



Haredon House, Sutton
Archaeological Desk-
Based Assessment

Client: PROUN ARCHITECTS

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Archaeological Desk-Based Assessment

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EXECUTIVE SUMMARY

AB Heritage Limited have been commissioned by Proun Architects to produce an Archaeological Desk-Based Assessment covering proposed development Haredon House, 810 London Road, Sutton, London. The proposed development site is currently occupied by a multi-purpose building with external parking and lawned areas.

This assessment has reviewed all of the known cultural heritage features within 1km of the centre-point of the proposed development site in order to gain an understanding of the potential for the presence of archaeological features within the site boundary and surrounding area, and assess the potential impact of the proposed development upon these.

Based on the known historical development of the proposed development site and surrounding study area, and the presence of the Archaeological Priority Area [AB 3] within the proposed development boundary, it is concluded that there is limited potential for the recovery of archaeological material within the footprint of the building of the proposed development site due to past impacts. However, the areas which have been subjected to less past impact may contain Roman material, in association with the former Roman Road [AB 3]. This includes the area of the north-western car park, where there are proposed plans for an extension of the existing building.

Therefore, in line with Policy DM4 (Historic Environment) of the Site Development Policies, it has been recommended that an archaeological evaluation should take place in the area of the proposed extension on the north-western side of the existing building, in advance of development.

This recommendation would need to be approved by the GLAAS Planning Archaeologist in advance of development.

1. INTRODUCTION

1.1 Project Background

- 1.1.1 AB Heritage Limited (hereinafter AB Heritage) has been commissioned by Proun Architects to produce an Archaeological Desk-Based Assessment covering the proposed development at Haredon House, 810 London Road, Sutton, London (see Figure 1).
- 1.1.2 This report includes a description of the baseline conditions; an examination of available documentary, cartographic and known archaeological evidence; and identifies any known and potential cultural heritage receptor(s) within the application site or its immediate vicinity. It proposes a suitable mitigation strategy for archaeology, where such a works are deemed appropriate.

1.2 Site Location & Description

- 1.2.1 The proposed development site covers an area of c. 0.4 hectares (ha), centred at approximately TQ 24054 65933, in the London Borough of Sutton.
- 1.2.2 The junction between London Road (A24) and Gander Green Lane is located at the south-western corner of the site boundary, and the surrounding area is that of a developed and densely populated urban environment.
- 1.2.3 The proposed development site is currently occupied by the block of flats named Haredon House, and associated parking and grassed areas.
- 1.2.4 On the opposite side of the London Road (which forms the north-western site boundary) is St Anthony's Hospital.

1.3 Geology & Topography

- 1.3.1 The geology of the proposed development site consists of the clays and silts of the London Clay Formation, which were formed 34 – 56 million years ago as re-deposited sediments in deep seas (BGS 2015).
- 1.3.2 The area of the proposed development site is flat at c. 27m above OD.

1.4 Proposed Development

- 1.4.1 Current plans for the proposed development site comprise the extension of the existing building at 810 London Road, to approximately 103 residential flats over basement, ground, and 5 upper floors, with associated external landscaping (see Figures 2 & 3).
- 1.4.2 Development works at the site have already begun, after the ground, second, and third floors have been granted prior approval for use as residential units.

2. AIMS & METHODOLOGY

2.1 Aims of Works

- 2.1.1 Early consultation on the results of archaeological research and consideration of the implications of proposed development are the key to informing reasonable planning decisions.
- 2.1.2 The aim of this report is to facilitate such a process by understanding the historical development of the application site and the likely impact upon any surviving archaeological resource resulting from the proposed development, devising appropriate mitigation responses where necessary.

2.2 Methodology of Works

- 2.2.1 The assessment has been carried out, in regard to the collation of baseline information, in line with the Institute for Archaeologists' Standard and Guidance for Desk-Based Assessment (1994, latest revision November 2012).
- 2.2.2 The assessment has been carried out, in regard to the collation of baseline information, in line with the Institute for Archaeologists' Standard and Guidance for Desk-Based Assessment (1994, latest revision November 2012).

- Ancient Monuments and Archaeological Areas Act, 1979
- Planning (Listed Buildings and Conservation Areas) Act, 1990
- The National Planning Policy Framework, 2012

- 2.2.3 The Greater London Historic Environment Record (HER) is the primary source of information concerning the current state of archaeological and architectural knowledge in this area. For reporting purposes the HER information has been re-numbered with AB numbers, which can be viewed in Appendix 1. The information contained within this database was supported by examination of data from a wide range of other sources, principally:

- The Heritage Gateway (www.heritagegateway.org.uk) for information from English Heritage National Monuments Record, Pastscape and other research resources, including the Access to Archives (A2A)
- The English Heritage website professional pages, particularly the National Heritage List For England
- A site-walk over on the 26th March 2015
- Additional relevant documentary and online historic sources

- 2.2.4 Information from these sources was used to understand:

- Information on statutory and non-statutory designated sites
- Information on heritage assets recorded on the Greater London HER

- Readily accessible information on the site's history from readily available historic maps and photographs
- Any information on the site contained in published and unpublished archaeological and historical sources, including any previous archaeological investigations undertaken within the study area
- A greater understanding of key cultural heritage issues of the site and surrounding area, developed through the onsite walkover, including information on areas of past truncation within the site boundary
- The impact of proposed development on the known and potential archaeological resource, resulting in the formulation of a mitigation strategy, where required, which appropriately targets any future works to those required to gain planning consent.

2.2.5 During consultation between Zoe Edwards (Archaeological Technician; AB Heritage) and Gillian King (Greater London Archaeology Advisor; English Heritage), on the 23rd March 2015, it was agreed, given the location and form of development, that the Archaeological Desk-Based Assessment would examine heritage records within 1km of the proposed development site centre point.

2.3 Assessment of the Cultural Heritage Resource

2.3.1 This desk-based assessment contains a record of the known and potential cultural heritage resource of an area. In relation to buried archaeological remains, where there is a potential for encountering a particular resource within the application site this is assessed according to the following scale:

Low	-	Very unlikely to be encountered on site
Medium	-	Possibility that features may occur / be encountered on site
High	-	Remains almost certain to survive on site

2.3.2 There is currently no standard adopted statutory or government guidance for assessing the importance of an archaeological feature and this is instead judged upon factors such as statutory and non-statutory designations, architectural, archaeological or historical significance, and the contribution to local research agendas. Considering these criteria each identified feature can be assigned to a level of importance in accordance with a five point scale (Table 1, below).

Table 1: Assessing the Importance of a Cultural Heritage Site

SCALE OF SITE IMPORTANCE	
NATIONAL	The highest status of site, e.g. Scheduled Monuments (or undesignated assets of schedulable quality and importance). Grade I and Grade II* Listed Buildings. Other listed buildings that can be shown to have exceptional qualities in their fabric or historical associations not adequately reflected in the listing grade. Conservation Areas containing very important buildings. Undesignated structures of clear national importance. Extremely well preserved historic landscape, whether inscribed or not, with exceptional coherence, time depth, or other critical factor(s).
REGIONAL	Grade II Listed Buildings or other designated or undesignated archaeological sites (in addition to those listed above), or assets of a reasonably defined extent and significance, or reasonable evidence of occupation / settlement, ritual, industrial activity etc. Examples may include areas containing buildings that contribute significantly to its historic character, burial sites, deserted medieval villages, Roman roads and dense scatter of finds.
LOCAL	Evidence of human activity more limited in historic value than the examples above, or compromised by poor preservation and/or survival of context associations, though which still have the potential to contribute to local research objectives. Examples include sites such as 'locally designated' buildings or undesignated structures / buildings of limited historic merit, out-of-situ archaeological findspots / ephemeral archaeological evidence and historic field systems and boundaries etc.
NEGLIGIBLE	Assets with very little or no surviving archaeological interest. Examples include destroyed antiquities, structures of almost no architectural / historic merit, buildings of an intrusive character or relatively modern / common landscape features such as quarries, drains and ponds etc.
UNKNOWN	Insufficient information exists to assess the importance of a feature (e.g. unidentified features on aerial photographs).

2.3.3 The importance of already identified cultural heritage resources is determined by reference to existing designations. Where classification of a receptor's value covered a range of the above possibilities or for previously unidentified features where no designation has been assigned, the value of the receptor was based on professional knowledge and judgement.

2.3.4 For some types of finds or remains there is no consistent value and the importance may vary, for example Grade II Listed Buildings and Conservation Areas. For this reason, adjustments are occasionally made, where appropriate, based on professional judgement.

2.4 Impact Assessment Criteria

2.4.1 The magnitude of impact upon the archaeological and heritage resource, which can be considered in terms of direct and indirect impacts, is determined by identifying the level of effect from the proposed development upon the baseline conditions of the site and the cultural heritage resource identified. The criteria for assessing the magnitude of impact are set out in Table 2 (below).

2.4.2 In certain cases it is not possible to confirm the magnitude of impact upon a cultural heritage resource, especially where anticipated buried deposits exist. Where possible a professional

judgement as to the scale of such impacts is applied to enable the likely 'Significance of Effects' to be established; however, a magnitude level of 'uncertain' is included for situations where it is simply not appropriate to make such a judgement at this stage of works.

Table 2: Criteria for Determining Magnitude of Impact

IMPACT LEVEL	DEFINITION
HIGH	Major impacts fundamentally changing the baseline condition of the receptor, leading to total or considerable alteration of character or setting – e.g. complete or almost complete destruction of the archaeological resource; dramatic visual intrusion into a historic landscape element; adverse change in the setting or visual amenity of the feature/site; significant increase in noise; extensive changes to use or access.
MEDIUM	Impacts changing the baseline condition of the receptor materially but not entirely, leading to partial alteration of character or setting – e.g. a large proportion of the archaeological resource damaged or destroyed; intrusive visual intrusion into key aspects of the historic landscape; or use of site that would result in detrimental changes to historic landscape character.
LOW	Detectable impacts which alter the baseline condition of the receptor to a small degree – e.g. a small proportion of the surviving archaeological resource is damaged or destroyed; minor severance, change to the setting or structure or increase in noise; and limited encroachment into character of a historic landscape.
NEGLIGIBLE	Barely distinguishable adverse change from baseline conditions, where there would be very little appreciable effect on a known site, possibly because of distance from the development, method of construction or landscape or ecological planting, that are thought to have no long term effect on the historic value of a resource.
UNCERTAIN	Extent / nature of the resource is unknown and the magnitude of change cannot be ascertained.

2.4.3 The overall Significance of Effects from the proposed development upon the Cultural Heritage Resource is determined by correlating the magnitude of Impact against value of the Cultural Heritage resource. Table 3 highlights the criteria for assessing the overall Significance of Effects. Where effects are moderate or above these are classified as significant.

Table 3: Significance of Effects

IMPORTANCE	MAGNITUDE			
	HIGH	MED	LOW	NEG
NATIONAL	Severe	Major	Mod	Minor
REGIONAL	Major	Mod	Minor	Not Sig.
LOCAL	Mod	Minor	Minor	Not Sig.
NEGLIGIBLE	Minor	Not Sig.	Not Sig.	Nt.

Not Sig. = Not Significant; Nt. = Neutral; Mod = Moderate; Ext. = Extensive

2.5 Limitations

- 2.5.1 It should be noted that the report has been prepared under the express instruction and solely for the use of Proun Architects, and any associated parties they elect to share this information with. Measurements and distances referred to in the report should be taken as approximations only and should not be used for detailed design purposes.
- 2.5.2 All the work carried out in this report is based upon the professional knowledge and understanding of AB Heritage on current (April 2015) and relevant United Kingdom standards and codes, technology and legislation. Changes in these areas may occur in the future and cause changes to the conclusions, advice, recommendations or design given. AB Heritage does not accept responsibility for advising the client's or associated parties of the facts or implications of any such changes in the future.
- 2.5.3 This report has been prepared utilising factual information obtained from third party sources. AB Heritage takes no responsibility for the accuracy of such information. It should also be noted that this report represents an early stage of a phased approach to assessing the archaeological and cultural heritage resource of the application site to allow the development of an appropriate mitigation strategy, should this be required. It does not comprise mitigation of impacts in itself.

3. PLANNING & LEGISLATIVE FRAMEWORK

3.1 Introduction

- 3.1.1 The following section highlights the key planning and legislative framework relevant to this project. Legislative framework, national planning policy and relevant sector guidance.

3.2 Statutory Protection for Heritage Assets

- 3.2.1 Current legislation, in the form of the Ancient Monuments and Archaeological Areas Act 1979, provides for the legal protection of important and well-preserved archaeological sites and monuments through their addition to a list, or 'schedule' of archaeological monuments by the Secretary of State for Culture, Media and Sport. This necessitates the granting of formal Scheduled Monument Consent for any work undertaken within the designated area of a Scheduled Ancient Monument.
- 3.2.2 Likewise, structures are afforded legal protection in the form of their addition to 'lists' of buildings of special architectural or historical interest. The listing of buildings is carried out by the Department of Culture, Media and Sport under the Planning (Listed Buildings and Conservation Areas) Act, 1990. The main purpose of the legislation is to protect buildings and their surroundings from changes that would materially alter the special historic or architectural value of the building or its setting. This necessitates the granting of formal Listed Building Consent for all works undertaken to or within the designated curtilage of a Listed Building. This legislation also allows for the creation and protection of Conservation Areas by local planning authorities to protect areas and groupings of historical significance.
- 3.2.3 The categories of assets with some form of legal protection have been extended in recent years, and now include Registered Parks and Gardens, and Historic Battlefields. While designation as a UNESCO World Heritage Site is not a statutory designation under English planning law, such a designation is regarded as a material consideration in planning decisions, and World Heritage Sites are in practice protected from development that could affect any aspect of their significance including settings within the Site and a buffer zone around it.

3.3 National Planning Policy

- 3.3.1 The NPPF sets out government policy on the historic environment, which covers all elements, whether designated or not, that are identified as 'having a degree of significance meriting consideration in planning decisions, because of its heritage interest'.
- 3.3.2 One of the over-arching aims is to 'Conserve heritage assets in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of this and future generations'. To achieve this, local planning authorities can request that the applicant describe "the significance of any heritage assets affected, including any contribution made by their setting". The level of detail required in the assessment should be "proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance". It goes on to say that "where a site on which development is proposed includes or has the potential to include heritage assets with archaeological interest,

local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation.”

- 3.3.3 A key policy within the NPPF is that “when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset’s conservation. The more important the asset, the greater the weight should be.

With regard to non-designated heritage assets specific policy is provided in that a balanced judgement will be required having due regard to the scale of any harm or loss and the significance of the heritage asset affected.

3.4 Local Planning Policy

The London Plan

- 3.4.1 The following policies were taken from the London Plan (updated in March 2015) with regard to cultural heritage and archaeology, taking into account Listed Buildings, Registered Parks and Gardens and other natural and historic landscapes, Conservation Areas, World Heritage Sites, Registered Battlefields, Schedules Ancient Monuments, archaeological remains, and memorials.

Policy 7.8: Heritage Assets and Archaeology

- 3.4.2 The policy states that development should incorporate measures for the identification, recording, interpretation, protection and where appropriate, presentation of any archaeology within the site.
- 3.4.3 The conservation, restoration, re-use and incorporation of heritage assets is also considered during planning decisions.
- 3.4.4 Any development affecting heritage assets should be sympathetic to the form, scale, materials and architectural details of the asset in order to conserve the asset’s significance.
- 3.4.5 The London Plan recommends that Local Development Framework seek to maintain and enhance the contribution of built, landscaped and buried heritage.

Sutton Local Development Framework (LDF)

- 3.4.6 The Sutton LDF is being reviewed as part of a government recommendation produce a single Local Plan in place of a number of documents, which in this case will replace the Core Strategy and Site Development Policies. The new Local Plan is scheduled for adoption in 2017, and therefore the policies relevant to this project at this time are found in the Core Planning Strategy of 2009.

The Core Planning Strategy 2009, Core Policy BP12: Good Urban Design and Heritage

- 3.4.7 This policy states that development should respect the local context, distinctive local character, and heritage.

Site Development Policies 2012: Policy DM4 - Historic Environment

- 3.4.8 Development within archaeological priority areas will be approved by the council if an archaeological evaluation takes place. This will assesses the archaeological implications of the development in order to propose further mitigation measures, if required, to safeguard the area from adverse development.
- 3.4.9 The Council will expect the applicant to have sought pre-application advice from the Greater London Archaeological Advisory Service before submitting an archaeological evaluation.
- 3.4.10 Where mitigation includes archaeological excavation, a scheme should be submitted for the excavation, analysis, publication and archive deposition of the records made, and for the public dissemination of the results, to further understanding.

4. ARCHAEOLOGICAL RESOURCE BASELINE

4.1 Statutory Designated Features

- 4.1.1 There are no designated features within the bounds of the proposed development site.
- 4.1.2 There is one designated feature within the study area, consisting of a Grade II Listed Building [AB 4] at c. 30m to the north-west of the proposed development site boundary, on the opposite side of London Road to the proposed development. This building was formerly the 18th – early 19th century Lord Nelson Inn, but it has since had alterations and has become a nursing home associated with the adjacent St Anthony's Hospital.

4.2 Historic Environment Data

- 4.2.1 There are a total of 11 cultural heritage features within the 1km study area, which includes eight monuments (one of which is a Listed Building, as above) [AB 1, 4 – 9 & 11], and two Archaeological Priority Areas (APAs) for Stane Street [AB 2 & 3].
- 4.2.2 In addition, the Historic Landscape Character Area (HLC) [AB 10] of North Cheam covers the southern half of the study area, and incorporates the area of the proposed development site.

4.3 Previous Archaeological Works in the Study Area

- 4.3.1 Previous archaeological works within the study area include desk-based assessments, evaluations and watching briefs. The majority of these have revealed no archaeological features.
- 4.3.2 This includes a watching brief (HER Event Number: ELO3934) at St Anthony's Hospital, c. 100m to the west of the proposed development site in which no archaeological resource was recorded. A watching brief (HER Event Number: ELO6831) on land within the Roman Road APA [AB 3] took place c. 230m to the north-north-east of the proposed development site, which produced no significant archaeological features. These findings are representative of the majority of archaeological works within the study area.

4.4 Archaeology & History Background

The Prehistoric Periods (c. 500,000 BC – AD 43)

- 4.4.1 There are no cultural heritage features of Prehistoric date located within the proposed development site, and one within the surrounding study area [AB 1].
- 4.4.2 There is little recorded evidence of the Prehistoric period in Sutton and the surrounding area, although there is known activity in areas to the north, around central London, from at least the Mesolithic onwards.

Evidence of Prehistoric activity within the study area is present in the form of struck and burnt flints [AB 1], which have been found at the Sainsbury's site, c. 760m to the south of the proposed development site.

The Roman Period (AD 43 – AD 410)

- 4.4.3 There is one cultural heritage feature of Roman date [AB 3] located within the proposed development site, and two additional features of Roman date [AB 1 & 2] within the surrounding study area.
- 4.4.4 The route of a section of the London to Chichester Roman Road [AB 2 & 3] is replicated in the present London Road (A24) which passes along the north of the borough, and then to the south, towards the Roman settlement at Ewell, c. 3.8km to the south-west of the proposed development site. The road took the name Stane Street, from its former surface of stone; a name which resides with the nearby Stonecot Hill (c. 500m to the north-east of the proposed development site) (London Borough of Sutton, 2015). The location of the Roman Road is now highlighted by two APAs [AB 2 & 3], one of which occupies the majority of the proposed development site [AB 3].
- 4.4.5 At the Sainsbury's site, c. 760m to the south of the proposed development site, is the findspot of a fragment of Roman tagula (roof tile) [AB 1], which may suggest that there was a Roman building in the area.
- 4.4.6 There is no evidence of Roman settlement within the proposed development site, although the nearest known settlements of this date are at Ewell, Croydon, and Merton (London Borough of Sutton, 2015).

The Medieval and Post-Medieval Periods (AD 410 – AD 1800)

- 4.4.7 There are no cultural heritage features of Medieval or Post-Medieval date within the proposed development site, and only one feature of Post-Medieval date within the surrounding study area [AB 4].
- 4.4.8 During the Medieval period, the Manor of Sutton or 'Sutton Abbas' was gifted to Chertsey Abbey, and by 1540 the Manor was annexed to the honour of Hampton Court (Malden 1912).
- 4.4.9 Notable activity within the study area included the use of Gander Green Lane (immediately to the south of the proposed development site) for transporting livestock. The road was lined by deep ditches and wide grass verges in order to transport cattle, sheep, and poultry between markets (Smith 1960).
- 4.4.10 In the later Post-Medieval period, Sutton was still just a small village which centred on the High Street (London Borough of Sutton 2015b). The area on the opposite side of the London Road from the proposed development site was occupied by the Grade II Listed Lord Nelson Inn [AB 4]. The building is still present although it has later alterations, and is now used as a nursing home in association with the neighbouring St Anthony's Hospital (est.1904).

Modern Period (AD 1801 – Present)

- 4.4.11 There are no cultural heritage features of Modern date within the boundary of the proposed development site, though there are six within the surrounding study area [AB 5 - 10].
- 4.4.12 The Modern period in Sutton saw significant development and population growth. This escalated with the construction of the railway through the area in 1847, which coincided with Thomas Alcock becoming the new lord of the Manor. Alcock laid a number of new streets and

building lots, including a new suburb to the east of the high street (London Borough of Sutton 2015b).

- 4.4.13 By 1901 Sutton was a small town in its own right, which continued to grow between the First and Second World Wars, as defined by the Historic Landscape Characterisation [AB 10] of the area. This was little hindered by impacts of the Second World War in comparison to central London (London Borough of Sutton 2015b).
- 4.4.14 The resource of modern heritage features within the study area consists of remains of former buildings; including foundations, ditches, drains, and topsoil [AB 5, 7 & 8], the closest of which [AB 8] is c. 80m to the west of the proposed development site.

Undated Features

- 4.4.15 There are no cultural heritage features of Unknown date within the boundary of the proposed development site, and one within the surrounding study area [AB 11].
- 4.4.16 The undated feature within the study area consists of truncated topsoil at c. 130m to the south-west of the proposed development site.

4.5 Historic Map Sources

- 4.5.1 The earliest map examined of the area was the 1804 OSD Map of Hampton Court, showing Kensington, Richmond and Twickenham. This map shows the area of the proposed development site was unoccupied and lay within an area of farmland at that time, although the London Road and Gander Green Lane (see Figure 1 for location) are present.
- 4.5.2 Towards the middle of the 19th century, Ordnance Survey Maps show that the area surrounding the proposed development site is becoming more developed. By 1871, OS Map Sheet XIII of Surrey shows buildings associated with 'Park Farm' along Ganger Green Lane, to the south-east of the proposed development site; however, none of these buildings appear to occupy the proposed development site.

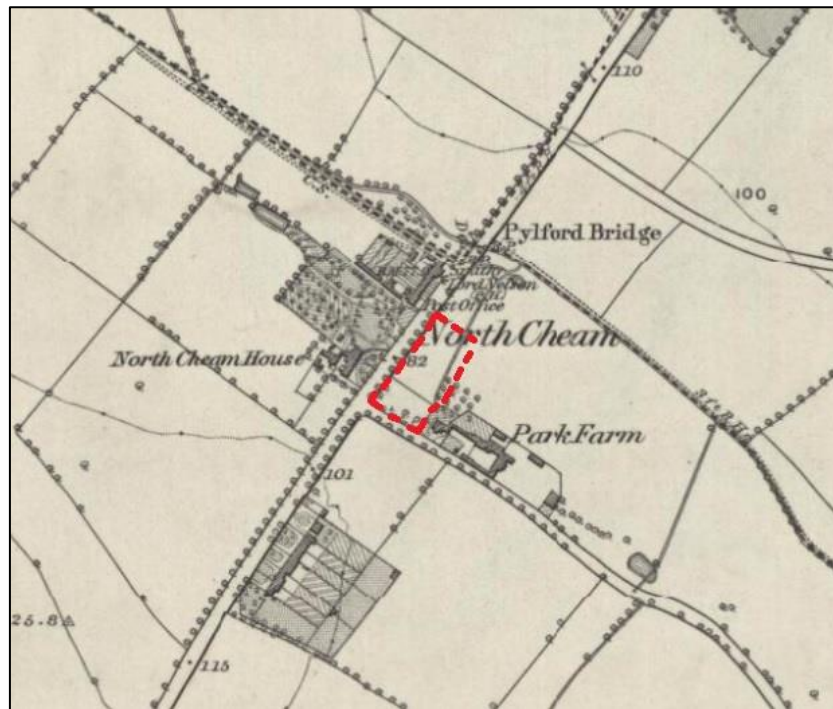


Plate 1: 1871 OS Map Sheet XIII of Surrey, with a dashed red line showing the approximate perimeter of the proposed development site

4.5.3 Later maps show a continuation in development on the land surrounding the proposed development site, and confirm that there were no structures within the proposed development site until the present building was erected in the mid-20th century.

4.6 Site Visit

4.6.1 A site visit was undertaken by Zoe Edwards (Archaeological Technician; AB Heritage) on the 26th March 2015. The purpose of this visit was to gain a greater understanding of the existing land use and past impacts within the current site limits, along with an appreciation for the potential survival of below ground archaeological deposits. Figure 3 shows the site plan and the location and orientations of the photographs shown in this section.

4.6.2 The proposed development site can be accessed from the roadside at Gander Green Lane and the London Road (the car parks have been labelled CP 1-3 for clarity in this section; see Figure 3). These access points lead to car parks on the north-western (CP 1) and south-eastern (CP 2) sides of the present building. It is likely that a further entrance to additional parking spaces (CP 3) was present at the north end of the site, which would have lead onto Hamilton Avenue (see Figure 1). This entrance was blocked at the time of the site visit, and the car park (CP 3) was being used to store construction materials (Photo 1).



Photo 1: The view to the north-north-east from the south-western corner of CP 3

- 4.6.3 Construction works taking place beneath the building and to the north-western side, adjacent to the London Road. This appeared to include excavation (Photo 2 & 6).



Photo 2: The view of the construction works beneath the present building

- 4.6.4 Most of the external areas were covered with concrete, which in some places showed evidence of works to below ground services since the concrete was laid. There were also

man-hole covers showing the presence of additional below-ground services. These impacts were visible in the north-western car park (CP 1) adjacent to the London Road (Photo 3).



Photo 3: The view toward the north-east from the south-western edge of CP 1

- 4.6.5 The only area not covered with concreted was a grassed area at the south-western edge of site (Photo 4). Adjacent to this was a terrace leading from the south-west facing building entrance, and a small area screened by a brick wall, which was being used for storage below ground level (Photo 5). This storage space, and construction works extending from beneath the building could be seen from the terrace (Photo 6).



Photo 4: The view toward the north-east from the south-western edge of the proposed development site, showing the grass-covered area



Photo 5: The view toward the north-east from the south-western edge of the proposed development site, showing the terrace, brick-screened storage area, and south-western corner of the building



Photo 6: The view towards north-east from the terrace on the south-west facing side of the building, showing the construction works beneath the building extending to the outside

- 4.6.6 The car park on the south-eastern side of the building (CP 2) has an exit to a ramp in the north-east, where an entrance to the northern car park (CP 3) was blocked due to the construction works beyond this point (Photo 7).



Photo 7: The view from the south-eastern corner of the proposed development site (CP 2) towards the north-west

5. ARCHAEOLOGICAL POTENTIAL & MITIGATION

5.1 Known Heritage Resource

- 5.1.1 There are two heritage features located within the boundary of the proposed development site. This includes the Archaeological Priority Area, which demarcates the line of a Roman Road [AB 3] from London to Chichester, which passed through Sutton on the same route as the present London Road (A24). As such this area has been highlighted as having archaeological potential based on the potential for recovery of remnants of the Roman Road.
- 5.1.2 In addition, the Historic Landscape Character Area of North Cheam [AB 10] incorporates the proposed development site, and signifies that it is within an area characterised by inter-war housing development.
- 5.1.3 The area surrounding the proposed development site contains little evidence of activity during the Prehistoric and Roman periods; however, there is a single findspot of Roman date within the study area [AB 1], at c. 760m to the south of the proposed development site.
- 5.1.4 While it is known that there was a village in Sutton by the late Post-Medieval, the only evidence of this is the Grade II Listed building which is situated on the opposite site of the London Road to the proposed development site, which is the former Lord Nelson Inn [AB 4].
- 5.1.5 The majority of heritage features within the study area are associated with the modern development of the area, and generally consist of the foundations and drains of former buildings (e.g [AB 5, 7 & 8]).

5.2 Past Impacts within the Site Boundary

- 5.2.1 Known impacts within the site boundary relate to the construction and use of the present building, including but not limited to the laying of foundations, and the maintenance of the utilities which are situated beneath the surface at the proposed development site.
- 5.2.2 During the site visit, it was noted that an area being used for storage below ground level was situated on the south-western facing side of the building, and that there was below-ground construction works taking place beneath the building. The temporary fencing blocked full view of the ground extending to the south-western side of the building adjacent to the London Road, although a spoil heap was visible and it is possible that below-ground works may have been taking place.
- 5.2.3 The below-ground impacts of these events have the potential to have compressed, removed, damaged, or destroyed any archaeological material which may have been present below the surface of the proposed development site.

5.3 Potential Archaeological Resource

- 5.3.1 The areas around the footprint of the building have some potential to contain artefacts of Roman date, in association with the former Roman Road [AB 3], whereas the areas within the footprint of the existing building are unlikely to contain archaeological features due to the past impacts.

5.3.2

5.3.3 The known heritage features and development history of the study area suggests a limited potential for settlement in the area before the late Post-Medieval. The archaeological resource suggests that other activity within the study area before this time was minimal.

5.3.4 The modern development of the proposed development site, including the works taking place beneath the present building and possibly adjacent to the London Road, are likely to have caused substantial impact below the surface of the proposed development site. Therefore, any potential archaeological resource within the footprint of the present building at the proposed development site are likely to have been removed or destroyed as a result of these past impacts.

5.4 Predicted Impact of Proposed Development

5.4.1 The proposed development consists of the conversion and extension of the existing building at the proposed development site, along with associated landscaping. This includes an extension on the north-western side of the building, which is currently occupied by a car park (CP 1).

5.4.2 Some below-ground development works have already begun within the footprint of the building, and possibly adjacent to the London Road.

5.4.3 It is assumed that the extension of the building will require additional below-ground works including the construction of foundations and the installation of service pipes in areas which have previously not been subjected to extensive below-ground impact.

5.4.4 The external design includes the planting of trees, and hard landscaping, which will also cause some impact below the ground surface at the proposed development site.

5.4.5 These predicted impacts may impact any potential unknown surviving archaeological resource beneath the ground surface at the proposed development site.

5.5 Outline Recommendations

5.5.1 Based on the known archaeological resource within the proposed development site and the surrounding study area, and the past impacts within the proposed development site, it is considered unlikely that there will be any potential for recovery of surviving, complex or significant archaeological resource within the footprint of the existing building at the proposed development site.

5.5.2 However, the past impact on the ground in the areas surrounding the footprint of the existing building at the proposed development site may not have been as substantial. Therefore, there is some potential for the recovery of remains relating to the Archaeological Priority Area of the Roman Road [AB 3]. Specifically, this includes area of the north-western car park (CP1).

5.5.3 Policy DM4 (Historic Environment) of the Site Development Policies, states that an archaeological evaluation should take place in advance of development within Archaeological Priority Areas. It has been concluded above that there is limited potential for the recovery of archaeological material beneath the footprint of the existing building, but some potential of

recovering Roman material from the area of CP1, as the past impacts of this area are less substantial.

5.5.4 Therefore, an archaeological evaluation is recommended for the area of the extension into CP1.

5.5.5 This recommendation would need to be approved by the GLAAS Planning Archaeologist in advance of development.

6. REFERENCES

6.1 Documentary Sources & Cartographic Sources

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6.2 Electronic References

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Appendices

Appendix 1 Gazetteer of Cultural Heritage Features

This gazetteer incorporates all archaeological and historical sites identified by the Greater London Historic Environment Record and other sources within a radius of 1km of the site centre point.

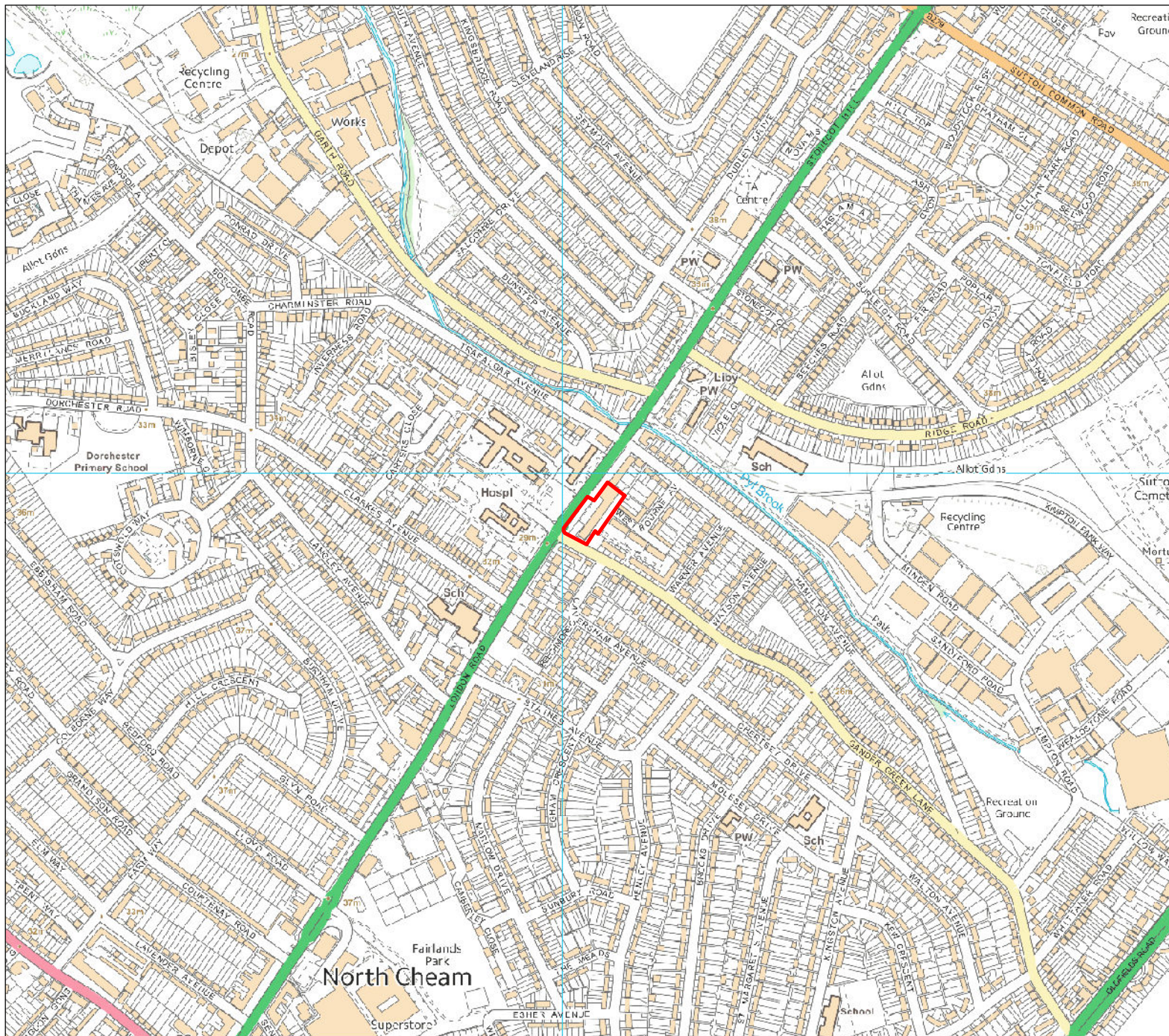
Abbreviations

NGR	National Grid Reference	HLC	Historic Landscape Character Area
APA	Archaeological Priority Area	MLO/DLO:	GLASS HER
LB	Listed Building	NHLE:	National Heritage List England

AB No.	PERIOD	TYPE	DESCRIPTION	STATUS	NGR	HER/ID No.
1	Prehistoric - Roman	Findspot	Several struck and burnt flints, and one fragment of Roman tegula (roofing) recovered during an evaluation at the London Road J Sainsbury Site		TQ 2370 6520	MLO63653-654
2	Roman	Road	Stane Street Archaeological Priority Area: A Roman road which crossed Sutton between Colliers Wood and Pylford Bridge. Some of the route is replicated by modern streets including parts of A24/London Road	APA	TQ 2573 6870	MLO8958 DLO35487
3	Roman	Road	Stane Street Archaeological Priority Area: Roman Stane Street was part of the arterial system and connected London with the Sussex coast. This is an early cultural topographic feature, which is still in use today as the A24 /London Road	APA	TQ 2382 6561	APA 8 MLO4433 DLO33019
4	Post Medieval - Modern	Building	An 18th - early 19th century building with later alterations on London Road. Former 'Lord Nelson Inn', now part of a Nurses Home at St Anthony's Hospital	Grade II LB	TQ 23986 65956	MLO92531 DLO27489 NHLE 1065648

HAREDON HOUSE, SUTTON
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5	Modern	Monument	Evaluation revealed waterlain deposits overlying the natural clay, which was cut by the drains and foundations of late 19th century brick buildings		TQ 2372 6556	MLO64313-315
6	Modern	Monument	Sutton Cemetery on Alcorn Close, opened in 1889		TQ 24960 65958	MLO69064
7	Modern	Monument	19th - 20th century buried soil observed during an evaluation at 585 London Road		TQ 2357 6529	MLO72860
8	Modern	Monument	19th - 20th century features found during a watching brief at 667-671 London Road		TQ 2392 6592	MLO67755
9	Modern	Monument	Field drains and topsoil found during an evaluation at the London Regional Transport Sports Ground		TQ 2375 6546	MLO63656
10	Modern	HLC	The North Cheam HLC, which is defined by inter-war suburbs consisting of detached, semi-detached, and terraced housing on land which was formerly farmland.		AREA	HLC ID 608
11	Unknown	Monument	Truncated topsoil revealed overlying the natural clay at 759 London Road		TQ 2387 6590	MLO63651



Legend
 Site Boundary



UK

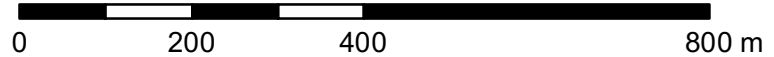
London

Figure 1: Site Location

Project: Haredon House, Sutton

Date: 24/03/15	Job Number: 10495
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Drawn by: ZE	Approved by: HS
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Legend

 Site Boundary

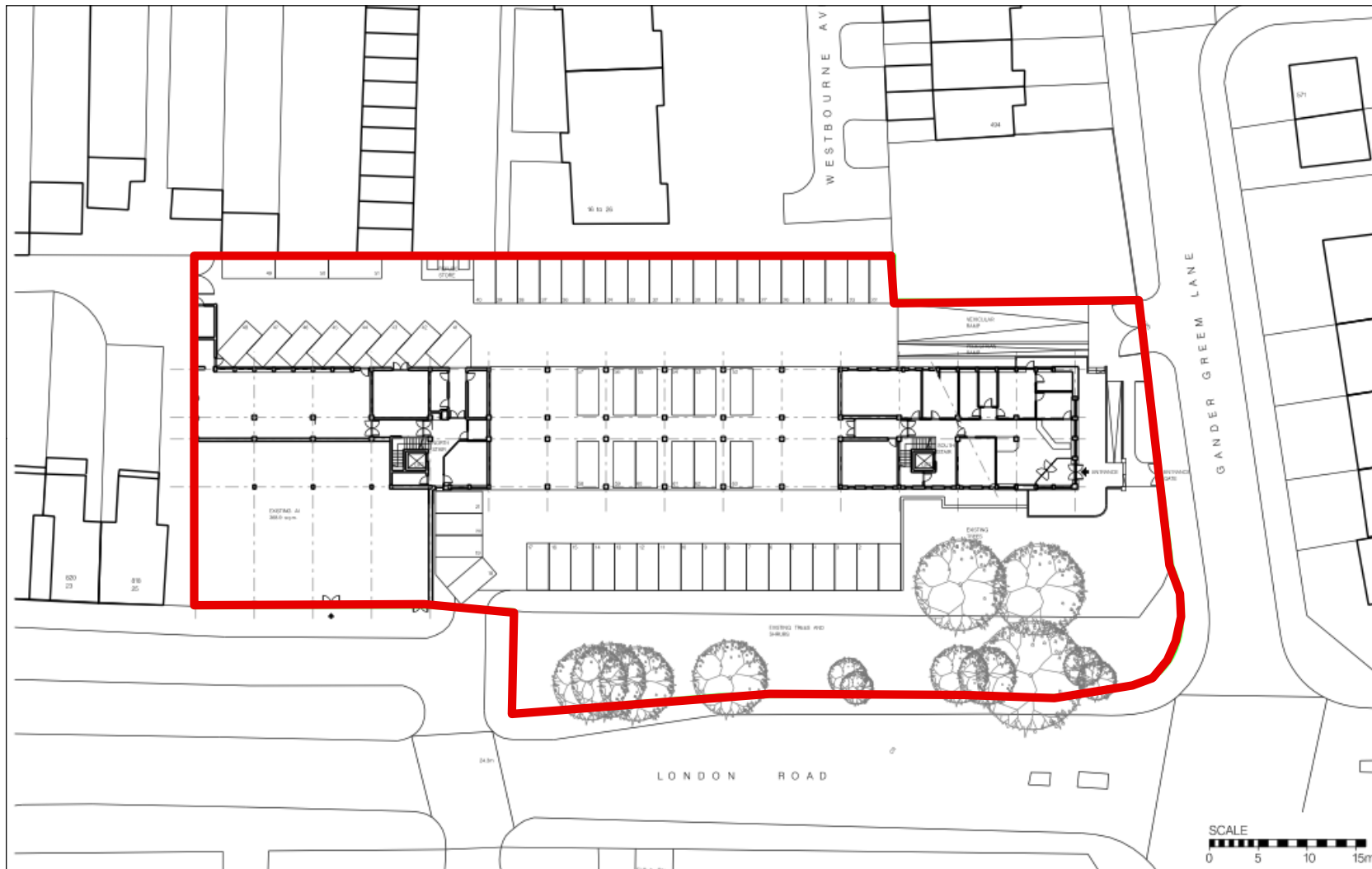


Figure 2: Existing Development Plan

Project: Haredon House, Sutton

Date: Nov' 13 | Job Number: 10495

Drawn by: Proun Architects



Legend

 Site Boundary



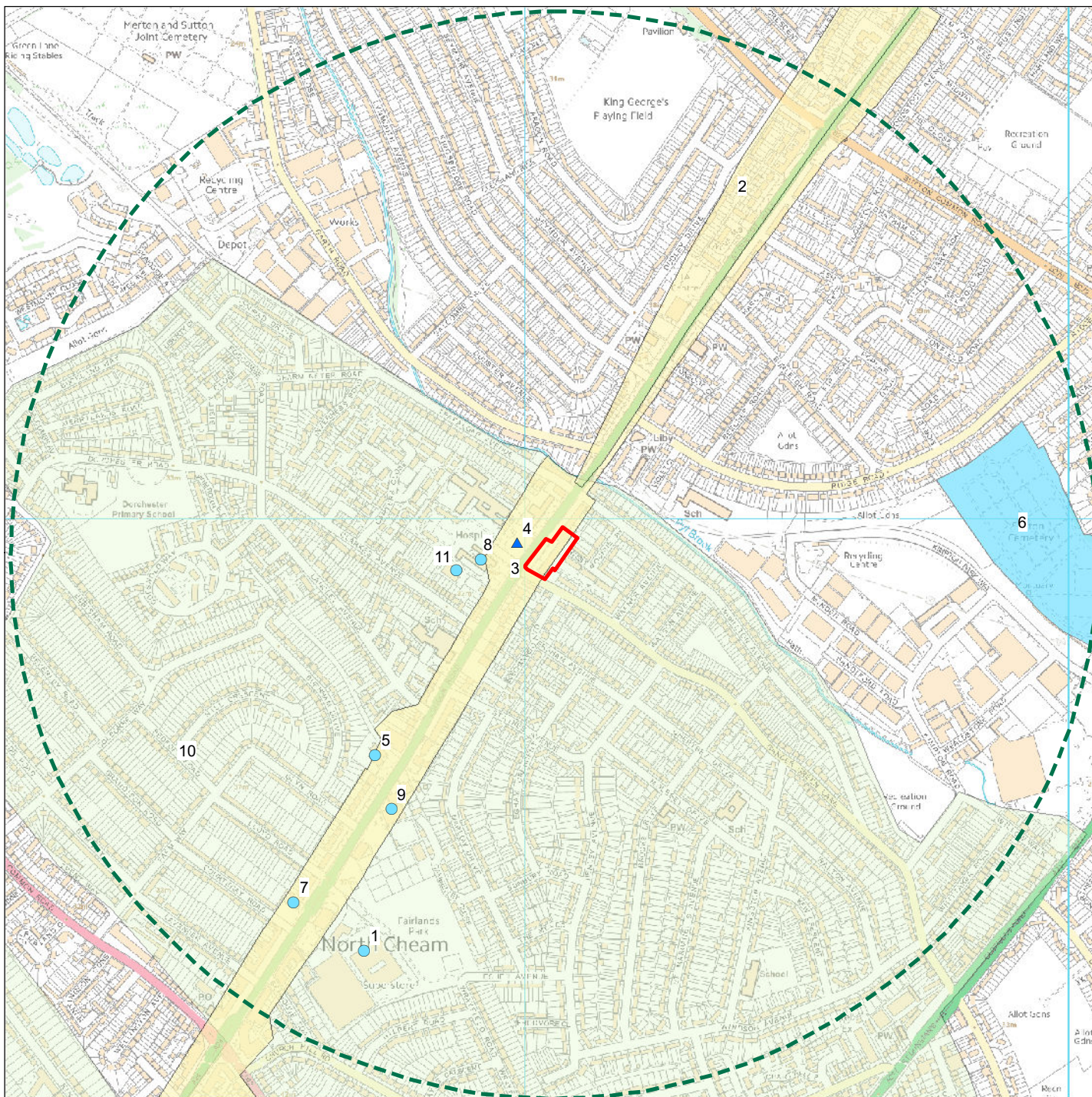
Figure 3: Proposed Development Plan

Project: Haredon House, Sutton

Date: Aug' 14 | Job Number: 10495

Drawn by: Proun Architects











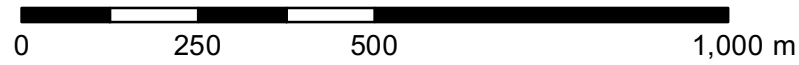
- Legend**
-  Listed Building
 -  Monument
 -  Archaeological Priority Area
 -  Historic Landscape Character Area
 -  1km Study Area
 -  Site Boundary

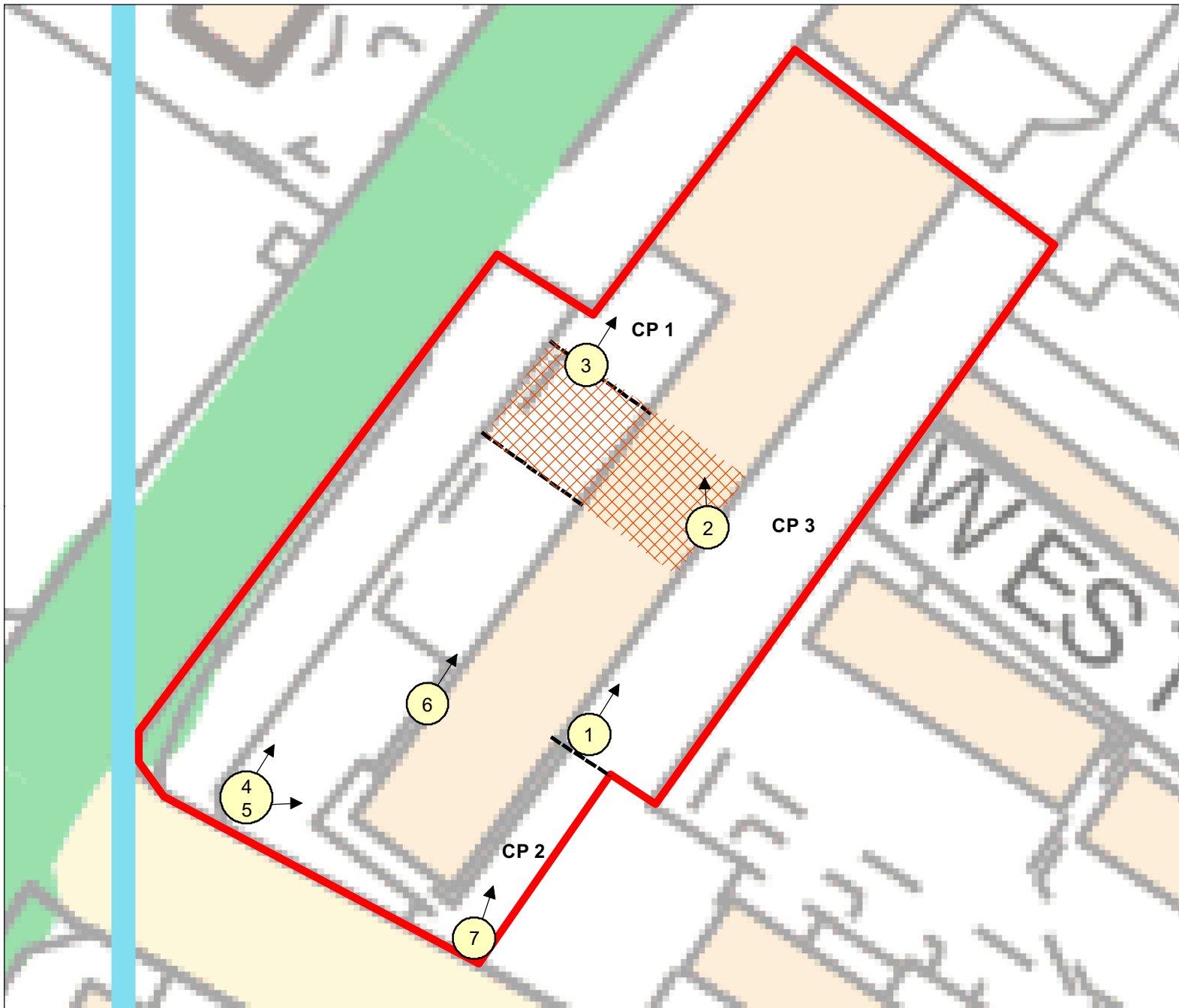
Figure 4: Cultural Heritage Features Map

Project: Haredon House, Sutton

Date: 24/03/15 Job Number: 10495

Drawn by: ZE Approved by: HS





Legend

- Site Boundary
- Area of Construction During Site Visit
- Photograph number and orientation
- Temporary Fixtures Blocking Access

Photograph numbers refer to the photograph caption numbers in the main document

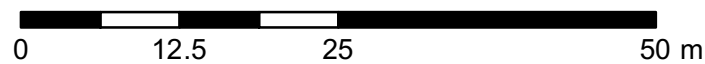
All Additions to the basemap are approximate

Figure 4: Site Visit Photograph Positions and Orientations, Northern Section

Project: Old Mixon Road

Date: 02/04/15 | Job Number: 10501

Drawn by: ZE | Approved by: HS





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