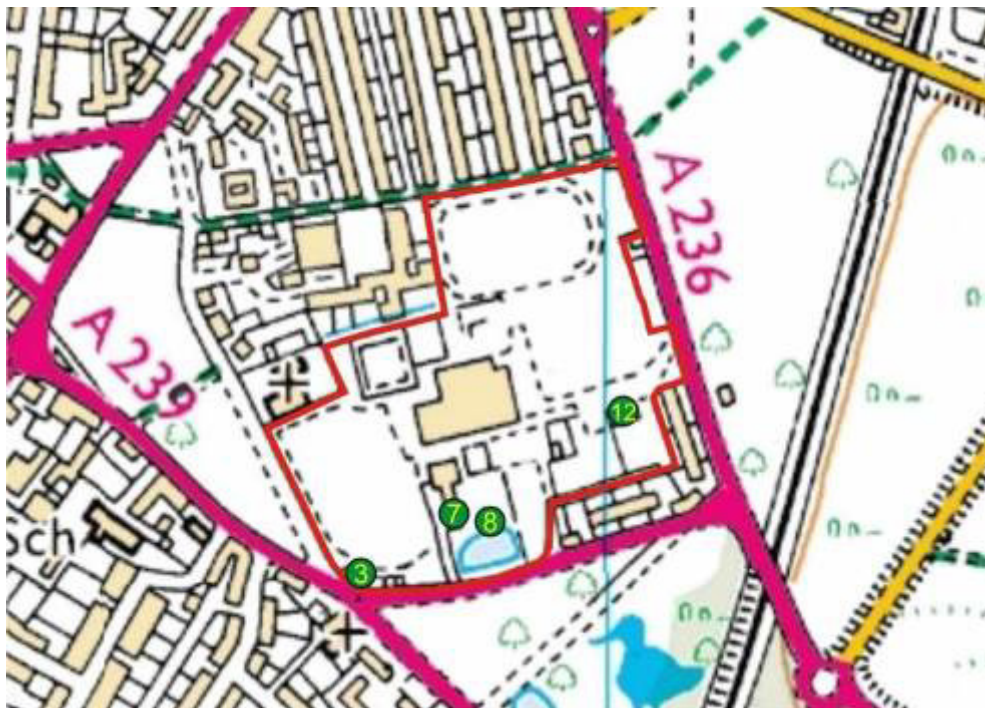


Figure 6 Location of Listed Buildings within the site boundary (Addyman Archaeology after Ordnance Survey © Crown Copyright. All rights reserved. Licence number 1000 06772)

8 Merton Council, 2004. Supplementary Planning Guidance Notes: Archaeology. p.2.

9 <https://historicengland.org.uk/listing/what-is-designation/registered-parks-and-gardens/> -01/02/16

There are currently four listings within the site boundary (**Figure 6**), encompassing: The Canons manor house, formal garden, and fishpond; the Dovecote; Obelisk; and house at Park Place. The Canons (*Site 007, 205111*), a manor house built in 1680, is a Grade II* listed building meaning that it is of particular importance and of more than special interest. The two-storied, five bay brick structure sits within land once part of the estate of the Priory of St. Mary Overy, and remains little changed since the 19th century. The listing for The Canons also includes the associated formal garden and fish pond to the south-east. The Dovecote (*Site 008, 205112*), is a possible 16th century, Grade II listed structure situated along the bank of the fishpond, to the immediate south-east of The Canons. Formerly located within the grounds of the Canons, and now at the junction with the Cricket Green, is the Grade II listed Obelisk (*Site 003, 205113*), erected in commemoration of the end of a drought, and dated 1822. To the east of the Canons is the Grade II listed Late-18th century house known as Park Place (*Site 012, 205030*). This detached house, built between 1772 and 1780 by Frances Gregg, stands within former parkland known as Allmannesland, the origins of which date back to at least the 14th century.

Outwith the site boundary, there are a total of 21 Listed Buildings within a 750m radius of The Canons conservation plan area. The majority of these sites are located to the west of the site boundary, with a small number to the north, south-west, and south-east. Of the 21 sites, all are Grade II listed, meaning they have been deemed to be of special interest (**Figure 7**).



Figure 7 Location of Listed Buildings outwith the site boundary to the west and north (Addyman Archaeology after Ordnance Survey © Crown Copyright. All rights reserved. Licence number 1000 06772)

The earliest listed structure within a 750m radius of the Canons is the 14th century chapel ruin known as Hall Place (*Site AA, 205110*); these ruins survive as a 3.6m long by 3.0m high stone and knapped flint wall, with inset arched doorway. Located at the junction of the A217 and the A239 is the 16th to 18th century Burn Bullock (*Site AT, 205091*), a three-storied, five bay public house with early timber framed and jettied elements. Another public house, the White Hart Inn (*Site AQ, 205099*), is a late-17th to early-18th century structure with a stuccoed front, steeply pitched roof, and parapet at the front (**Figure 7**).

Many of the listed structures in the area date from the 18th century, including a number of houses, cottages and villas; these include: the early 18th century Newton House (*Site BY*, 205029); the early to mid-18th century terrace at 60-64 Church Road (*Site J*, 205018); the timber framed lath and plaster Chestnut Cottage (*Site BI*, 205039), and neighbouring 18th century cottage known as The White House, with 1826 stuccoed front (*Site BH*, 205038); the pair of mid-late 18th century cottages at 348 London Road (*Site AM*, 205098); and late-18th century houses at 55 Upper Green East (*Site BZ*, 205185), and the brown brick 'Prospect House' at 13 Commonsides East (*Site CB*, 205028). Other 18th century listings include: the Mitcham Parish Rooms and Sunday School built 1788, and Clock Tower dating to 1892 (*Site AL*, 205109); and listed Milestone opposite Elm Lodge, square, of Portland stone, and with a pyramidal top (*Site BG*, 205097) (**Figure 7**).

19th century listings include: the early 19th century Elm Lodge (*Site BJ*, 205037), a two-storied, three bay detached villa facing onto the Cricket Green; the Tate Almshouses (*Site BC*, 205041), charitable housing built by JC Buckler in 1829; the late 18th century Clock Tower and cast iron weather vane to the north of the site at the junction with Upper Green East (*Site BQ*, 205090); and Drinking Fountain and Horse Trough at the western end of the Cricket Green (*Site AU*, 205214). Directly to the north-west corner of the site boundary, is the Mitcham Methodist Church (*Site BN*, 205040), designed by Edward Mills and Partners, and built in 1959, the site retains many of its original fittings (**Figure 7**).

Located to the south-west of the site boundary, along the A217 at the limit of the 750m radius, are the early 19th century semi-detached brick houses at 105, and 470-472 London Road (*Sites H and K*, 205100-205101), and the Mitcham Station Railway Office (*Site O*, 205092), a possible former house dating to 1800, and relating to the horse-drawn Surrey Iron Railway of 1803. To the south-east of the site boundary is the Bidder Memorial (*Site CJ*, 205043), a monolithic granite memorial erected 1896 to commemorate the efforts of George Parker Bidder in the preservation of Mitcham Common (see **Figure 8 below**).



Figure 8 Location of Listed Buildings outwith the site boundary to the SW and SE (Addyman Archaeology after Ordnance Survey © Crown Copyright. All rights reserved. Licence number 1000 06772)

Table 1 Cultural Heritage Assets within the development area located during the DBA

Site No.	Name, Feature	OS Grid Reference	Reference	Designation	Description
AR001	Mitcham Cricket Green Conservation Area	Roughly centred on TQ 27763 68425	Merton Council Designation	Conservation Area	Collection of distinct localities with their own character contributing to the overall area. Notable for large areas of common land, green space, routeways, and locally significant buildings.
AR002	Mitcham Archaeological Priority Zone	Roughly centred on TQ 27390 68761	Merton Council Designation	Archaeological Priority Zone	Mitcham APZ based on area's potential to yield important evidence on past settlement history. Settlements within this area are known, to date to the 8 th century, with earlier Roman and Saxon activity as well.
AR003	Obelisk Formerly within the grounds of the Canons-	TQ 27779 68288	MLO90508, 205113	HER, Grade II Listed	Post Medieval 1822
AR004	Whitford GDNS Walls of former hospital-	TQ 2785 6856	MLO63495	HER	Post Medieval 1500-1900AD
AR005	Whitford GDNS Drain- associated with former hospital	TQ 2785 6856	MLO63506	HER	Post Medieval 1500-1900AD
AR006	Cricket Green Farmstead, Moated Site- Lies under Canons, farm belonging to Southwark Priory	TQ 2786 6835	MLO10729	HER	Medieval 1100-1500AD
AR007	Madeira Road (The Canons) Manor House, Formal Garden, Fishpond-	TQ 27867 68340	MLO90585, 205111	HER, Grade II* Listed	Post Medieval 1680
AR008	Madeira Road (adjacent to pond South-east of the Canons) Dovecote-	TQ 27899 68330	MLO90425, 205112	HER, Grade II Listed	Post Medieval 16 th century?
AR009	Commonside West (No 54) Pit, large cut feature-	TQ 2800 6839	MLO67194	HER	Post-Medieval To Modern 1801-1969AD

Site No.	Name, Feature	OS Grid Reference	Reference	Designation	Description
AR010	Commonside West (No 54) Lodge? Wall, Glasshouse- Related to Park Place House?	TQ 2800 6839	MLO67193	HER	Post-Medieval 18 th century?
AR011	New Malden Pillbox- WWII	TQ 2800 6860	MLO105573	HER	Modern WWII
AR012	Commonside West, Mitcham Park Place- detached house, clubhouse, office, restaurant built by Frances Gregg	TQ 28016 68425	MLO90571, 205030	HER, Grade II Listed	Post Medieval Late 18 th c.
AR013	Commonside West (No 54), Park Place- Evaluation	TQ 2802 6839	ELO3089	HER	18-19 th century wall
AR014	Meadow	TQ 27689 68386	1840s Estate Map	Map Regression	South-west corner of site
AR015	Orchard	TQ 27827 68399	1840s Estate Map	Map Regression	East of Fish Pond
AR016	Formal Garden- Possible Kitchen Garden	TQ 27768 68469	1840s Estate Map	Map Regression	North of square Walled Garden
AR017	Coach house, Stables, and Yard	TQ 27754 68435	1840s Estate Map	Map Regression	North of Manor House
AR018	House Lawn	TQ 27787 68403	1840s Estate Map	Map Regression	East of house, contains Dovecote
AR019	Canal	TQ 27762 68342	1840s Estate Map	Map Regression	From Fish Pond to Obelisk
AR020	Possible Public Well-head	TQ 2765 6834	1840s Estate Map	Map Regression	West of Obelisk
AR021	Bridge over Canal and Drive to Manor	TQ 2771 6833	1840s Estate Map	Map Regression	Likely 17 th century
AR022	South and West boundary wall	TQ 27644 68373	1840s Estate Map	Map Regression	Pre 1840s
AR023	Circuitous path around Fish Pond and Orchard	TQ 2779 6834	1840s Estate Map	Map Regression	Includes bridge and feature in south-east corner
AR024	East boundary wall	TQ 2784 6842	1840s Estate Map	Map Regression	Adjacent to orchard
AR025	East-west orientated path	TQ 2780 6843	1840s Estate Map	Map Regression	North of orchard
AR026	East-west boundary wall	TQ 2780 6843	1840s Estate Map	Map Regression	North of path 25
AR027	Courtyard between manor and stables	TQ 27752 68413	1840s Estate Map	Map Regression	Pre 1840s
AR028	Pond/ Spring within Meadow	TQ 2769 6842	1840s Estate Map	Map Regression	Natural? Possibly fed from north-east
AR029	Field boundary between north and south meadows	TQ 2767 6843	1840s Estate Map	Map Regression	Pre 1840s

Site No.	Name, Feature	OS Grid Reference	Reference	Designation	Description
AR030	Stockyard	TQ 2774 6846	1840s Estate Map	Map Regression	West of kitchen Garden
AR031	North Meadow	TQ 27663 68442	1840s Estate Map	Map Regression	South of Cold Blows and east of Cricket Green
AR032	North-south orientated path	TQ 2775 6856	1840s Estate Map	Map Regression	Pre 1840s
AR033	North-south orientated boundary wall	TQ 2775 6856	1840s Estate Map	Map Regression	Pre 1840s
AR034	Possible Garden Beds	TQ 27822 68412	1867 OS 1 st edition	Map Regression	Within former orchard
AR035	Path from NW to coach house and stables	TQ 27653 68452	1867 OS 1 st edition	Map Regression	Pre 1867
AR036	Grounds associated with Park Place	TQ 27924 68460	1867 OS 1 st edition	Map Regression	Includes drive from Commonsides West, gardens, meadow, and boundary wall.
AR037	Structures and courtyard west of Park Place	TQ 27859 68471	1867 OS 1 st edition	Map Regression	Pre 1867
AR038	Nurseries to south of Site 037	TQ 2785 6842	1867 OS 1 st edition	Map Regression	Pre 1867
AR039	Nurseries to west of Site 037	TQ 27812 68455	1867 OS 1 st edition	Map Regression	Pre 1867
AR040	Enclosure and structure north of Site 039	TQ 2780 6849	1867 OS 1 st edition	Map Regression	Pre 1867
AR041	Rectangular field	TQ 2777 6853	1867 OS 1 st edition	Map Regression	Pre 1867
AR042	Eastern field, north of Park Place	TQ 27868 68557	1867 OS 1 st edition	Map Regression	Pre 1867
AR043	Park Place Lodge	TQ 2793 6855	1867 OS 1 st edition	Map Regression	Pre 1867
AR044	Field boundary and opening	TQ 27884 68603	1867 OS 1 st edition	Map Regression	Pre 1867
AR045	North-eastern field	TQ 27810 68625	1867 OS 1 st edition	Map Regression	Pre 1867
AR046	Access from Cold Blows to field 041	TQ 2774 6862	1867 OS 1 st edition	Map Regression	Pre 1867
AR047	Pond/spring within field 045	TQ 2785 6862	1867 OS 1 st edition	Map Regression	Pre 1867
AR048	Structure and yard to the north-east	TQ 27882 68691	1867 OS 1 st edition	Map Regression	Pre 1867
AR049	Row houses in north-east corner	TQ 27908 68650	1867 OS 1 st edition	Map Regression	Pre 1867
AR050	The Canons Lodge	TQ 27708 68334	1935 OS revision	Map Regression	Late 19 th century
AR051	Structure in field adjacent to north end of drive	TQ 2771 6841	1935 OS revision	Map Regression	Late 19 th , early 20 th century

Site No.	Name, Feature	OS Grid Reference	Reference	Designation	Description
AR052	Enclosure replacing the north walled garden	TQ 27741 68461	1935 OS revision	Map Regression	Late 19 th , early 20 th century
AR053	Tennis Courts west of Park Place	TQ 27863 68475	1935 OS revision	Map Regression	Late 1 st quarter, 20 th century
AR054	Bowling Green	TQ 2780 6850	1935 OS revision	Map Regression	Late 1 st quarter, 20 th century
AR055	Putting Green and Tennis Courts	TQ 27786 68554	1935 OS revision	Map Regression	Late 1 st quarter, 20 th century
AR056	Running Track	TQ 27825 68596	1935 OS revision	Map Regression	Late 1 st quarter, 20 th century
AR057	Structure east of Running Track	TQ 2789 6862	1935 OS revision	Map Regression	Late 19 th , or early 20 th century
AR058	Mitcham Corp. Nursery	TQ 27829 68395	1953 OS revision	Map Regression	2 nd quarter, 20 th century
AR059	WWII era Allotment Gardens	TQ 27678 68395	1945 AP	Aerial Photograph	First seen on 1944AP
AR060	Pipeline Trench	TQ 27699 68376	1971 AP	Aerial Photograph	Late 1960s, early 1970s
AR061	Area of former golf course	TQ 27706 68426	1968 AP	Aerial Photograph	Mid-1960s-early 1970s
AR062	Madeira Hall	TQ 27748 68433	2003 GoogleEarth	Aerial Photograph	Mid-1960s
AR063	Sports Complex	TQ 27768 68490	2003 GoogleEarth	Aerial Photograph	Late 20 th century
AR064	Bowling Green and Tennis Courts	TQ 27716 68530	2003 GoogleEarth	Aerial Photograph	Post 1955
AR065	Rectilinear Cropmarks, possible foundations	TQ 2777 6839	2015	Site Photograph	Likely pre-17 th century

Table 2 Cultural Heritage Assets adjacent to the development area located in the DBA

Site No.	Name, Feature	OS Grid Reference	Reference	Designation	Period
A	Mitcham Common Archaeological Priority Zone				
B	Wandle / Mitcham Archaeological Priority Zone				
C	Church Road, [No.13] House, Building, Sash Window- Demolished	TQ 27163 68625	MLO99458	HER	Post Medieval Early-mid 19 th century
D	Church Road, [7-13] Medieval ditch, post-hole, findspot Post Medieval House- Destroyed	TQ 27173 68605	MLO99459	HER	Medieval 12 th -13 th c. Post Medieval 19 th c.-WWII
E	Morden Road (Nos 39-82) [Morden Gardens] Cemetery- Saxon	TQ 272 683	MLO8942	HER	Early Saxon 5 th – 6 th c.AD
F	Ravensbury, Findspot Lithic Implements- Knives, arrowheads, scrapers. Possible Barrow site	TQ 272 683	MLO8932	HER	Prehistoric 500000BC-42AD

Site No.	Name, Feature	OS Grid Reference	Reference	Designation	Period
G	470-472 London RD Wall- Red Brick	TQ 2720 6820	MLO1522	HER	Post Medieval 1540-1900AD
H	105 London Road Semi Detached House- Brick	TQ 27201 68149	MLO90582, 205101	HER, Grade II Listed	Post Medieval Early 19 th c.
I	Church Road, (No.66) Site of 19 th century cottage- Cornice, House, Weatherboard	TQ 27202 68655	MLO90485	HER	Post-Medieval 19 th century
J	Church Road, Nos 60,62 and 64 with railings and gate to number 64 Terrace, Gate, and Railings-	TQ 27215 68653	MLO90468, 205018	HER, Grade II Listed	Post Medieval Early-mid 18 th century
K	London Road (Nos.470-472) Pair of Semi Detached Houses- Brick and Stucco	TQ 27222 68176	MLO90419, 205100	HER, Grade II Listed	Post Medieval Early 19 th c.
L	54-56 Church Rd, Mitcham, Surrey House- Conjoined, two up two down.	TQ 27234 68668	MLO77177	HER	Post-Medieval Early 19 th c.
M	54-56 Church Road, Findspot Ceramic, CBM	TQ 27234 68668	MLO76362	HER	Roman 43-410AD
N	54-56 Church Road, Findspot Ceramic	TQ 27234 68668	MLO77176	HER	Medieval 12 th century
O	Mitcham Station Railway Office, House-	TQ 27238 68128	MLO90456, 205092	HER, Grade II Listed	Post Medieval 19 th century
P	London RD Railway Station- World's oldest station?	TQ 2724 6813	MLO480	HER	Post-Medieval 1803
Q	Love Lane, Mitcham- Evaluation	TQ 2725 6880	ELO868	HER	Modern
R	Morden Gardens- Excavation	TQ 2727 6839	ELO5256, ELO5257	HER	Saxon Cemetery
S	395-397 London Road- Watching Brief	TQ 27276 68156	ELO1256	HER	Modern
T	Tramway Path (No42), Mitcham Pit, Post-hole, Sand pit- Saxon, Roman ceramic	TQ 2729 6802	MLO71300	HER	Late Roman- Saxon 410-1100AD
U	London Road [Nos 389-393] Boundary Ditch, Drain, Watercourse	TQ 27293 68190	MLO99457	HER	Medieval to Post Medieval 12 th -19 th c.
V	32 Church Road, Mitcham Millstone- incorporated into ground surface	TQ 27300 68670	MLO76376	HER	Unknown
W	32 Church Road, Mitcham Made Ground- cultivation soils	TQ 27300 68670	MLO78038	HER	Post Medieval 18 th century
X	32 Church Road, Findspot Ceramic	TQ 27300 68670	MLO78037	HER	Late Saxon- Medieval 11 th -13 th c.
Y	Miles Road, Playing Fields- Evaluation	TQ 2732 6887	ELO4072	HER	Victorian
Z	London Road (No 381) Midden, Pit, Floor- containing pottery and shell. Poss. Early med.	TQ 2733 6825	MLO61445	HER	Medieval 1100-1500AD
AA	Remains of Hall Place Chapel- Wall with inset doorway	TQ 27338 68604	MLO90507, 205110	HER, Grade II Listed	Medieval 14 th century

Site No.	Name, Feature	OS Grid Reference	Reference	Designation	Period
AB	Lower Green West House- Site of Hall Place Occupied 11 th -12 th century, Demolished 1867	TQ 2734 6860	MLO8919	HER	Medieval-Post Medieval
AC	London Road (No 381) Buildings, Boundary Walls, Paddock associated with Dent Estate and Mitcham Estate	TQ 2736 6822	MLO61457	HER	Post-Medieval 16 th -19 th c.
AD	Church RD (Lower Green West) Series of pits-	TQ 2738 6856	MLO63540	HER	Post Medieval 18 th -19 th c.
AE	Church RD (Lower Green West) Building- Floor and Foundation, Meggestone & Co.	TQ 2738 6856	MLO63541	HER	Post-Medieval Mid 19 th c.
AF	Church RD (Lower Green West) Wall- Part of Hall Place	TQ 2738 6856	MLO63545	HER	Post-Medieval 19 th century
AG	Church Road (Lower Green West) Brick Cobbled Road- remnant of Nursery Road	TQ 2738 6856	MLO63542	HER	Post Medieval 1500-1900AD
AH	Dearn Gardens (Nos 42-44)- Watching Brief	TQ 2741 6894	ELO3156	HER	Modern
AI	352-356 London RD, rear of Floors / Surfaces- likely domestic surfaces	TQ 2743 6849	MLO22503	HER	Post Medieval 18 th century
AJ	352-356 London RD, rear of Cess Pit / Rubbish Pit- Domestic. Chalk and stone-lined.	TQ 2743 6849	MLO22504	HER	Post Medieval 17 th c. or earlier
AK	352-356 London RD, rear of Pit / Post Hole	TQ 2743 6849	MLO22505	HER	Medieval 1100-1500AD
AL	Mitcham Parish Rooms Sunday School, Church School, Clock Tower-	TQ 27436 68569	MLO90424, 205109	HER, Grade II Listed	Post Medieval 18 th -19 th c.
AM	348 London Road Pair of Cottages-	TQ 27469 68504	MLO90506, 205098	HER, Grade II Listed	Post Medieval Mid-Late 18 th century
AN	Love Lane, [Glebelands] Buried Soil horizon- Plough Soil Numerous finds	TQ 2747 6881	MLO100825	HER	Post-Medieval 17 th -19 c.
AO	Love Lane, [Glebelands] Site of House- Demolished	TQ 2747 6882	MLO60048	HER	Post-Medieval Late 18 th c.
AP	Love Lane, [Glebelands] Boundary/Drainage Ditch- x3 Flake Find	TQ 2747 6882	MLO100824	HER	Roman-Saxon 43-1100AD Prehistoric
AQ	White Hart Inn Public House-	TQ 27473 68494	MLO90581, 205099	HER, Grade II Listed	Post Medieval Late 17 th -early 18 th c.
AR	London Road (Nos 346-348), Findspot- ceramic, glass, clay pipe	TQ 2748 6851	MLO30260	HER	Post Medieval 1500-1900AD
AS	River Wandle, Findspot Cast Iron Railway Wheels	TQ 275 680	MLO545	HER	Post Medieval 19 th century?
AT	Burn Bullock Public House Timber Framed Building, Jettied House- Formerly King's Head	TQ 27508 68436	MLO90503, 205091	HER, Grade II Listed	Post Medieval 16 th -18 th c.

Site No.	Name, Feature	OS Grid Reference	Reference	Designation	Period
AU	Drinking Fountain and Horse Trough	TQ 27513 68480	MLO90596, 205214	HER, Grade II Listed	Post Medieval Late 19 th c.
AV	Westfield Road, Findspot Flint Flake	TQ 2753 6903	MLO521	HER	Prehistoric 500000BC-42AD
AW	Meadow Ho, Quarry	TQ 2755 6790	MLO74161	HER	Post-Medieval 1500-1900
AX	Meadow House, Brookfields Ave. Quarry	TQ 2755 6790	MLO74176	HER	Post-Medieval 1500-1900
AY	Wandle Way, Jan Malinowski Centre, Road and Car Park- Evaluation	TQ 27554 67943	ELO9995	HER	Modern
AZ	Lower Green West Field Systems- E-W boundary ditch	TQ 2759 6870	MLO71639	HER	Medieval-Post Medieval 1100-1900AD
BA	Lower Green West Cultivation Soil-	TQ 2759 6870	MLO71640	HER	Medieval-Post Medieval 1100-1900AD
BB	Lower Green West Ridge and Furrow-	TQ 2759 6870	MLO71641	HER	Medieval-Post Medieval 1100-1900AD
BC	Tate Almshouses	TQ 27590 68395	MLO90493, 205041	HER, Grade II Listed	Post Medieval 1829
BD	Baron Grove, Area of Moated Site-	TQ 276 685	MLO491	HER	Medieval 1100-1500AD
BE	Mitcham Green, Findspot Armorial Pendant	TQ 2760 6850	MLO2150	HER	Medieval 14 th century
BF	37-39 Western Road Mineral Water Factory- Ellis&Son	TQ 2760 6910	MLO10725	HER	Post Medieval 1500-1900AD
BG	Milestone opposite Elm Lodge	TQ 27610 68673	MLO90458, 205097	HER, Grade II Listed	Post Medieval 18 th century
BH	The White House Detached House-	TQ 27656 68525	MLO90548, 205038	HER, Grade II Listed	Post Medieval 18 th -19 th c.
BI	Chestnut Cottage Timber framed lath and plaster, detached house-	TQ 27664 68518	MLO90573, 205039	HER, Grade II Listed	Post Medieval 18 th century
BJ	Elm Lodge Detached Villa-	TQ 27669 68579	MLO90476, 205037	HER, Grade II Listed	Post Medieval Early 19 th c.
BK	Denham Crescent (Nos 47-49)- Evaluation	TQ 27681 68026	ELO11555	HER	Prehistoric, Modern
BL	Fair Green Court, London Road- Evaluation	TQ 277 689	ELO10254	HER	Modern
BM	Cricket Green (No 21), Findspot Ceramic	TQ 2772 6849	MLO66215	HER	Medieval 12 th -13 th c.
BN	Cricket Green, Mitcham Methodist Church- Hall and Chapel	TQ 27728 68447	MLO101187 507540	HER, Grade II Listed	Modern 1959
BO	Durham Ho, Findspot Ceramic	TQ 2774 6899	MLO8944	HER	Roman 43-410AD
BP	Upper Green Wes (London RD diversion (Car Park)) Ditch- Underlying post-medieval	TQ 2775 6908	MLO63532	HER	Unknown

Site No.	Name, Feature	OS Grid Reference	Reference	Designation	Period
BQ	Clock Tower at junction with Upper Green East Clock Tower and Weather Vane- Cast Iron	TQ 27801 69051	MLO90563, 205090	HER, Grade II Listed	Post Medieval Late 19 th c.
BR	London Road (No 203) Rubbish Pit- Ceramic, slag finds	TQ 27830 69160	MLO97934	HER	Medieval 12 th -15 th c.
BS	Mitcham Settlement-	TQ 2785 6910	MLO72065	HER	Mid-Late Saxon- Medieval 675-1500AD
BT	29 Upper Green Rubbish Pit- Glazed, unglazed ceramic, Bone	TQ 2788 6898	MLO8922	HER	Medieval 1100-1500AD
BU	29 Upper Green, Findspot Worked flint and debitage-	TQ 2788 6898	MLO10701	HER	Mesolithic 8000-4000BC
BV	29 Upper Green, Findspot Medicine bottles, etc.	TQ 2788 6898	MLO5598	HER	Post Medieval 1500-1900AD
BW	29 Upper Green, Findspot Ceramic	TQ 2788 6898	MLO8959	HER	Roman Late 2 nd c.
BX	Willow Lane Bridge, Willow Lane Anti-Tank Cube- At least 7	TQ 2790 6770	MLO105564	HER	Modern WWII
BY	Newton House Detached house now offices-	TQ 27927 68816	MLO90490 205029	HER, Grade II Listed	Post Medieval Early 18 th c.
BZ	55 Upper Green East House- originally detached / shop	TQ 27927 68888	MLO90414, 205185	HER, Grade II Listed	Post Medieval Late 18 th c.
CA	Caesars Walk- Evaluation	TQ 2795 6802	ELO3124	HER	Unknown
CB	13 Commonside East Prospect House- Brick	TQ 27955 68868	MLO90473, 205028	HER, Grade II Listed	Post Medieval Late 18 th c.
CC	St Marks RD Gravel Pit/Quarry-	TQ 2802 6900	MLO58652	HER	Post Medieval 1500-1900AD
CD	St Marks RD Rubbish Dump- Victorian,	TQ 2802 6900	MLO58654	HER	Post-Medieval Late 19 th -early 20 th century
CE	St Marks RD Building- remnants of nurseries F&G Mizzen	TQ 2802 6900	MLO58657	HER	Post-Medieval Late 19 th -early 20 th century
CF	Commonside West (No.243) Former Cottages and Outbuildings- Destroyed	TQ 28033 68543	MLO98592	HER	Post-Medieval 18 th century- WWII
CG	31 Commonside East Pit / Quarry- Cut feature representing gravel extraction	TQ 2805 6880	MLO70914	HER	Unknown
CH	31 Commonside East, Findspot Flint Flake	TQ 2805 6880	MLO70913	HER	Prehistoric 500000BC- 42AD
CI	In back garden, No.89 Spencer Rd Anti Tank Block- Two complete, two partial	TQ 2841 6895	MLO105753	HER	WWII- Modern 1939-2015
CJ	Bidder Memorial Commemorative monument- Granite	TQ 28457 68061	MLO90549, 205043	HER, Grade II Listed	Post Medieval 1896

Site No.	Name, Feature	OS Grid Reference	Reference	Designation	Period
CK	Cedars Avenue, Mitcham Site- Flint tools, Medieval ceramic, Victorian	TQ 2853 6875	MLO63487	HER	Prehistoric to Modern
CL	Cedars Avenue, Findspot Flint Tools	TQ 2853 6875	MLO63484	HER	Prehistoric 500000BC-42AD
CM	Cedars Avenue, Findspot Ceramic	TQ 2853 6875	MLO63486	HER	Medieval 1100-1500AD
CN	Cedars Avenue, Tamworth Lane, Brenley Park- Evaluation	TQ 2853 6886	ELO11556	HER	Iron Age, Modern
CO	Cedars Avenue, Tamworth Lane, Brenley Park- Evaluation	TQ 28544 68861	ELO11965	HER	Neolithic, Bronze Age
CP	Mitcham Common	TQ 28923 67851	MLO104332	HER	Medieval-Modern 1100-2015

iii. The History of the development area

a. General

The study area known as The Canons lies within the town of Mitcham, near the River Wandle basin, along the historic route from London to Sutton, and has a long history of land-use and occupation.

b. Prehistoric

There are currently no known Prehistoric sites within the boundaries of the study area.

Prehistoric sites and finds are relatively numerous in the vicinity of the Canons; the fertile river terrace sands and gravels of the Wandle river basin has made for attractive hunting, farming, and habitation as far back as 10,000 years ago or more. Stray finds of artefacts are indicative of prehistoric activity in the area; north of the site boundary, these include: the findspot of a 70mm long flint flake at Westfield Road (*Site AV, MLO521*); flint debitage recovered during a watching brief at 31 Commonsides East (*Site CH, MLO70913*); an assortment of flint tools recovered from an archaeological evaluation at Cedars Avenue (*Site CK, MLO63487*); Mesolithic worked flint and debitage dating from 8,000-4,000BC, found during excavations at 29 Upper Green (*Site BU, MLO10701*); and flint debitage recovered from the fill of a Roman or Medieval ditch at Love Lane, Glebelands (*Site AP, MLO100824*) (**Figure 9**).



Figure 9 HER Prehistoric sites within a 750m radius, north of the study area (Addyman Archaeology after Ordnance Survey © Crown copyright. All rights reserved. Licence number 1000 06772)

Prehistoric sites north of the study area at The Canons include: a Neolithic or Bronze Age pit dating from 4,300-650BC, and a Late Bronze Age to Middle Iron Age ditch and pit c.1,000-200BC from which a stone saddle quern was recovered during excavations at Cedars Avenue and Tamworth Lane (*Site CO, ELO11965*); a possible Iron Age pit (650BC-43AD) was also discovered at Cedars Avenue, Tamworth Lane (*Site CN, ELO11556*), including over 30 Middle Iron Age pot sherds, and a number of possibly prehistoric post-holes (**Figure 9**).

Prehistoric sites to the south and west of the site boundary include: fragments of burnt flint uncovered during an archaeological evaluation at Nos. 47-49 Denham Crescent (*Site BK, ELO11555*); and a possible Neolithic or Bronze Age barrow site at Ravensbury, which yielded a significant quantity of high quality flint knives, arrowheads, scrapers, and cores during excavations in 1888 (*Site F, MLO8932*) (**Figure 10**).



Figure 10 HER Prehistoric sites within a 750m radius, south and west of the study area (Addyman Archaeology after Ordnance Survey © Crown copyright. All rights reserved. Licence number 1000 06772)

c. Roman

There are currently no known Roman sites within the boundary of the study area of The Canons.



Figure 11 HER Roman sites within a 750m radius, north of the study area (Addyman Archaeology after Ordnance Survey © Crown copyright. All rights reserved. Licence number 1000 06772)

Roman sites in the immediate vicinity of The Canons are mainly limited to stray artefact finds, though Roman activity is well established in the area with the Roman Road of Stane Street, running from Londinium to Chichester, located near Morden Hall Park to the north-west. A possible Roman ditch was excavated to the north-west of the Canons at Love Lane, the Glebelands (*Site AP*, MLO100824).

Roman findspots located to the north of The Canons include: a potsherd and box flue tile dating from 50-400AD, recovered from 54-56 Church Road (*Site M*, MLO76362); sherds of possible Roman ceramic from excavations at Durham Ho to the north (*Site BO*, MLO8944); and sherds of Roman dark grey ware dating to the 2nd century AD at 29 Upper Green (*Site BW*, MLO8959) (**Figure 11**). Roman

pottery and ceramic building materials were also recovered during excavations at No.42 Tramway Path, to the south-west (*Site T, MLO71300*) (Figure 12).



Figure 12 HER Roman sites within a 750m radius, south of the study area (Addyman Archaeology after Ordnance Survey © Crown copyright. All rights reserved. Licence number 1000 06772)

d. Saxon

Often referred to as the Early Medieval period, here, the Saxon period covers the end of the Roman era around AD410 up to the beginning of the 12th century. During the Saxon period, Merton was known as Meretun, and is considered by some to be the location of a battle in which King Ethelred was mortally wounded in AD871¹⁰



Figure 13 HER Saxon sites within a 750m radius, north of the study area (Addyman Archaeology after Ordnance Survey © Crown copyright. All rights reserved. Licence number 1000 06772)

There are currently no known Saxon sites within the boundaries of the study area.

¹⁰ Merton Council, 2004. Supplementary Planning Guidance Notes: Archaeology. p.2

Saxon sites to the north of The Canons include: The early settlement at Mitcham (*Site BS*, MLO72065), known from charters of the abbey of St. Peter at Chertsey dated AD675-727, giving the place name of ‘mic-ham’ meaning ‘big settlement’; the possible drainage or boundary ditches uncovered at Love Lane, Glebelands (*Site AP*, MLO100824); and the findspot of five sherds of 11th to 13th century pottery at 32 Church Road (*Site X*, MLO78037) (**Figure 13**). Saxon pottery was also recovered during excavations at No.42 Tramway Path, from the fill of a possible sand quarrying pit (*Site T*, MLO71300) (**Figure 14**).



Figure 14 HER Saxon sites within a 750m radius, west of the study area (Addyman Archaeology after Ordnance Survey © Crown copyright. All rights reserved. Licence number 1000 06772)

A large Saxon cemetery site is located to the west of The Canons, within what is now London Road Park, near Nos.39-82 Morden Road (*Site E*, MLO8942). Dating from around the 5th and 6th centuries AD, and in use for over 150 years, this large cemetery includes three major groups of burials, and covers an area of approximately 5 hectares. Over 230 graves were excavated between 1888 and 1922, with close to that number thought to have been destroyed in the earlier 19th century. The many finds recovered from the cemetery include brooches, buckles, beads, glassware, ceramic vessels, knives, swords, shield bosses, spears, and bronze bowls among others (**Figure 14**).

e. Medieval

There are currently no known Medieval sites within the boundaries of the study area of The Canons that are protected by statutory legislation, however a probably Medieval site known as Cricket Green (*Site 006*, MLO10729) is thought to underlie the current structures and field systems, and is possibly a moated medieval farmstead associated with Southwark Priory (**Figure 16**).

Medieval sites to the north of The Canons include: a 12th-13th century ditch and post hole, possibly marking a field boundary, discovered during an archaeological evaluation at Nos.7-13 Church Road (*Site D*, MLO99459); an 11th-12th century structure known as Hall Place, demolished in 1867, at Lower Green West (*Site AB*, MLO8919); a small pit and post hole to the rear of Nos.352-356 London Road (*Site AK*, MLO22505); a large east-west orientated boundary ditch marking a boundary alongside a Medieval road at Lower Green West (*Site AZ*, MLO71639); other Medieval features at Lower Green West include Medieval cultivation soils (*Site BA*, MLO71640), and a series of plough furrows (*Site BB*, MLO71641) (**Figure 15**).

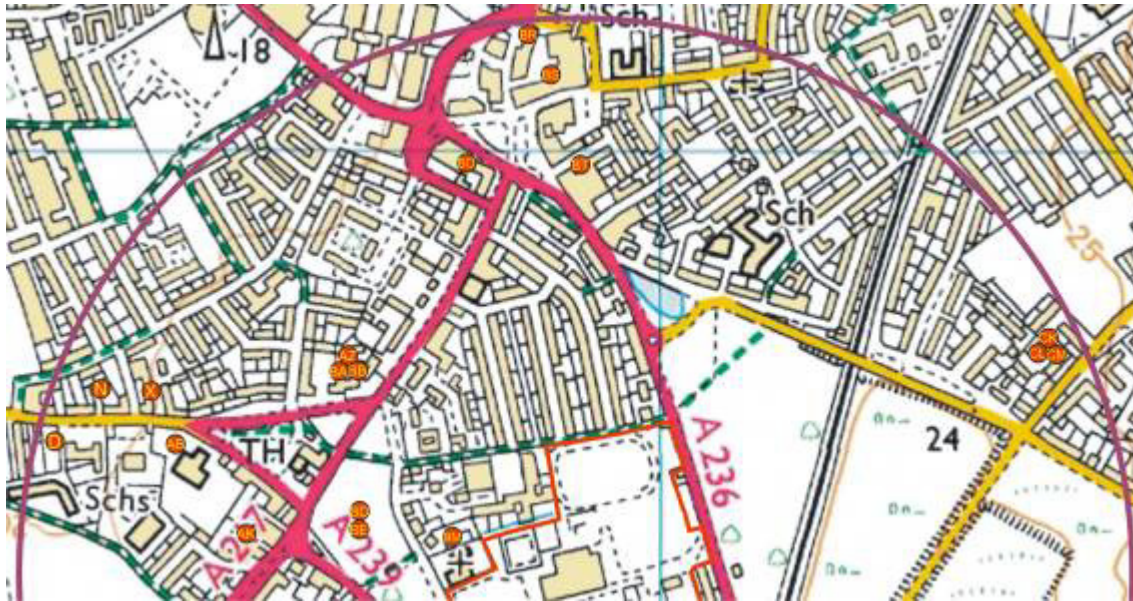


Figure 15 HER Medieval sites within a 750m radius, north and west of the The Canons (Addyman Archaeology after Ordnance Survey © Crown copyright. All rights reserved. Licence number 1000 06772)

Other Medieval sites to the north of The Canons include: a possible moated site known as Baron Grove within what is now the Cricket Green (*Site BD*, MLO491); a Medieval rubbish pit at No.203 London Road (*Site BR*, MLO97934), containing sherds of Earlsware jug, peg tile and slag; and another rubbish pit at 29 Upper Green (*Site BT*, MLO8922), containing both glazed and unglazed ceramic wares, and a variety of faunal remains (**Figure 15**). The 14th century chapel ruin known as Hall Place (*Site AA*), west of The Canons is mentioned further under Listed Buildings above.

In addition to the Medieval sites north of The Canons, many Medieval finds have been made in the area as well; these include: two ceramic sherds dated to AD1120-1140 (*Site N*, MLO77176), recovered from an excavation at 54-56 Church Road; five ceramic sherds dating from the 11th-13th centuries found at 32 Church Road (*Site X*, MLO78037); a 12th-13th century sherd of London ware from No.21 Cricket Green (*Site BM*, MLO66215); ceramic sherds were also recovered from an excavation at Durham Ho (*Site BO*, MLO8944), and an evaluation at Cedars Avenue (*Site CK*, MLO63487). The find of an armorial pendant was made in Mitcham Green in 1909 (*Site BE*, MLO2150), in the form of an enamelled armorial shield bearing the arms of Aymer De Valence, Earl of Pembroke, who died 1324 (**Figure 15**).



Figure 16 HER Medieval sites within the site boundary and 750m radius, south of the study area (Addyman Archaeology after Ordnance Survey © Crown copyright. All rights reserved. Licence number 1000 06772)

Medieval sites, features, and finds located to the south-west and south-east of The Canons include: Mitcham Common (*Site CP*, MLO104332), the ancient commonland once much larger than its current extent, and a place of a hunt up until the 19th century; a mortar floor surface, pit, and midden deposit containing ceramic sherds and oyster shell (*Site Z*, MLO61445), found during excavations at 381 London Road; and 11th to 13th century pot sherds recovered from the fill of a series of large, possible boundary ditches during excavations at 389-393 London Road (*Site U*, MLO99457) (**Figure 16**).

f. Post-Medieval



Figure 17 HER Post-Medieval sites within the site boundary and 750m radius, north of the study area (Addyman Archaeology after Ordnance Survey © Crown copyright. All rights reserved. Licence number 1000 06772)

Apart from the Listed Buildings of The Canons house, gardens, and pond, the Dovecote, and Park Place, there are currently no other known Post-Medieval sites within the boundaries of the study area of that are protected by statutory legislation.

Other known Post-Medieval sites located within the site boundary, and as identified in the Greater London HER include: the remains of a late 18th century brick wall (*Site 010*, MLO67193) thought to relate to a lodge at Park Place demolished in 1969, and a large pit and cut feature (*Site 009*, MLO67194) also thought to relate to the lodge at Park Place (**Figure 18**). To the north of the study area, along the edge of the site boundary, a series of drains and walls were found during an archaeological evaluation that are thought to be associated with the former hospital that stood adjacent to the playing fields to the west (*Sites 004-005*, MLO63495-63506); it is unclear, based on the data available, if the drains and walls extend into the site boundary (**Figure 17**).

Post-Medieval sites as listed in the Greater London HER, and located to the north of The Canons, within the prescribed 750m radius study area include: a 17th century or earlier rubbish or cess pit found during an evaluation at 352-356 London Road, and evidence of early Post-Medieval domestic occupation (*Site AJ*, MLO22504), and 18th century floor/working surfaces found at the same location (*Site AI*, MLO22503); a Victorian rubbish dump and the remnants of the late 19th- early 20th century nurseries owned by F&G Mizzen at St Marks Road (*Site CC*, MLO58652); and the former Mineral Water Works and artesian wells of Ellis and Son at 37-39 Western Road (*Site BF*, MLO10725) (**Figure 17**).

To the west of the site of The Canons, during an archaeological evaluation at Lower Green West, Church Road, the remains of the large 19th century industrial complex of Meggastone & Co. were uncovered, including the foundation and floors of the factory, the brick cobbled access road, and a

series of 18th and 19th century pits (*Sites AD, AE, AG, MLO63540-2*). The evaluation at Church Road also uncovered the remains of a 19th century wall thought to relate to the former Hall Place (*Site AF, MLO63545*) (**Figure 17**).

Structures in the area have been the subject of a programme of building recording prior to their scheduled demolitions in the late 20th and early 21st century; these include: an 18th century house, built 1790, at Love Lane, Glebelands, demolished in 1993 (*Site AO, MLO60048*); a pair of conjoined houses at 54-56 Church Road thought to be of a rare and interesting type (*Site L, MLO77177*); an early 19th century house at No.13 Church Road, demolished 2008 (*Site C, MLO99458*); and a 19th century cottage at No.66 Church Road, demolished 2010 (*Site I, MLO90485*) (**Figure 17**).

In addition to the planned demolitions, many structures in the area were destroyed during the bombing raids of the Second World War, and have been uncovered and recorded during recent archaeological works; some of these structures include: a 19th century brick building at 7-13 Church Road (*Site D, MLO99459*), and a series of 18th century cottages at No243 Commonside West, surviving as a series of foundations, floors, and hearths (*Site CF, MLO98592*) (**Figure 17**).

Post-Medieval finds in the area include: groups of 17th-19th century artefacts recovered from Post-Medieval ploughsoils at 32 Church Road (*Site W, MLO78038*), and Love Lane, Glebelands (*Site AN, MLO100825*); an assemblage of Victorian artefacts from an archaeological evaluation in the Miles Road Playing Fields (*Site Y, ELO4072*); 18th century ceramic sherds found during excavations at Durham Ho (*Site BO, MLO8944*); three possible bloodletting bowls and various medicine bottles from 29 Upper Green (*Site BV, MLO5598*); and an assemblage thought to relate to mid-17th to 19th century refuse from the White Hart Inn, including stoneware tankards, glass, and clay pipe fragments (*Site AR, MLO30260*) (**Figure 17**); a group of 19th and 20th century ceramics and ceramic building material was also uncovered during an evaluation at Nos.47-49 Denham Crescent (*Site BK, ELO11555*) (**Figure 18**).



Figure 18 HER Post-Medieval sites within the site boundary and 750m radius, south of the study area (Addyman Archaeology after Ordnance Survey © Crown copyright. All rights reserved. Licence number 1000 06772)

Post-Medieval sites to the south-west of the Canons as identified in the Greater London HER include: the remains of a red brick wall uncovered during trial trenching at 470-472 London Road (*Site G, MLO1522*); the remnants of a group of agricultural buildings and paddock associated with the 16th century Dent Estate and later Mitcham Estate at No.381 London Road (*Site AC, MLO61457*); and the London Road Railway Station, reputed to be the oldest railway station in the world, part of the Surrey Iron Railway- opened July 1803 (*Site P, MLO480*), amongst others (**Figure 18**).

g. Modern



Figure 19 HER Modern sites within the site boundary and 750m radius, north of the study area (Addyman Archaeology after Ordnance Survey © Crown copyright. All rights reserved. Licence number 1000 06772)

Modern sites identified in the Greater London HER, are those associated with occupation and landuse activities during the 20th century. Within the 750m radius study area around The Canons, the majority of recorded Modern sites relate to activities associated with ground defences during Second World War.

There are currently no known Modern sites within the boundaries of the study area of The Canons that are protected by statutory legislation, however in the north-east corner of the site boundary, the New Malden Pillbox is shown positioned along the edge of the A236, adjacent to Mitcham Common (*Site 011, MLO105573*) (**Figure 19**).

Other WWII sites outwith the site boundaries include: the row of seven or more anti-tank blocks along the railway line at Willow Lane Bridge (*Site BX, MLO105564*) (**Figure 20**), and the two anti-tank blocks behind No.89 Spencer Road (*Site CI, MLO105753*) (**Figure 19**).



Figure 20 HER Modern sites within the site boundary and 750m radius, south of the study area (Addyman Archaeology after Ordnance Survey © Crown copyright. All rights reserved. Licence number 1000 06772)

3. Map Regression

i. General

A large number of maps were consulted in order to assess the nature and evolution of the study area at The Canons, and the environment in which it is situated. The purpose of this map regression is to highlight the potential archaeological sites identified through this stage of the desk-based assessment that may be affected by future groundworks and development schemes.

ii. Pre-Ordnance Survey Maps of the Area

Maps produced before the first Ordnance Survey of the area in the mid-19th century can be extremely varied with regards to their accuracy, scale, content, and level of detail presented. Non-OS maps of this age were produced by diverse groups of individuals who often possessed differing skill-sets, and frequently held very specific goals that their maps were intended to achieve or portray. The study area at The Canons, Mitcham, is small in comparison to the scale that many of the consulted maps represent; as a result, many of the available maps do not show the area in sufficient detail to be of particular use in this instance.

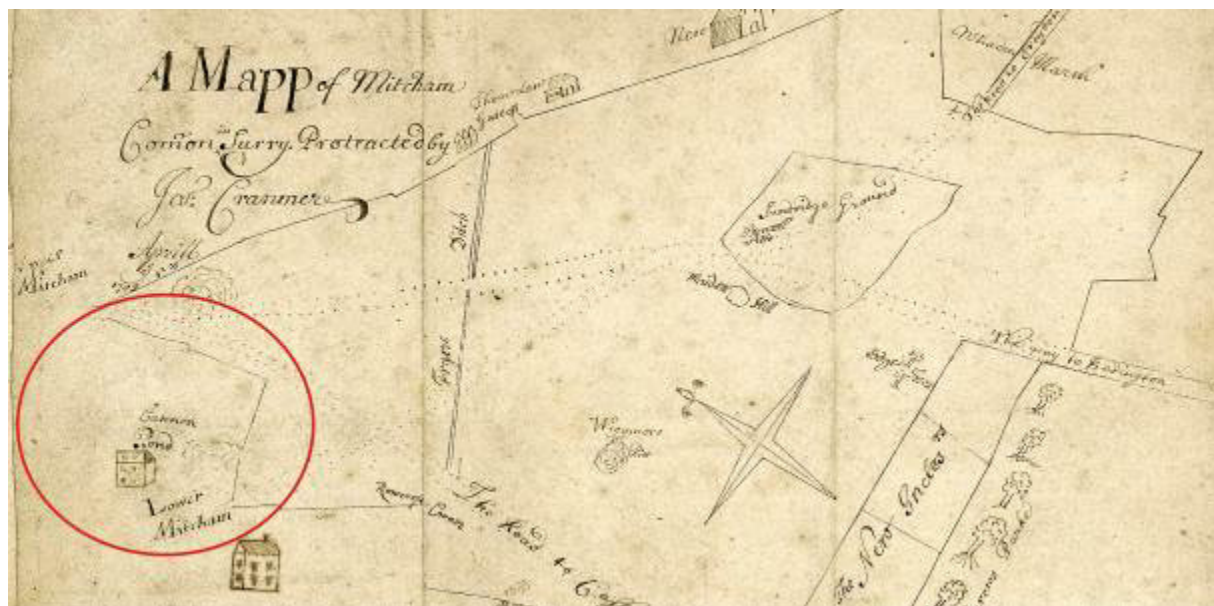


Figure 21 Extract from 'A Mapp of Mitcham Common in Surry. Protracted by James Cranmer, Aprill ye 5th 1703' (Addyman Archaeology after copyright TBC)

The earliest map consulted that shows the site of The Canons is the 1703 map 'A Mapp of Mitcham Common in Surry' by James Cranmer (**Figure 21**). The intention of this map appears to be to illustrate the extent and features of Mitcham Common, with only a vague indication given of the types and locations of features that lay beyond the common's boundaries. Orientated north-east, the map shows the roadways, a number of quarries, a ditch, tree stands, and a circular feature labelled 'Maiden Hill'. The general area of The Canons is shown encircled in red, with the Dovecote and 'Cannon Pond' both illustrated. The road running north-south towards Upper Mitcham above the site follows the line of what is now the A236, while the road running east-west towards Lower Mitcham below the Dovecote is likely now the A239/Cricket Green. Interestingly, the Canons manor house is not illustrated.

The 1768 map 'John Roque's map of Surrey' (**Figure 22**), is the first of the consulted maps to show the site of the Canons and the wider area of Mitcham, Lower Mitcham, Cricket green, and Mitcham Common with relative accuracy. The towns, town centres, roadways, river, and greens are all shown in roughly their correct locations and orientations. The site of The Canons, encircled in red, is bound by the Cricket Green to the west, Cranmer Green and the tree-lined George VI Ave to the south.

Mitcham Common contains what appears to be two small bodies of water, with an open field and properties lining the main streets to the north. Within the boundaries of the site, structures are shown in black, and some indication of cultivated land and field boundaries is given. The depiction of the site, however, does not match what is known to have been extant in the latter half of the 18th century, omitting the fish pond, dovecote, meadows, and manor house; it is possible that the map only intended to show the plot of land as being developed, or that the scale is not adequate to show sufficient detail.

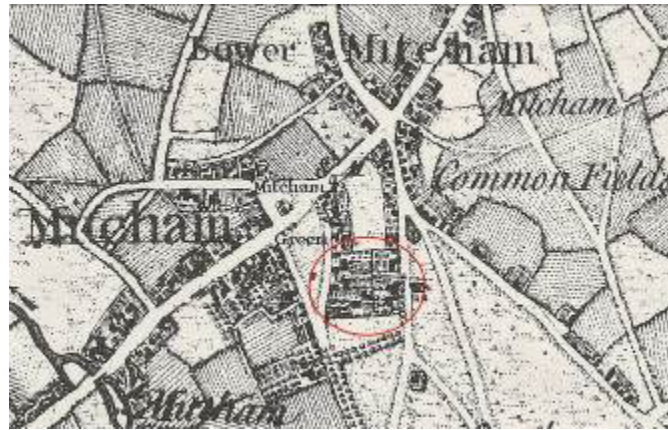


Figure 22 Extract from 'John Roque's map of Surrey'. c.1768
(Addyman Archaeology after Surrey Heritage Centre)

The 1840s Estate map of The Canons (**Figure 23**) shows the properties associated with the Canons manor house, in what is now the western half of the study area, omitting both Park Place to the east, and the field systems to the north. The current site boundary is shown in blue. The map shows the house and grounds of the Canons as they existed in the first half of the 19th century, with well-established lawns, formal gardens, greenery, paths, and water features. Sites identified by the Greater London HER as shown on this map include: The Canons Manor House, Fish Pond, and Formal Garden (*Site 007*), the Dovecote (*Site 008*), and the Obelisk (*Site 003*); features and structures identified during the map-regression exercise follow in numbering from Site 014 onwards.

The following sites have been identified through the analysis of **Figure 23** below: Site 014, shown on the map as 'No1', is illustrated as open ground and is listed on the map's key as being a meadow. Site 015, to the immediate east of the fish pond and dovecote, and shown on the map as 'No2', is listed in the map's key as an orchard, with connections to the circuitous path to the north and south. The largely square formal garden, currently extant, and located to the north-east of the manor house is shown on the map as 'No3'; adjoining this garden to the north is a long, rectangular, north-south orientated formal garden (*Site 016*) listed on the map as 'No4'. This garden, like the one to the south, appears to be walled, and has a rectangular path within, and entrances in the north and south walls.

Site 017, shown on the map as 'No6', covers the coach house, stables, and associated yard; this site consists of a long, north-south orientated structure with forecourt to the west joining with the manor house drive via gate to the south, a smaller east-west orientated structure abutting the west wall of the formal garden, and the yard with what appears to be a pen to the north. Site 018, the manor house lawn, contains the Dovecote, and is located within the circuitous path to the east of the manor house, and north of the fish pond. The lawn is shown as manicured grounds with lawn area leading to the fish pond and a series of sub-circular planting beds (**Figure 23**).

The Canal (*Site 019*), is a linear waterway connecting the fish pond (*Site 007*) to the east with the Obelisk (*Site 003*) to the west. Appearing to be a man-made feature, the canal runs along the southern site boundary and beneath a bridge before curving up to the obelisk. To the west of the obelisk, is a small square feature of approximately the same size and shape (*Site 020*), possibly set within the exterior boundary wall. It is unclear what this feature represents, though it is possible, given its proximity to the canal and spring at the obelisk, that it may be a publically accessible well set along the road side.



Figure 23 Extract from c.1840s Estate map of The Canons (Addyman Archaeology after Surrey Heritage Centre)

Site 021 represents the bridge over the canal from the roadway to the south, leading up to the manor house and stables to the north. Site 022 is the boundary walls to the south and west, forming the site boundary along 'Mitcham Green' to the west and the roadway to the south. It is not clear from the map of what material this boundary wall is composed of, though brick seems a likely candidate. Site 023, the circuitous path around the fish pond, lawn, and orchard, incorporates a footbridge over the canal, and a small crescent-shaped feature in the south-east bank of the pond. There are entrances to the path from the drive, manor house, courtyard to the rear, formal garden to the north, and orchard; the path appears to continue eastwards beyond the limit of the map. The eastern boundary wall as shown on the map, east of the orchard and path is Site 024, while the east-west orientated path and east-west boundary wall adjacent to the path to the north are listed as Sites 025, and 026 respectively (**Figure 23**).

Site 027 is listed as the open courtyard between the stables and coach house to the north and the manor house to the south, possibly bound by a boundary wall to the east. Within the south-west meadow (Site 014), south of the east-west field boundary (Site 029), and adjacent to the stables and coach house, is a small pond or spring (Site 028), roughly kidney-shaped, and possibly fed from the north-east. Site 030 is shown on the map as a stockyard 'No 6', abutting the walled garden to the east, field boundary to the south, and overlooking the meadow (Site 031) to the north-west. Extending from the rectangular walled garden (Site 016), are the roughly north-south orientated path (Site 032), and boundary (Site 033), leading from the grounds of The Canons in the south towards the historical path known as 'Cold Blows' to the north (**Figure 23**).

iii. Ordnance Survey Maps

The earliest Ordnance Survey maps of this area were surveyed in the 1860s, and provide the first truly accurate cartographic evidence for the development of the site. The increased accuracy and detail of the OS maps, combined with the continued development of the site over a 20-30 year period since the Canons Estate map was produced (**Figure 23**), has led to a number of noticeable changes within the study area; also for the first time, the eastern half of the site at Park Place, and the northern field systems are depicted in detail.



Figure 24 Extract from Ordnance Survey 1st Edition, 1867 'Surrey-Mitcham Parish, Sheet XIII.4' (Addyman Archaeology after copyright TBC)

Figure 24, shows the OS 1st edition from 1867, with site outline in blue. The western boundary of the site is shown as tree-lined, while the field boundary (*Site 029*) appears to have been shifted further south to the pond, and extends eastwards closer to the stables and coach house. An increase in structures is evident within the stable yard, and the rectangular walled garden to the north appears to have been dismantled or altered to include a number of small structures and additional enclosures. The orchard within the circuitous path, to the east of the lawn and pond, appears to have been replaced by what appears to be a series of garden beds (*Site 034*).

Site 035 is located within the north meadow (Site 031), and forms a path connecting an entrance in the western boundary to the courtyard associated with the stables and coach house to the south-east. It is likely that this path would have been relatively informal, likely a dirt track, perhaps a formalisation of a desire path. Site 036 encompasses the grounds associated with the house at Park Place (Site 012), and includes the entrance drive, surrounding grounds, and boundary walls. The complex of structures and courtyards to the west of Park Place (Site 037) is a grouping of approximately nine structures orientated around a central courtyard, seemingly accessible from the north and south; these structures are likely associated with the nurseries to the west (Site 039), and the south (Site 038) (**Figure 24**).

To the north of the nurseries at Site 039, a six-sided enclosure of unknown function is shown, with a small structure in its interior, and a rectangular enclosure adjoining to the north-east (Site 040). Site 041 is a roughly rectangular field, orientated north-south, adjoining Site 040 to the south, and connected to Cold Blows by an access route (Site 046) to the north. The main field to the north of Park Place (Site 042), labelled on the map as '435', is bound to the east by a row of residential properties (including Site 043) at the entrance to Park Place, and to the north by the east-west field boundary with gateway (Site 044), leading to the north-east field beyond (Site 045). Within the field Site 045, marked on the map as '434', is a moderately-sized circular pond or spring (Site 047), and is shown as being lined with trees or scrub. The structure and yard in the north-east corner of the site, fronting Cold Blows to the north, is labelled as Site 048, while the row of residential houses, potentially including up to fourteen properties, along the north-eastern boundary lining Commonside West are labelled as Site 049 (**Figure 24**).

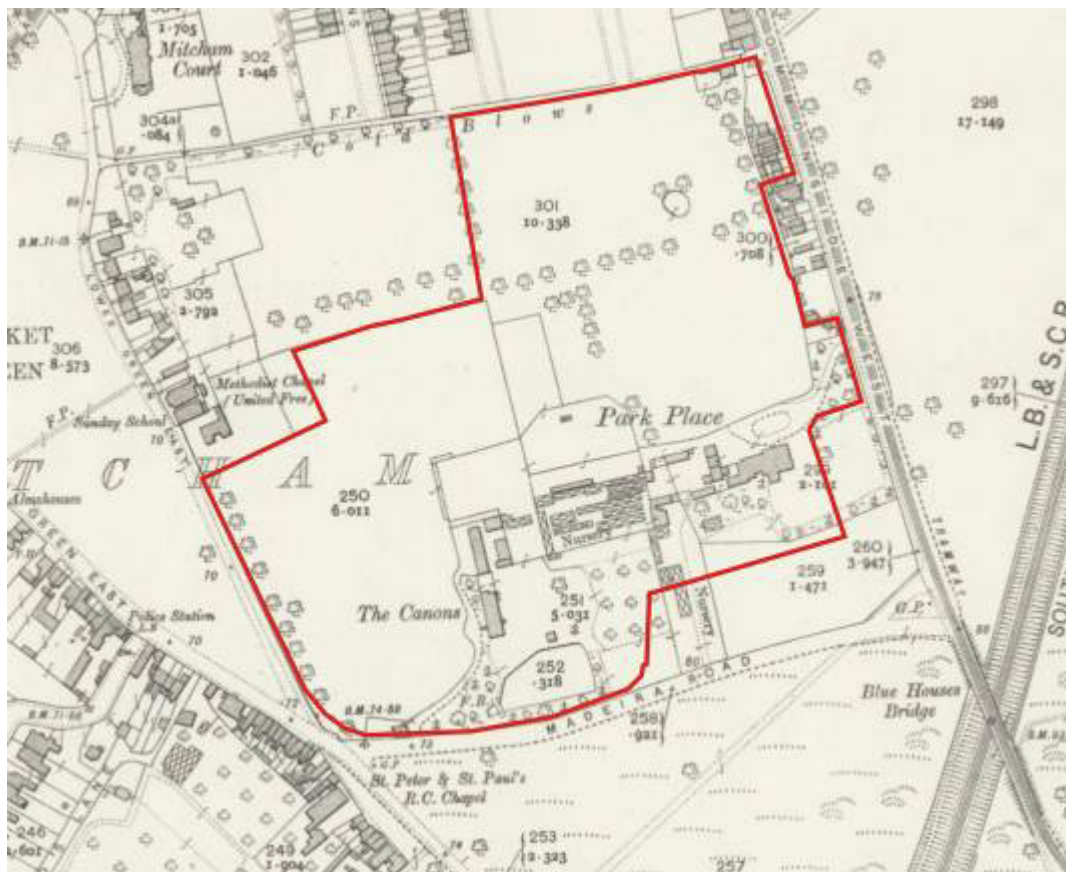


Figure 25 Extract from Ordnance Survey 2nd edition, 25 inch to 1 mile, 'Surrey XIII.4' revised 1910 (Addyman Archaeology after NLS)

The Ordnance Survey 2nd edition, 25 inch to 1 mile of 1910 shows relatively few changes to have taken place in the 40 years since the production of the 1st edition in **Figure 24**, showing mainly the consolidation and alteration of pre-existing features, with a slight indication of growth and expansion in other areas. The major difference here is the inclusion of a house structure and yard along Madeira Road at the entrance to the Canons manor house, along the western edge of the drive (**Figure 25**).

Changes noted on the 2nd edition of 1910 (**Figure 25**) include: the disappearance of the canal (*Site 019*), either in-filled or culverted, though no exit point is apparent; the Fish Pond (*Site 007*) has been reduced in size, with a noted loss to the north-west corner; the field boundary (*Site 029*), has been removed, combining the north meadow (*Site 031*) with the south meadow (*Site 014*); the pond/spring (*Site 028*) is no longer shown, and has either been filled or has dried; the enclosure north of the walled garden at Site 007 has changed in shape and expanded; the nurseries at Site 039 have also expanded; and the east-west field boundary (*Site 044*), between fields 042 and 045, appears much less formal, and may now survive only as a line of trees (**Figure 25**).

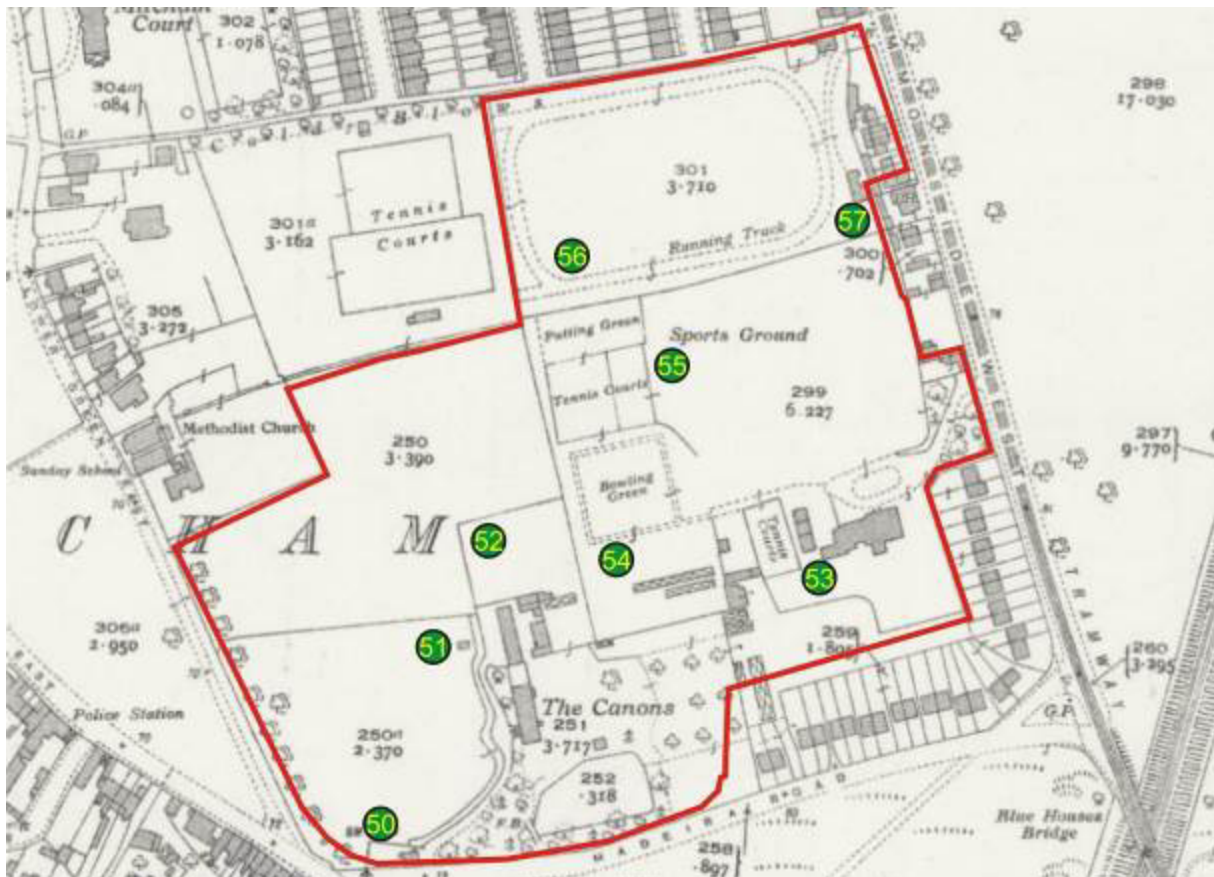


Figure 26 Extract from Ordnance Survey 2nd Edition, 25 inch. 'Surrey XIII.4', Published 1935 (Addyman Archaeology after NLS)

The Ordnance Survey 25 inch to 1 mile of 1935 (**Figure 26**) shows the development of the study area over a 25 year period since the previous Ordnance Survey map was published in 1910 (**Figure 25**). The map depicts the use and layout of the site as it was before the beginning of the Second World War, with the biggest changes being the establishment of sporting grounds in the eastern half of the site. New sports-related features include: the tennis courts to the west of Park Place (*Site 053*), the bowling green (*Site 054*), tennis courts and putting green (*Site 055*) located in the area of the former enclosures at Site 040, and Site 041 (**Figure 24**), the running track (*Site 056*) within the north-eastern field Site 045, and the structure possibly associated with the running track (*Site 057*) accessed from the north-east corner of the site (**Figure 26**).

Other sites depicted on the 1935 OS 2nd edition include: Site 050, a dwelling with yard to the west along Madeira Road at the entrance to the Canons, first appearing on the 1897 OS, and a small rectangular structure to the west of the stable range north of the manor house within the south-west meadow (*Site 051*). Other changes are noted to the enclosure to the north of the walled garden (*Site 052*), and the re-establishment of the east-west field boundary within the western meadow.



Figure 27 Extract from Ordnance Survey 1:1,250. 'TQ2768SE, London' Surveyed 1953 (Addyman Archaeology after NLS)

The 1953 Ordnance Survey (**Figure 27**) shows little change to have taken place on site since 1935, apart from the changes in use to the site as part of the war effort. The map above shows the meadow in the western half of the site to have been repurposed as allotment gardens, while the north-east corner of the site, along Commonsides West shows the existence of a pillbox (**Figure 28**). Apart from the changes brought about to the site by the Second World War, the only major change to the site appears to be the expansion of nursery operations east of the Canons manor house, into what was once the orchard, illustrated in **Figure 27** as belonging to 'Mitcham Corp.' (Site 058).



Figure 28 Extract from Ordnance Survey 1:1,250. 'TQ2768NW, London' Surveyed 1953 (Addyman Archaeology after NLS)

iv. Summary

The map regression exercise of the study area has shown that the site has undergone moderate changes during the one hundred plus years covered by the available maps. During the early 19th century, the western half of the site was occupied by the manor house, grounds, and meadows. From the mid to late 19th century into the early 20th century, the main changes to the site involved the foundation and expansion of commercial nurseries. The major change to the site occurred in the first half of the 20th century with the foundation of the Sports Grounds, the expansion of which continued throughout the 20th century, and is still in use as such today.

4. Aerial Photographs

i. General

Aerial photographs of the proposed development area were consulted in order to assess the potential for previously unrecorded archaeological features to survive within the site boundary. For this exercise, readily available satellite imagery available online from Bing Maps, Google Maps, and Google Earth was used (the latter providing aerial views dated 01/1945, 12/2003, 07/2005, 12/2006, 06/2010, 03/2011, 07/2013, 02/2014, 06/2014, 07/2014, 06/2015, 10/2015), as well as historic aerial images provided by the Historic England Archive. The complete list of archive aerial images consulted is as follows:

Table 3 Historic England Archive AP's consulted

Date:	Photograph Reference:
07/08/1944	RAF_106G_LA_29_RP_3361
07/08/1944	RAF_106G_LA_29_RP_3362
07/08/1944	RAF_106G_LA_30_RS_4369
07/08/1944	RAF_106G_LA_30_RS_4370
14/08/1944	RAF_106G_LA_33_RP_3096
14/08/1944	RAF_106G_LA_33_RP_3097
19/10/1945	RAF_106G_UK_941_RS_4027
19/10/1945	RAF_106G_UK_941_RS_4028
19/10/1945	RAF_106G_UK_941_RP_3019
19/10/1945	RAF_106G_UK_941_RP_3020
19/03/1946	RAF_106G_UK_1252_V_5019
19/03/1946	RAF_106G_UK_1252_V_5020
20/03/1946	RAF_106G_UK_1260_RV_6024
20/03/1946	RAF_106G_UK_1260_RV_6025
07/05/1947	RAF_CPE_UK_2052_V_5095
07/05/1947	RAF_CPE_UK_2052_V_5096
27/07/1947	RAF_CPE_UK_2187_V_5156
27/07/1947	RAF_CPE_UK_2187_V_5157
31/08/1954	RAF_82_1006_F61_0117
31/08/1954	RAF_82_1006_F61_0118
06/06/1955	RAF_540_1635_F21_0406
06/06/1955	RAF_540_1635_F21_0407
16/08/1961	RAF_58_4626_F42_0079
16/08/1961	RAF_58_4626_F42_0080
23/05/1962	RAF_58_5135_F21_0011
23/05/1962	RAF_58_5135_F21_0012
20/04/1968	MAL_68023_V_113
20/04/1968	MAL_68023_V_114
02/06/1971	MAL_71088_V_143
02/06/1971	MAL_71088_V_144
02/06/1971	MAL_71088_V_207
02/06/1971	MAL_71088_V_208
04/04/1992	GA_AF_92C_557_V_2384
04/04/1992	GA_AF_92C_557_V_2385

The aerial photographs consulted provided varying degrees of usefulness. A number of factors are important in revealing features on the ground in aerial photographs; the weather, cloud cover, time of day, time of year, and flight altitude are all important factors affecting the usefulness of the picture, making it very important to view and assess as many images as possible. In addition, the image itself may not be of great quality or sharpness, perhaps due to issues when the picture was taken, and the image or negative may be degraded or damaged.



Figure 29 Google Earth image, taken 01/01/1945. (Addyman Archaeology after GoogleEarth).

The Google Earth image (**Figure 29**), taken 01/01/1945, shows the site mainly as it was in the OS survey map of 1935 (**Figure 26**), with the Canons to the south, sporting grounds to the north and east, and Park Place to the south-east. Site 059 shows the allotment gardens established as part of the war effort, also indicated on the 1953 Ordnance Survey map in **Figure 27**.

The analysis of the Google Earth image of 2003 (**Figure 30**) has identified the presence of a number of new sites, as well as a number of sites seen during the map-regression exercise. New sites include: the pipe-trench for the North Sea gas pipeline in the south-western corner of the site (*Site 060*), and the structures and features associated with the expansion of the sporting complex to the north of Canons house (*Sites 062, 063, 064*). Site 061 indicates the area of a golf course identified on the 1968 aerial image from the Historic England Archives; this course appears to have been a small 18 hole pitch and put course that was in existence from at least the late 1960s to at least the 1970s, with traces of the course also seen on the Historic England AP's from 1992.



Figure 30 Google Earth image, taken 2003 (Addyman Archaeology after GoogleEarth).

Sites identified during the map-regression that are also identifiable on the 2003 Google Earth image include: the Pillbox (*Site 011*), the pathway to the Canons from the north-west (*Site 035*), the line of the former field boundary south of the running track (*Site 044*), the location of the former pond or spring in the north-east corner of the site (*Site 047*), and a cropmark indicating a potential wall or boundary likely associated with the allotment gardens (*Site 059*) (**Figure 30**).

In addition to aerial images, readily available photographs of the site were consulted in order to identify any potential archaeological sites not previously noted during the other phases of the DBA. This brief exercise was not comprehensive in its site coverage due to the photos available, however it did identify one potential site based on the appearance of a series of linear anomalies within the lawn area to the east of Canons house, and to the north of the Dovecote.

Plate 1 below shows the location of Site 065, the possible remains of a rectangular structure, likely surviving as a series of low foundation walls. The image shows, within the area highlighted in red, a rectangular feature orientated roughly north/south, containing a smaller rectangle- or room- within the north-west corner, and a possible east-west division towards the southern end. This feature is not described in any of the documentary sources, and is not shown on any map, suggesting that, if confirmed as a feature, it predates the foundation of the manor, and may be contemporaneous with, or even predate the Dovecote and Fish Pond.



Plate 1 Site 065 (photo 4068)


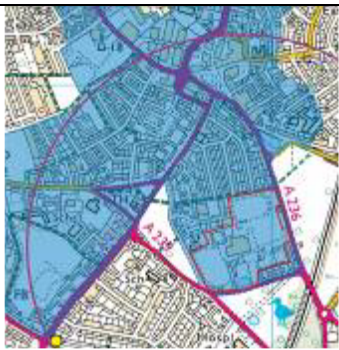
ii. Summary



The analysis of the aerial images suggests that there is considerable potential for the survival of a number of archaeological sites below the level of the topsoil, including: features related to the site's WWII history; features relating to the various sporting activities that took place on site; earlier field systems, boundaries, and springs; as well as potential structures or features relating to the site's earlier medieval/ early post-medieval history as a possible monastic grange; and various other sites identified during the map regression.





5. Site Gazetteer




i. General




The following table compiles, and provides a brief description of, the sites identified through the various stages of the desk-based assessment, including the analysis of the Greater London HER data, the map-regression, and the analysis of aerial photographs within the study area. In addition to a brief description, the assigned site number appears in the left-hand column, while approximate date and National Grid Reference co-ordinates are given as well.

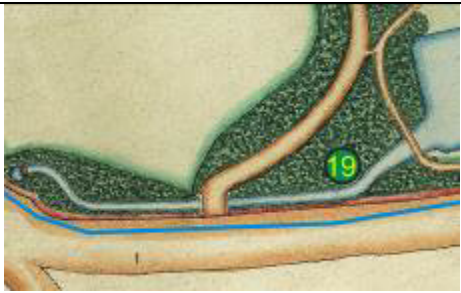


Site No.	Images	Date, NGR	Name, Description
AR001	 <p>Figure 31 Mitcham Cricket Green Conservation Area</p>	TQ 27763 68425	<p><u>Name:</u> Mitcham Cricket Green Conservation Area</p> <p><u>Description:</u> Merton Council designated conservation area. Collection of distinct localities with their own individual character, contributing to the overall area. Large areas of common land, green space, routeways and locally significant buildings.</p> <p><u>Design Intent/Significance:</u></p> <p><u>Existing Condition of feature/Comment:</u></p> <p><u>Management Proposals:</u></p>
AR002	 <p>Figure 32 Mitcham APZ</p>	TQ 27390 68761	<p><u>Name:</u> Mitcham Archaeological Priority Zone</p> <p><u>Description:</u> Merton Council designated archaeological priority zone. Based on the area's potential to yield important evidence on past settlement history. Settlements within this area are known from the 8th century, with earlier Saxon and Roman activity as well.</p> <p><u>Design Intent/Significance:</u></p> <p><u>Existing Condition of feature/Comment:</u></p> <p><u>Management Proposals:</u></p>



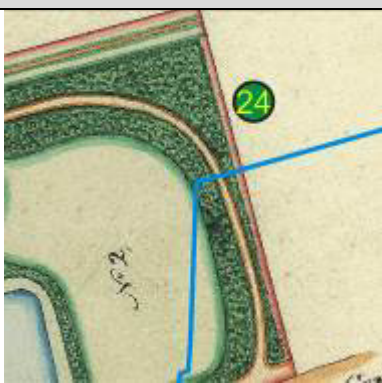
AR003	 <p><i>Plate 2 Site 003 Obelisk (photo 7708)</i></p>	1822 TQ 27779 68288	<p><u>Name:</u> Obelisk</p> <p><u>Description:</u> Formerly within the grounds of The Canons. Grade II listed. Rendered brick with inscribed Portland stone tablet. Commemorates the appearance of a spring at the end of a serious drought.</p> <p><u>Design Intent/Significance:</u></p> <p><u>Existing Condition of feature/Comment:</u></p> <p><u>Management Proposals:</u></p>
AR006		Medieval TQ 2786 6835	<p><u>Name:</u> Cricket Green Farmstead</p> <p><u>Description:</u> Moated Site. Thought to Lie under the Canons. Farm belonging to Southwark Priory. Likely contemporaneous with Fish Pond.</p> <p><u>Design Intent/Significance:</u></p> <p><u>Existing Condition of feature/Comment:</u></p> <p><u>Management Proposals:</u></p>
<i>Site No.</i>	<i>Images</i>	<i>Date, NGR</i>	<i>Name, Description</i>
AR007	 <p><i>Plate 3 Site 007 The Canons Manor House (photo 7879)</i></p>	1680 TQ 27867 68340	<p><u>Name:</u> The Canons: Manor House, Formal Garden, Fish Pond</p> <p><u>Description:</u> Grade II* Listed. Late 17th century manor house, brick with stucco and plain tile hipped roof. Five bays with two bay extension to north. Three bay southern façade. Built by John Odway. Listing includes formal walled garden to immediate north-east, and Fish Pond dating to earlier medieval complex. Underwent restoration works in the 1960s.</p> <p><u>Design Intent/Significance:</u></p> <p><u>Existing Condition of</u></p>

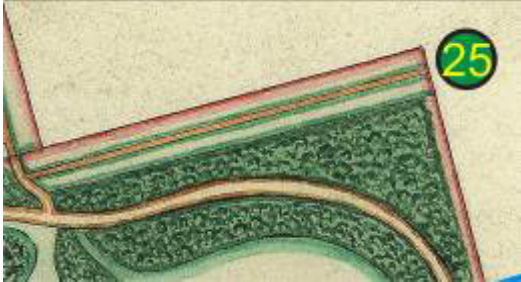


	 <p>Plate 4 Site 007 Formal Garden (photo 7878)</p>  <p>Plate 5 Site 007 Fish Pond (photo 1052)</p>		<p><u>feature/Comment:</u></p> <p><u>Management Proposals:</u></p>
AR008	 <p>Plate 6 Site 008 Dovecote (photo 7889)</p>	<p>16th century?</p> <p>TQ27899 68330</p>	<p><u>Name:</u> Dovecote</p> <p><u>Description:</u> Grade II Listed, possible 16th century Dovecote. Once part of the complex associated with the Priory of St Mary Overy. Rough cut squared ashlar stone with brick quoins. Contains upwards of 400 nesting boxes. Possible date stone inscribed 1511.</p> <p><u>Design Intent/Significance:</u></p> <p><u>Existing Condition of feature/Comment:</u></p> <p><u>Management Proposals:</u></p>
AR011	 <p>Figure 33 Site 011 Pillbox (OS1953)</p>	<p>WWII</p> <p>TQ 2800 6860</p>	<p><u>Name:</u> New Malden Pillbox</p> <p><u>Description:</u> Circular Pillbox constructed as part of WWII home-defence effort.</p> <p><u>Design Intent/Significance:</u></p> <p><u>Existing Condition of feature/Comment:</u> No-longer extant, however footprint likely survives below ground.</p>




			<u>Management Proposals:</u>
<i>Site No.</i>	<i>Images</i>	<i>Date, NGR</i>	<i>Name, Description</i>
AR012	 <p><i>Plate 7 Site 012 Park Place House (photo 7760)</i></p>	<p>Late 18th century</p> <p>TQ 28016 68425</p>	<p><u>Name:</u> Park Place House</p> <p><u>Description:</u> Grade II Listed. Mansion built by Frances Gregg. Built between 1772 and 1780.</p> <p><u>Design Intent/Significance:</u> Moderate</p> <p><u>Existing Condition of feature/Comment:</u></p> <p><u>Management Proposals:</u></p>
AR014	 <p><i>Figure 34 Site 014 Meadow (1840 Estate Map)</i></p>	<p>Pre 1840</p> <p>TQ 27689 68386</p>	<p><u>Name:</u> Meadow</p> <p><u>Description:</u> As seen on the 1840s estate map. Located in the south-west corner of the site. Delineated by a field boundary to the north.</p> <p><u>Design Intent/Significance:</u> Minor/negligible</p> <p><u>Existing Condition of feature/Comment:</u> Survives as open field.</p> <p><u>Management Proposals:</u></p>
AR015	 <p><i>Figure 35 Site 015 Orchard (1840 Estate Map)</i></p>	<p>Pre 1840</p> <p>TQ 27827 68399</p>	<p><u>Name:</u> Orchard</p> <p><u>Description:</u> As seen on the 1840s Estate Map. Located east of the Fish Pond, and encircled by a pathway. Now a car park.</p> <p><u>Design Intent/Significance:</u> Minor</p> <p><u>Existing Condition of feature/Comment:</u> No longer extant</p> <p><u>Management Proposals:</u> n/a</p>




AR016	 <p>Figure 36 Site 016 Walled garden (1840 Estate Map)</p>	<p>Late 17th century?</p> <p>TQ 27768 68469</p>	<p><u>Name:</u> Formal Garden</p> <p><u>Description:</u> Rectilinear formal garden or walled garden as seen on the 1840s estate map. Possibly a kitchen garden, now demolished.</p> <p><u>Design Intent/Significance:</u> Minor</p> <p><u>Existing Condition of feature/Comment:</u> Demolished</p> <p><u>Management Proposals:</u> n/a</p>
AR017	 <p>Figure 37 Site 017 Coach House, Stables, and Yard (1840 Estate Map)</p>	<p>Late 17th century?</p> <p>TQ 27754 68435</p>	<p><u>Name:</u> Coach house, Stables, and Yard</p> <p><u>Description:</u> Located north of manor house. As seen on the 1840s estate map. Complex of structures thought to date to the late 17th century. Likely demolished c.1950.</p> <p><u>Design Intent/Significance:</u> Minor</p> <p><u>Existing Condition of feature/Comment:</u> Demolished</p> <p><u>Management Proposals:</u> n/a</p>
AR018	 <p>Figure 38 Site 018 House Lawn (1840 Estate Map)</p>	<p>Pre 1840</p> <p>TQ 27787 68403</p>	<p><u>Name:</u> House Lawn</p> <p><u>Description:</u> Formal lawn to the east of the Manor House. Contains the earlier Dovecote. Encircled by path.</p> <p><u>Design Intent/Significance:</u></p> <p><u>Existing Condition of feature/Comment:</u></p> <p><u>Management Proposals:</u></p>
Site No.	Images	Date, NGR	Name, Description




AR019	 <p>Figure 39 Site 019 Canal (1840 Estate Map)</p>	<p>18th century?</p> <p>TQ 27762 68342</p>	<p><u>Name:</u> Canal</p> <p><u>Description:</u> Waterway or canal linking the fish pond to the site of the obelisk to the west. Crossed by a footbridge as part of the circuitous path and a road bridge leading to the Canons. No longer extant.</p> <p><u>Design Intent/Significance:</u></p> <p><u>Existing Condition of feature/Comment:</u></p> <p><u>Management Proposals:</u></p>
AR020	 <p>Figure 40 Site 020 Possible Well-head (1840 Estate Map)</p>	<p>Pre 1840</p> <p>TQ 2765 6834</p>	<p><u>Name:</u> Possible Public Well-head</p> <p><u>Description:</u> Located to the west of the obelisk and likely set within the site boundary. Possibly a publically accessible well-head fed by the canal or underground spring. As seen on the 1840 estate map.</p> <p><u>Design Intent/Significance:</u></p> <p><u>Existing Condition of feature/Comment:</u></p> <p><u>Management Proposals:</u></p>
AR021	 <p>Figure 41 Site 021 Driveway (1840 Estate Map)</p>	<p>Likely 17th century</p> <p>TQ 2771 6833</p>	<p><u>Name:</u> Bridge over canal and drive to Manor</p> <p><u>Description:</u> As seen on the 1840 estate map. Likely dates to the construction of the manor house c.1680. Route relocated further east.</p> <p><u>Design Intent/Significance:</u></p> <p><u>Existing Condition of feature/Comment:</u></p> <p><u>Management Proposals:</u></p>



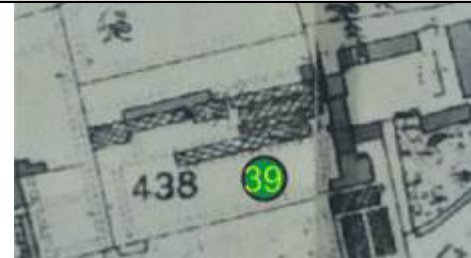
AR022	 <p>Figure 42 Site 022 South and West boundary wall (1840 Estate Map)</p>	<p>Pre 1840</p> <p>TQ 27644 68373</p>	<p><u>Name:</u> South and west outer boundary wall</p> <p><u>Description:</u> South and west boundary wall to the Canons as seen on the 1840 Estate Map. Unknown construction, though likely brick. Bound by Madeira Road to the south and the Cricket Green to the west.</p> <p><u>Design Intent/Significance:</u></p> <p><u>Existing Condition of feature/Comment:</u></p> <p><u>Management Proposals:</u></p>
AR023	 <p>Figure 43 Site 023 Circuitous Path (1840 Estate Map)</p>	<p>Pre 1840</p> <p>TQ 2779 6834</p>	<p><u>Name:</u> Circuitous Path around fish pond and orchard</p> <p><u>Description:</u> As seen on the 1840 Estate map. Circuitous path encircling the house lawn, Dovecote, orchard, and fish pond. Connected to the manor House, walled garden, and driveway.</p> <p><u>Design Intent/Significance:</u></p> <p><u>Existing Condition of feature/Comment:</u></p> <p><u>Management Proposals:</u></p>
Site No.	Images	Date, NGR	Name, Description
AR024	 <p>Figure 44 Site 024 East boundary wall (1840 Estate Map)</p>	<p>Pre 1840</p> <p>TQ 2784 6842</p>	<p><u>Name:</u> Eastern boundary wall</p> <p><u>Description:</u> As seen on the 1840 Estate Map. Orientated roughly north-south, forms the boundary between The Canons and Park Place to the east. Likely brick construction.</p> <p><u>Design Intent/Significance:</u></p> <p><u>Existing Condition of feature/Comment:</u></p> <p><u>Management Proposals:</u></p>

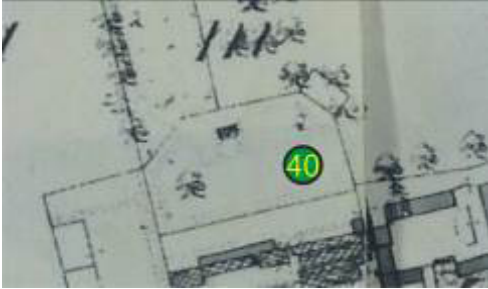


AR025	 <p>Figure 45 Site 025 East-west path (1840 Estate Map)</p>	<p>Pre 1840</p> <p>TQ 2780 6843</p>	<p><u>Name:</u> East-west orientated path</p> <p><u>Description:</u> Roughly east-west orientated path as seen on the 1840s Estate map. Appears to connect to Park Place to the east. Runs parallel to the boundary wall to the north.</p> <p><u>Design Intent/Significance:</u></p> <p><u>Existing Condition of feature/Comment:</u></p> <p><u>Management Proposals:</u></p>
AR026	 <p>Figure 46 Site 026 Boundary Wall (1840 Estate Map)</p>	<p>Pre 1840</p> <p>TQ 27816 68438</p>	<p><u>Name:</u> East-west orientated boundary wall</p> <p><u>Description:</u> Boundary wall orientated roughly east-west. Seen on the 1840s Estate Map. Separates the Canons from the land belonging to Park Place. Forms the northern boundary of the orchard.</p> <p><u>Design Intent/Significance:</u></p> <p><u>Existing Condition of feature/Comment:</u></p> <p><u>Management Proposals:</u></p>
AR027	 <p>Figure 47 Site 027 Courtyard (1840 Estate Map)</p>	<p>Pre 1840</p> <p>TQ 27752 68413</p>	<p><u>Name:</u> Courtyard between manor house and stables</p> <p><u>Description:</u> Courtyard formed by the Manor House to the south, stables and coach house to the north, possible brick boundary wall to the east and possible wall to the west.</p> <p><u>Design Intent/Significance:</u></p> <p><u>Existing Condition of feature/Comment:</u></p> <p><u>Management Proposals:</u></p>




AR028	 <p>Figure 48 Site 028 Pond/Spring (1840 Estate Map)</p>	Pre 1840 TQ 2769 6842	<p><u>Name:</u> Pond/Spring within Meadow</p> <p><u>Description:</u> Small pond or spring within the meadow to the west of the Manor House. As seen on the 1840s estate map. South of the field boundary, roughly kidney-shaped, possibly fed from the north-east.</p> <p><u>Design Intent/Significance:</u></p> <p><u>Existing Condition of feature/Comment:</u></p> <p><u>Management Proposals:</u></p>
Site No.	Images	Date, NGR	Name, Description
AR029	 <p>Figure 49 Site 029 Field Boundary (1840 Estate Map)</p>	Pre 1840 TQ 2767 6843	<p><u>Name:</u> Field boundary between sites 014 and 031</p> <p><u>Description:</u> Linear field boundary as seen on the 1840s Estate map. Roughly orientated east-west, forms the boundary between the north and south meadows. Construction material unknown.</p> <p><u>Design Intent/Significance:</u></p> <p><u>Existing Condition of feature/Comment:</u></p> <p><u>Management Proposals:</u></p>
AR030	 <p>Figure 50 Site 030 Stockyard (1840 estate Map)</p>	Pre 1840 TQ 2774 6846	<p><u>Name:</u> Stockyard</p> <p><u>Description:</u> Stockyard as seen on the 1840s Estate map. Rectangular in shape, abuts possible kitchen garden to east, and boundary wall to south.</p> <p><u>Design Intent/Significance:</u></p> <p><u>Existing Condition of feature/Comment:</u></p> <p><u>Management Proposals:</u></p>


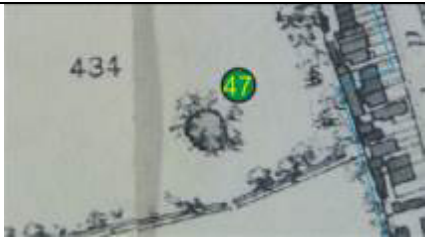


AR031	 <p>Figure 51 Site 031 North Meadow (1840 Estate Map)</p>	<p>Pre 1840</p> <p>TQ 27663 68442</p>	<p><u>Name:</u> North Meadow</p> <p><u>Description:</u> North meadow within the western half of the site, as seen on the 1840s Estate Map. Bound by the Cricket Green to the west, Cold Blows to the north, field boundary and kitchen garden to the east and a field boundary and meadow to the south.</p> <p><u>Design Intent/Significance:</u></p> <p><u>Existing Condition of feature/Comment:</u></p> <p><u>Management Proposals:</u></p>
AR032	 <p>Figure 52 Site 032 North-south path (1840 Estate Map)</p>	<p>Pre 1840</p> <p>TQ 2775 6856</p>	<p><u>Name:</u> North-south orientated path</p> <p><u>Description:</u> Roughly north-south orientated path as seen on the 1840 Estate map. Leads from kitchen garden to the south, connecting to Cold Blows to the north.</p> <p><u>Design Intent/Significance:</u></p> <p><u>Existing Condition of feature/Comment:</u></p> <p><u>Management Proposals:</u></p>
AR033	 <p>Figure 53 Site 033 North-south boundary (1840 Estate Map)</p>	<p>Pre 1840</p> <p>TQ 2775 6856</p>	<p><u>Name:</u> North-south orientated boundary wall</p> <p><u>Description:</u> Roughly north-south orientated field boundary as seen on the 1840s Estate Map. Runs parallel to pathway from the Canons to Cold Blows. Unknown construction.</p> <p><u>Design Intent/Significance:</u></p> <p><u>Existing Condition of feature/Comment:</u></p> <p><u>Management Proposals:</u></p>
Site No.	Images	Date, NGR	Name, Description




AR034	 <p>Figure 54 Site 034 Garden Beds (1867OS)</p>	<p>Post 1840 Pre 1867</p> <p>TQ 27822 68412</p>	<p><u>Name:</u> Possible Garden beds</p> <p><u>Description:</u> Area of possible garden beds or more detailed depiction of orchard. As seen on the OS 1st edition of 1867. Shows area of even rows of planting with regular paths running roughly east-west.</p> <p><u>Design Intent/Significance:</u></p> <p><u>Existing Condition of feature/Comment:</u></p> <p><u>Management Proposals:</u></p>
AR035	 <p>Figure 55 Site 035 Pathway (1867OS)</p>	<p>Pre 1867</p> <p>TQ 27653 68452</p>	<p><u>Name:</u> Path from north-west to coach house and stables</p> <p><u>Description:</u> Path from Cricket Green, through meadow to coach house and stables. Possibly informal or a desire path.</p> <p><u>Design Intent/Significance:</u></p> <p><u>Existing Condition of feature/Comment:</u></p> <p><u>Management Proposals:</u></p>
AR036	 <p>Figure 56 Site 036 Park Place grounds (1867OS)</p>	<p>Pre 1867</p> <p>TQ 27924 68460</p>	<p><u>Name:</u> Grounds associated with Park place</p> <p><u>Description:</u> Grounds associated with Park Place House. As seen on the OS 1st edition of 1867. Includes drive from Commonside West, gardens, meadow, and boundary wall.</p> <p><u>Design Intent/Significance:</u></p> <p><u>Existing Condition of feature/Comment:</u></p> <p><u>Management Proposals:</u></p>




AR037	 <p>Figure 57 Site 037 Structures and Courtyard (1867OS)</p>	<p>Pre 1867 TQ 27859 68471</p>	<p><u>Name:</u> Structures and courtyard west of Park Place</p> <p><u>Description:</u> As seen on the 1867 1st edition OS. Includes the group of structures adjacent to Park Place, orientated around the central courtyard. Likely associated with the Nurseries.</p> <p><u>Design Intent/Significance:</u></p> <p><u>Existing Condition of feature/Comment:</u></p> <p><u>Management Proposals:</u></p>
AR038	 <p>Figure 58 Site 038 Nurseries south of Park Place (1867OS)</p>	<p>Pre 1867 TQ 2785 6842</p>	<p><u>Name:</u> Nurseries to the south of site 037</p> <p><u>Description:</u> Nursery operations to the south of Site 037 as seen on the OS 1st edition. Structure to the north of the greenhouses still stands.</p> <p><u>Design Intent/Significance:</u></p> <p><u>Existing Condition of feature/Comment:</u></p> <p><u>Management Proposals:</u></p>
Site No.	Images	Date, NGR	Name, Description
AR039	 <p>Figure 59 Site 039 Nurseries west of Park Place (1867OS)</p>	<p>Pre 1867 TQ 27812 68455</p>	<p><u>Name:</u> Nurseries to the west of site 037</p> <p><u>Description:</u> Nursery operations to the west of Site 037 as seen on the OS 1st edition.</p> <p><u>Design Intent/Significance:</u></p> <p><u>Existing Condition of feature/Comment:</u></p> <p><u>Management Proposals:</u></p>



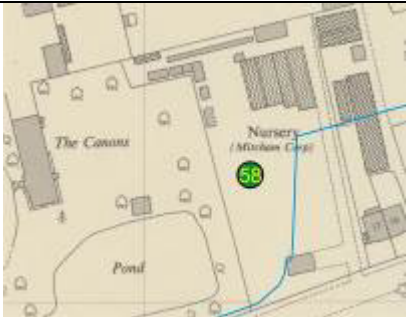
AR040	 <p>Figure 60 Site 040 Enclosure and structure (1867OS)</p>	<p>Pre 1867 TQ 2780 6849</p>	<p><u>Name:</u> Enclosure and structure north of site 039</p> <p><u>Description:</u> Sub-rectangular enclosure as seen on the 1867 OS 1st edition. Abuts greenhouses to the north, and former walled garden to the east. Contains small structure and enclosure to the north east.</p> <p><u>Design Intent/Significance:</u></p> <p><u>Existing Condition of feature/Comment:</u></p> <p><u>Management Proposals:</u></p>
AR041	 <p>Figure 61 Site 041 Enclosure (1867OS)</p>	<p>Pre 1867 TQ 2777 6853</p>	<p><u>Name:</u> Rectangular field</p> <p><u>Description:</u> Rectangular field, orientated north-south, as seen on the OS 1st edition. Tree-lined to the west and likely fenced. Access from Cold Blows to the north.</p> <p><u>Design Intent/Significance:</u></p> <p><u>Existing Condition of feature/Comment:</u></p> <p><u>Management Proposals:</u></p>
AR042	 <p>Figure 62 Site 042 Field north of Park Place (1867OS)</p>	<p>Pre 1867 TQ 27868 68557</p>	<p><u>Name:</u> Eastern field north of Park place</p> <p><u>Description:</u> Main field to the north of Park Place, labelled 435 on the OS 1st edition. Bounded by formal field boundary to the north. Likely open meadow.</p> <p><u>Design Intent/Significance:</u></p> <p><u>Existing Condition of feature/Comment:</u></p> <p><u>Management Proposals:</u></p>



AR043	 <p>Figure 63 Site 043 Park Place Lodge (1867OS)</p>	<p>Pre 1867</p> <p>TQ 2793 6855</p>	<p><u>Name:</u> Park Place Lodge</p> <p><u>Description:</u> Lodge at entrance to Park Place seen on the 1867 1st edition. L-shaped structure facing Commonsides West, garden and small structure to the rear.</p> <p><u>Design Intent/Significance:</u></p> <p><u>Existing Condition of feature/Comment:</u></p> <p><u>Management Proposals:</u></p>
Site No.	Images	Date, NGR	Name, Description
AR044	 <p>Figure 64 Site 044 Field Boundary (1867OS)</p>	<p>Pre 1867</p> <p>TQ 27884 68603</p>	<p><u>Name:</u> Field boundary and opening</p> <p><u>Description:</u> Roughly east-west orientated field boundary. May be structural built on both sides of the boundary. Contains opening towards the east.</p> <p><u>Design Intent/Significance:</u></p> <p><u>Existing Condition of feature/Comment:</u></p> <p><u>Management Proposals:</u></p>
AR045	 <p>Figure 65 Site 045 Field in NE corner (1867OS)</p>	<p>Pre 1867</p> <p>TQ 27810 68625</p>	<p><u>Name:</u> North-eastern field</p> <p><u>Description:</u> Main field to the north-east of the site, labelled 434 on the OS 1st edition. Bounded by Cold Blows to the north. Likely open meadow. Contains pond or spring. Location of the running track.</p> <p><u>Design Intent/Significance:</u></p> <p><u>Existing Condition of feature/Comment:</u></p> <p><u>Management Proposals:</u></p>




AR046	 <p><i>Figure 66 Site 046 Access from Cold Blows (1867OS)</i></p>	<p>Pre 1867 TQ 2774 6862</p>	<p><u>Name:</u> Access from Cold Blows to field 041</p> <p><u>Description:</u> Delineated access from Cold Blows to rectangular field to south. Tree-lined and likely fenced.</p> <p><u>Design Intent/Significance:</u></p> <p><u>Existing Condition of feature/Comment:</u></p> <p><u>Management Proposals:</u></p>
AR047	 <p><i>Figure 67 Site 047 Pond or Spring (1867OS)</i></p>	<p>Pre 1867 TQ 2785 6862</p>	<p><u>Name:</u> Pond/Spring within field 045</p> <p><u>Description:</u> Shrub or tree-lined body of water, probably a natural spring. Now dried/infilled.</p> <p><u>Design Intent/Significance:</u></p> <p><u>Existing Condition of feature/Comment:</u></p> <p><u>Management Proposals:</u></p>
AR048	 <p><i>Figure 68 Site 048 Structure and Yard (1867OS)</i></p>	<p>Pre 1867 TQ 27882 68691</p>	<p><u>Name:</u> Structure and yard to the north-east</p> <p><u>Description:</u> Square structure with small extension to west, small fenced yard to east and larger yard to west. Still extant.</p> <p><u>Design Intent/Significance:</u></p> <p><u>Existing Condition of feature/Comment:</u></p> <p><u>Management Proposals:</u></p>
AR049	 <p><i>Figure 69 Site 049 Row Houses (1867OS)</i></p>	<p>Pre 1867 TQ 27908 68650</p>	<p><u>Name:</u> Row houses in north-east corner</p> <p><u>Description:</u> Row of possibly 14 properties facing Commonsides West. Likely demolished first half 20th century.</p> <p><u>Design Intent/Significance:</u></p> <p><u>Existing Condition of</u></p>



			<u>feature/Comment:</u> <u>Management Proposals:</u>
Site No.	Images	Date, NGR	Name, Description
AR050	 <p><i>Plate 8 Site 050 The Canons Lodge (photo 7693)</i></p>	Post 1867 Pre 1897 TQ 27708 68334	<u>Name:</u> The Canons Lodge <u>Description:</u> The Canons Lodge, first seen on the OS 2 nd edition of 1897. Located at former entrance and drive to The Canons. Single storey brick structure set along Madeira Road. <u>Design Intent/Significance:</u> <u>Existing Condition of feature/Comment:</u> <u>Management Proposals:</u>
AR051	 <p><i>Figure 70 Site 051 Structure (1935OS)</i></p>	Post 1867 Pre 1935 TQ 2771 6841	<u>Name:</u> Structure in field adjacent to north end of the drive <u>Description:</u> Small rectangular structure within the meadow west of the coach house and stables. As seen on the 1935OS. <u>Design Intent/Significance:</u> <u>Existing Condition of feature/Comment:</u> <u>Management Proposals:</u>
AR052	 <p><i>Figure 71 Site 052 Enclosure (1935OS)</i></p>	Post 1867 Pre 1935 TQ 27741 68461	<u>Name:</u> Enclosure replacing north walled garden <u>Description:</u> Possible enclosure in the area of the former kitchen garden. Plot forms footprint of later Sports complex structures. <u>Design Intent/Significance:</u> <u>Existing Condition of feature/Comment:</u> <u>Management Proposals:</u>

AR053	 <p>Figure 72 Site 053 Tennis Courts (1935OS)</p>	Post 1922 Pre 1935 TQ 27863 68475	<p><u>Name:</u> Tennis courts west of Park Place</p> <p><u>Description:</u> Tennis courts located to the west of Park Place. Part of the News of the World sports grounds. Now a parking lot.</p> <p><u>Design Intent/Significance:</u></p> <p><u>Existing Condition of feature/Comment:</u></p> <p><u>Management Proposals:</u></p>
AR054	 <p>Figure 73 Site 054 Bowling Green (1935OS)</p>	Post 1922 Pre 1935 TQ 2780 6850	<p><u>Name:</u> Bowling Green</p> <p><u>Description:</u> Bowling green as seen on the 1935 Ordnance Survey. Part of the News of the World sports grounds. Now built over.</p> <p><u>Design Intent/Significance:</u></p> <p><u>Existing Condition of feature/Comment:</u></p> <p><u>Management Proposals:</u></p>
Site No.	Images	Date, NGR	Name, Description
AR055	 <p>Figure 74 Site 055 Putting Green and Tennis Courts (1935OS)</p>	Post 1922 Pre 1935 TQ 27786 68554	<p><u>Name:</u> Putting Green and Tennis Courts</p> <p><u>Description:</u> Tennis courts and putting green as seen on the 1935 OS. Part of the News of the World sports grounds. Now overgrown.</p> <p><u>Design Intent/Significance:</u></p> <p><u>Existing Condition of feature/Comment:</u></p> <p><u>Management Proposals:</u></p>

AR056	 <p>Figure 75 Site 056 Running Track (1935OS)</p>	<p>Post 1922 Pre 1935</p> <p>TQ 27825 68596</p>	<p><u>Name:</u> Running Track</p> <p><u>Description:</u> Original course of running track constructed in north-east field. Part of the News of the World sports grounds. Current running track follows a smaller circumference within the centre.</p> <p><u>Design Intent/Significance:</u></p> <p><u>Existing Condition of feature/Comment:</u></p> <p><u>Management Proposals:</u></p>
AR057	 <p>Figure 76 Site 057 Structure (1935OS)</p>	<p>Post 1867 Pre 1935</p> <p>TQ 2789 6862</p>	<p><u>Name:</u> Structure east of running track</p> <p><u>Description:</u> Roughly rectangular, north-south orientated structure, likely associated with the running track and part of the News of the World sports grounds. No longer extant.</p> <p><u>Design Intent/Significance:</u></p> <p><u>Existing Condition of feature/Comment:</u></p> <p><u>Management Proposals:</u></p>
AR058	 <p>Figure 77 Site 058 Mitcham Corp. Nursery (1953OS)</p>	<p>Post 1935 Pre 1953</p> <p>TQ 27829 68395</p>	<p><u>Name:</u> Mitcham Corp. Nursery</p> <p><u>Description:</u> Location of nurseries belonging to the Mitcham Corporation, as shown on the 1953 Ordnance Survey. Now a car park.</p> <p><u>Design Intent/Significance:</u></p> <p><u>Existing Condition of feature/Comment:</u></p> <p><u>Management Proposals:</u></p>

AR059	 <p>Figure 78 Site 059 Allotment Gardens (1945GoogleEarth)</p>	<p>WWII – Pre 1961</p> <p>TQ 27678 68395</p>	<p><u>Name:</u> WWII era allotment gardens</p> <p><u>Description:</u> Allotment gardens established as part of the war effort during the Second World War. Garden plots, boundary walls, outbuildings, and pathways all likely associated. Likely in use throughout the 1950s as well.</p> <p><u>Design Intent/Significance:</u></p> <p><u>Existing Condition of feature/Comment:</u></p> <p><u>Management Proposals:</u></p>
Site No.	Images	Date, NGR	Name, Description
AR060	 <p>Figure 79 Site 060 Pipeline Trench (2003GoogleEarth)</p>	<p>Post 1968 Pre 1971</p> <p>TQ 27699 68376</p>	<p><u>Name:</u> Pipeline trench</p> <p><u>Description:</u> Line of trench excavated during the late 1960s or early 1970s as part of the North Seas pipeline. Orientated roughly north-west/south-east. Seen on the 1971 AP's and still visible on the 2003 Google Earth. Cuts the Meadow, allotment gardens and likely earlier features.</p> <p><u>Design Intent/Significance:</u></p> <p><u>Existing Condition of feature/Comment:</u></p> <p><u>Management Proposals:</u></p>

AR061	 <p>Figure 80 Site 061 Former Golf Course (2003GoogleEarth)</p>	<p>Mid-Late 1960s – Early 1970s</p> <p>TQ 27706 68426</p>	<p><u>Name:</u> Area of former golf course</p> <p><u>Description:</u> Area of former Golf Course. Small 18 hole pitch and put set along the eastern edge of the meadow. In use from the late 1960s through to the early 1970s.</p> <p><u>Design Intent/Significance:</u></p> <p><u>Existing Condition of feature/Comment:</u></p> <p><u>Management Proposals:</u></p>
AR062	 <p>Figure 81 Site 062 Structure N of Manor House (2003GoogleEarth)</p>	<p>Post 1962 Pre 1968</p> <p>TQ 27748 68433</p>	<p><u>Name:</u> Madeira Hall</p> <p><u>Description:</u> Structure north of the Manor House, known as Madeira Hall. Brick structure likely erected early 1960s.</p> <p><u>Design Intent/Significance:</u></p> <p><u>Existing Condition of feature/Comment:</u></p> <p><u>Management Proposals:</u></p>
AR063	 <p>Figure 82 Site 063 Sports Complex (2003GoogleEarth)</p>	<p>Post 1971 Pre 1992</p> <p>TQ 27768 68490</p>	<p><u>Name:</u> Sports complex</p> <p><u>Description:</u> Group of modern structures associated with the current sports complex. Late 20th century in date, located to the north of the Manor House.</p> <p><u>Design Intent/Significance:</u></p> <p><u>Existing Condition of feature/Comment:</u></p> <p><u>Management Proposals:</u></p>
Site No.	Images	Date, NGR	Name, Description

AR064	 <p><i>Figure 83 Site 064 Bowling Green and Tennis Courts (2003GoogleEarth)</i></p>	<p>Post 1955</p> <p>TQ 27716 68530</p>	<p><u>Name:</u> Bowling green and tennis courts</p> <p><u>Description:</u> Bowling green and tennis courts within the former meadow north of the Canons. Post 1955 in date.</p> <p><u>Design Intent/Significance:</u></p> <p><u>Existing Condition of feature/Comment:</u></p> <p><u>Management Proposals:</u></p>
AR065	 <p><i>Plate 9 Site 065 Possible Structure (photo 4068)</i></p>	<p>Likely Pre 17th century</p> <p>TQ 2777 6839</p>	<p><u>Name:</u> Rectilinear cropmarks</p> <p><u>Description:</u> Possible remains of a rectangular structure, likely surviving as a series of low foundation walls. Orientated roughly north/south, containing a smaller rectangle- or room- within the north-west corner, and a possible east-west division towards the southern end. Possibly predates the foundation of the manor, and may be contemporaneous with, or even predate the Dovecote and Fish Pond.</p> <p><u>Design Intent/Significance:</u></p> <p><u>Existing Condition of feature/Comment:</u></p> <p><u>Management Proposals:</u></p>

6. Assessment of significance

i. Evidential value

Evidential value derives from the potential of the site to yield evidence about past human activity. Physical remains of past human activity are the primary source of evidence about the substance and evolution of places, and of the people and cultures that made them... Their evidential value is proportionate to their potential to contribute to people's understanding of the past... The ability to understand and interpret the evidence tends to be diminished in proportion to the extent of its removal or replacement.¹¹

The remit of this DBA is limited exclusively to evidential value assessment and excludes the other heritage values (historical, aesthetic and communal); the cultural-heritage significance is based on evidential value alone. The conservation plan by Simpson & Brown for the building and structures contains sections on the other heritage values.

There is evidential value in The Canons in the complex standing fabric of the buildings, especially Canons house and the dovecote, and below the surface of the ground.

The desk-based research, including the analysis of the HER data, map regression, and historic aerial imagery, has revealed a long and interesting history of the study area at The Canons.

Analysis of the HER data has shown the area around the Canons to be an important prehistoric landscape, with settlements based around the Wandle river valley dating as far back as 8,000BC or earlier. Evidence of Roman occupation was also shown within a 750m radius of the site, with the major artery of Stane Street linking Londinium to Chichester to the south located a short distance away. A major settlement is known to have existed during the Saxon period, as well as the origins of the place name of Mitcham, including a large cemetery complex to the west of the site. Features within the site of the Canons are known to date to the medieval period, with the fish pond and possibly dovecote relating to a medieval complex underlying the current site. From the 16th century onwards, the area around the Canons saw rapid growth with the construction of many high status dwellings, including the construction of The Canons in 1680, as well as Park Place.

The map regression has shown the steady use and evolution of the land at The Canons and Park Place from the late 18th century through to the 20th century. A major shift in land use took place in the 1920s, with the conversion of the land into sporting grounds associated with the News of the World. The analysis of aerial photographs shows the changes to the site from the 1940s onwards, showing the establishment of allotment gardens and also confirming the possibility for the survival of identified sites below ground.

ii. Grading of significance

The definitions in **Table 4** are those used in this DBA only, but are based on best practice, outlined by Historic England.

¹¹ Historic England *Conservation principles: policies and guidance for the sustainable management of the historic environment* (2008). p. 28

Table 4 Table showing cultural-heritage significance system used in this DBA.

Outstanding significance
A building or element of international or national importance, or a fine, intact or little-altered example of a particular period, style or type that embodies the importance of the buildings or site overall or the element to which it is a part.
Considerable significance
A building or element of national or regional importance (London and the south east of England), or a good example of a particular period, style or type with a high degree of intact original fabric that contributes substantially to the importance of the buildings or site overall, or the element to which it is a part, that may have been altered.
Moderate significance
A building or element of local importance (London Borough of Merton), or an element that contributes to, but is not a key element to the importance of the buildings or site overall, or the element to which it is a part, that may have been altered.
Neutral significance
An element which neither contributes, nor detracts from the importance of the buildings or site overall.
Negative significance
A building or element which detracts from the overall significance of the buildings or site overall.

iii. Summary statement of significance

Significance is a specific heritage term defined in the National Planning Policy Framework:

*The value of a heritage asset to this and future generations because of its heritage interest. That interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting.*¹²

Historic England defines significance as:

*The sum of the cultural and natural heritage values of a place.*¹³

The Canons embodies important cultural heritage values for society today. Its evidential value has the potential to be sustained, revealed and enhanced if change is carefully considered, planned and managed.

There is strong evidential value in the fabric of Canons house and the dovecote, both of which are listed at Grade II* and Grade II respectively. As designated and important heritage assets, they have potential to yield evidence of past human activity which would enhance understanding.

¹² National Planning Policy Framework, Annex 2: Glossary (Department of Communities and Local Government, 2012)

¹³ EH Conservation principles. p.72

There is also strong evidential value in the ground within the boundaries of the study area. Though not much evidence has been uncovered in this area to date, the nature of deposits in surrounding sites suggests that there is a high potential within the boundary, which might reflect all periods of the history of the site, from the pre-historic and Roman periods, to the Medieval, post-medieval and modern periods.

Though it can be problematic to attempt to place a site in a category of significance relative to others, it is important to give this site a context, to allow its significance to be compared to others in the region, and the United Kingdom. Overall, based on the above assessment of evidential value, this DBA assesses the site at The Canons to be of **considerable cultural-heritage significance**. This categorisation of significance is the second level of the five levels of cultural significance used in this conservation plan.

7. Archaeological Recommendations and Policies

i. General

The desk-based assessment has shown the potential for the survival of unknown buried heritage assets within the study area to be high, with a strong possibility of encountering finds and features relating to the medieval complex, as well as a possibility of earlier Saxon, Roman, and Prehistoric sites in the relatively undeveloped green-spaces that are a feature of the Canons, during any ground-breaking works on site. These resources reflect (or have the potential to reflect) evidential value from all periods of human activity from the end of the last glaciation onwards.

The one characteristic that all forms of archaeological evidence share is their vulnerability. They can all be easily damaged or completely destroyed in the course of modern management operations of even apparently quite slight impact. Much of the evidential value relates to the medieval and early history of the estate before the building of the present mansion, and reflects aspects of its history not recorded in any other way, such as in documents. Destruction of any archaeological remains can therefore represent the complete, irrecoverable and permanent loss of chapters of The Canons story.

Ongoing property management cannot, however, completely avoid damage to the archaeological resource and this is fully recognised. In order to achieve successful conservation management, negative impacts need to be recognised in advance, reduced in scope as far as possible, and finally mitigated for through appropriate archaeological investigation and recording.

Policy 1 – Archaeology

Respect all areas of the site as having high potential for archaeology. In all cases of proposals for change, there should be a preference for avoidance of archaeological remains (preservation *in situ*).

ii. Mitcham Archaeological Priority Zone (APZ)

The study area is within the Mitcham APZ, an area deemed to be of particular archaeological potential within the borough.

The London Borough of Merton has specific policies for managing the designated and un-designated heritage assets in this area contained in the *Supplementary planning guidance note: archaeology* (no date). This document contains many references which are out of date. For example it refers to *Planning policy guidance* notes 15 and 16, superseded by the *National planning policy framework* 2012, and the Local Authority's *Unitary development plan*, superseded by the adoption of the *Merton's Sites and Policies Plan* in July 2014. However, it seems to remain current policy at time of writing.

There are general policies for managing heritage assets in the borough area written by the London Borough of Merton, 'DM D4 Managing heritage assets', contained in *Merton's Sites and Policies Plan*, adopted July 2014. All proposals and works which would break ground or affect buildings and structures should be planned to comply in full with London Borough of Merton policy.

Policy 2 – Dialogue with the Local Authority

Open a dialogue with the London Borough of Merton Council archaeology officers in proposing any change at The Canons. They have specific procedures that they may be required to implement and it is important to prevent misunderstanding and to maintain a good relationship so that change can be managed appropriately and efficiently from the outset of any proposed project.

iii. Occasions and Opportunities

Whenever the ground or built fabric is planned to be disturbed, there is potential for archaeological impact and loss of resource. The archaeological potential of The Canons has been well established, and consulting this DBA and the Local Authority archaeologist should quickly determine whether further investigation/mitigation etc. is needed at any proposed site.

Archaeological involvement may be required at a number of stages:

- *Prior investigation:* existing knowledge of the estate is far from universal or complete. Early investigations may be needed to determine the presence/absence of significant remains. Investment at this stage will minimise costs and delays at later. Investigation may be best set in the broader framework of a Heritage Impact Assessment.
- *Opening up:* especially where investigating built structures, a pause for archaeological works may be required after initial opening up, but before building works proper commence. This needs to be recognised and planned for. Opening up may need to be done by archaeological means to optimise the recovery of materials and information.
- *Watching Briefs:* In other circumstances (probably the majority) works may progress subject to a watching brief, with the potential to suspend works for archaeological investigation where necessary
- *Post-event analysis:* important findings are often made after the conclusion of fieldwork, when findings can be fully analysed. Investment in this phase is crucial, especially for refining resource mapping.

Works to built structures have considerably greater potential to reveal archaeological information than is commonly appreciated. Buildings archaeology is a specialist skill, often requiring more complex responses than works in the broader landscape.

Many investigative archaeological techniques are destructive, and should only be contemplated when non-destructive ones have been tried or are considered irrelevant to the works in hand.

Policy 3 – Commissioning archaeological work

All archaeological works should be commissioned from suitably experienced professionals following current guidance detailed by the Chartered Institute of Field Archaeologists (CIfA).

iv. Specific sites

a. Historic building survey

It is recommended that a Historic Building Survey is undertaken prior to any changes being made to any of the historic building fabric or features

b. Evaluation

Site 065, the possible structure north of the Dovecote identified through photographic analysis, presents a potential opportunity for an archaeological evaluation to take place in order to determine its nature, function, and date. This evaluation could involve the participation of local public groups, allowing them to experience the history of their community first-hand.

8. Archiving

Both a hard copy and a digital copy of this report in its final form will be submitted to the Greater London Authority. This will be accompanied by the project archive including selected email correspondence, site records, and digital copies of all site photographs.

An entry has been created on the online OASIS platform to ensure public access to the research.