

Sutton Archaeological Services

Evaluation Report

on

**49-71 Hackbridge Road,
Carshalton, Surrey, SM6 7AS.
HCB 10: (TQ 2814 6592)**

for

Rydon Construction Ltd

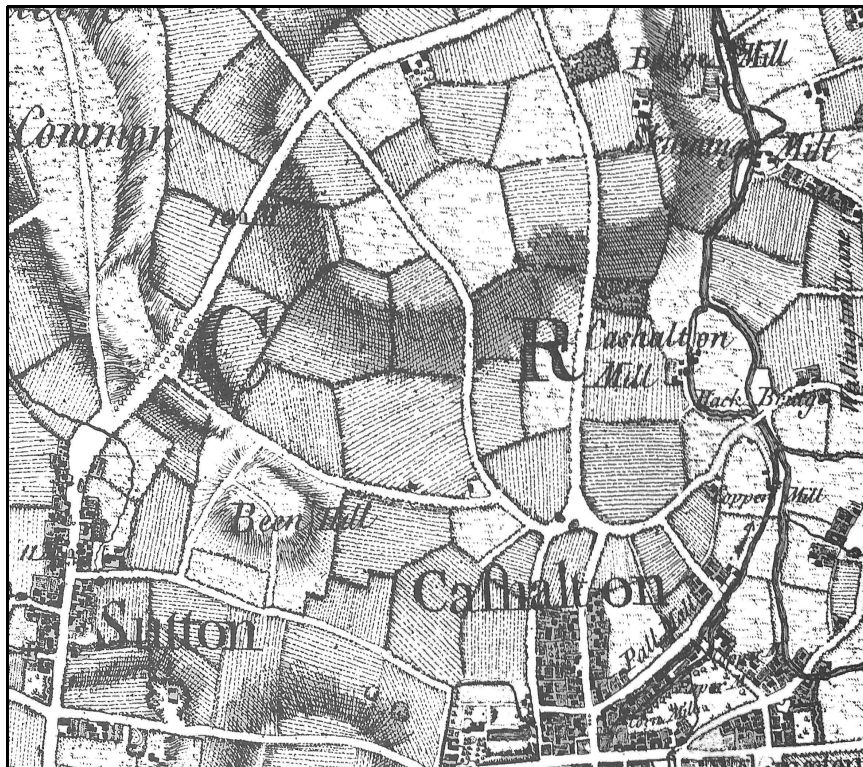


Fig. 1 John Rocque's Map of Surrey 1741-5

SAS

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Evaluation Report

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49-71 Hackbridge Road,

Carshalton, Surrey, SM6 7AS.

London Borough of Sutton

HCB 10: (TQ 2814 6592)

by

J G PERRY: December 2010

Summary

Sutton Archaeological Services (SAS) carried out an archaeological an evaluation at 49-71 Hackbridge Road, Carshalton, Surrey, SM6 7AS on 29th and 30th November 2010.

The site lay in an area of archaeological importance as defined in the London Borough of Sutton's Unitary Development Plan. Research by Sutton Archaeological Services for the research design indicated that there was Post-Medieval archaeology in the surrounding area.

Five trenches were excavated across the site revealing tarmac, made ground, top and sub-soil and the natural sand and gravel.

No archaeology of any period was found other than 19th to 20th century. The areas of chalk, modern CBM and flint pebbles was considered in relation to a possible foundation for the Surrey Iron Railway. The remains were considered too insubstantial for a railway, especially as they lay on a soft sandy clay base, that would also be inadequate for a foundation. The narrowness of the material was also against a railway foundation. The material, if it forms part of a linear feature, is probably the foundations of a foot path.

Our findings set out above lead us to conclude that the proposed development did not threaten to destroy any archaeological remains of national, regional or local importance, deserving further investigation or preservation.

We suggest that no further archaeological monitoring or intervention is needed and that the archaeological condition in the planning consent has been fulfilled. The decision to discharge the archaeological condition, however, rests with the local planning authority on the advice of the Archaeological Officer at English Heritage.

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Location

This report relates to the proposed development at 49-71 Hackbridge Road, Carshalton, Surrey, SM6 7AS.

Broomleigh Housing Association (the developer) has commissioned Sutton Archaeological Services (SAS) to carry out an archaeological evaluation and any resulting archaeological work that may be necessary.

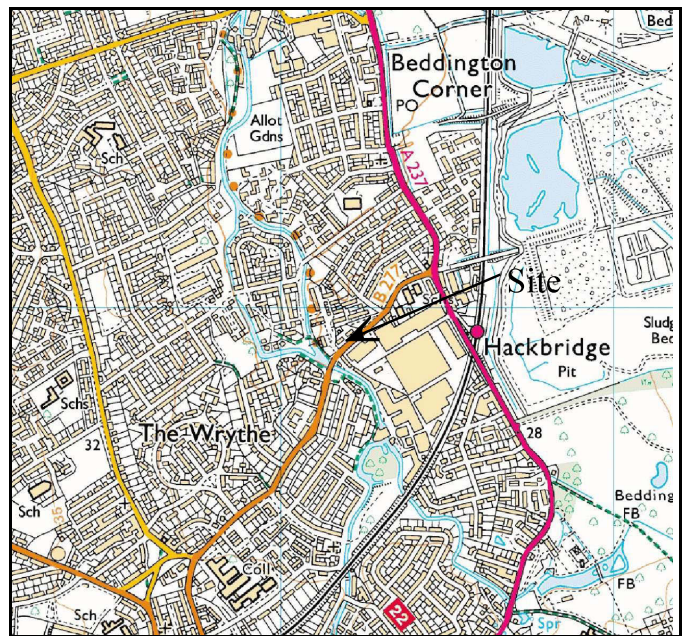


Fig. 2 Location Plan © Crown Copyright MC/98/38

Location: The site is situated just to the east of River Wandle, where Hackbridge Road crosses the river. Corbett Close lies to west and Link Road lies to the east. An industrial estate lies to the south, across the Hackbridge Road.

Topography: The site lies on the north facing dip slope of the North Downs and in the Wandle valley. The surrounding area is mainly residential, with some commercial developments to the south. The land slopes gently from north-west to the south-east, with the site lying at about 25m OD.

Geology: The site overlies river gravels with alluvium in some areas.

Planning background

The proposed development is for the demolition of the existing three storey buildings and associated outbuildings and construction of thirty-one affordable dwellings comprising 2 X 1 bed, 27 X 2 bed and 2 X 3 bed flats in a part-four, part-five and part-six storey building. The development also includes the provision of 25 parking spaces and 32 cycle storage spaces (fig. 4).

The site lay in an area of archaeological importance as defined in the London Borough of Sutton's Unitary Development Plan. English Heritage advised the borough that an archaeological condition

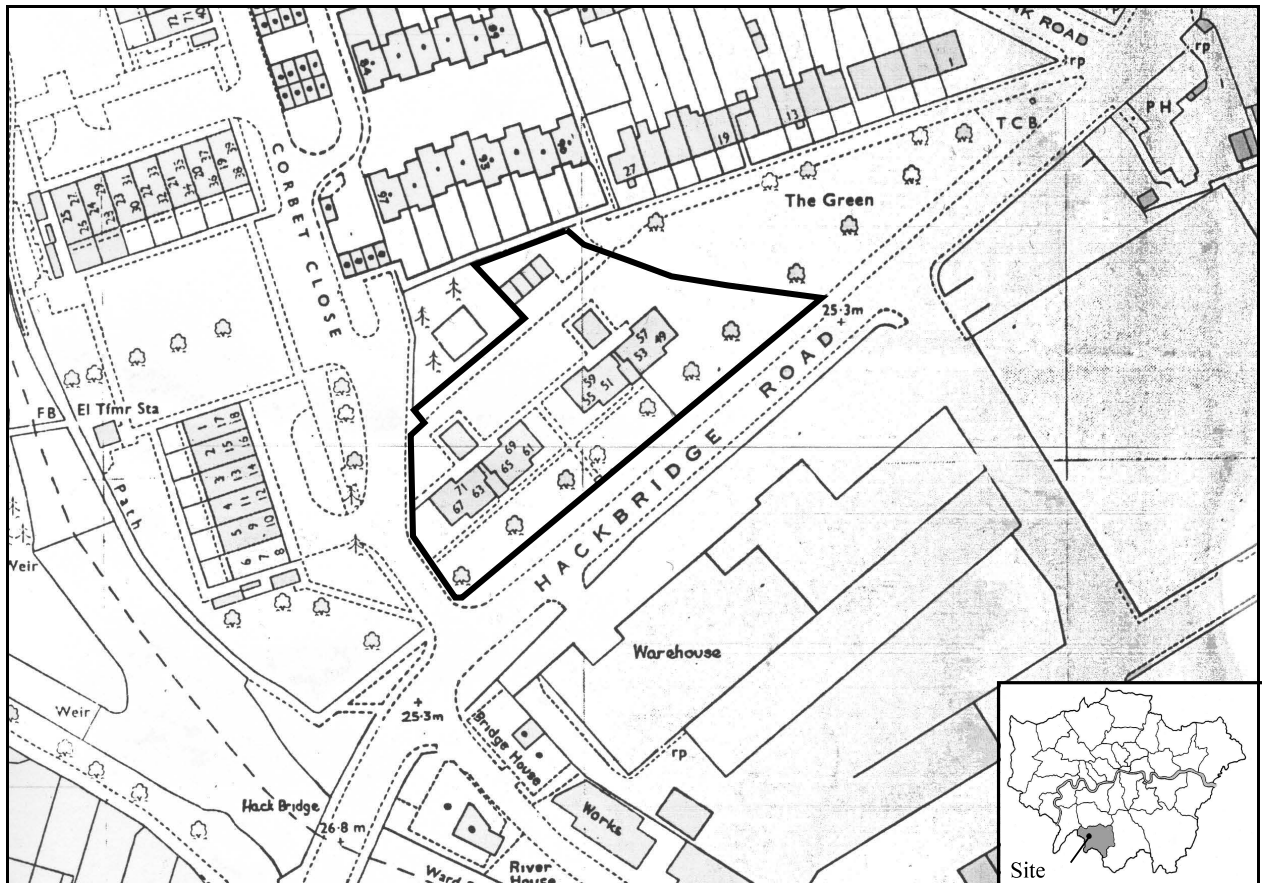


Fig. 3

Site Location Plan

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under PPS 5¹ should be included in any planning approval. The London Borough of Sutton refused planning permission (C2009/62104) and approval was given on appeal by The Planning Inspectorate which included an archaeological condition in their decision APP/P5870/A/10/2127921 dated 4th October 2010:

- 19) *No development shall take place until the applicant, or their agents or successors in title, has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation which has been submitted by the applicant and approved in writing by the local planning authority.*

Archaeological discussion

The available historic, archaeological and cartographic evidence showed that the surrounding area was very rich in the archaeology of all periods, although there was very little detailed evidence of any settlements, except Beddington Roman Villa site. It reveals a pattern of settlement and occupation along, or near to, the ridge way running through Sutton to Croydon or close to or by the river Wandle.

¹ Department for Communities and Local Government: *Planning Policy Statement 5: Planning for the Historic Environment*, TSO, 2010.

The development site occupied a prime site close to the river, a position favoured by societies from the Prehistoric period to the modern day.

Prehistoric

Although there was Prehistoric occupation and activity in the Carshalton and Hackbridge area, particularly of the Mesolithic and Bronze Age periods, there is little evidence of settlement in the immediate area of the site.

The Hackbridge area would have been an attractive area for settlement, with light soils enabling clearance and agriculture with plenty of water. There is, however, only one Palaeolithic find recorded and some tools from the Mesolithic to Neolithic periods. Bronze Age material has been found across the area, suggesting there is some occupation in the area. Several Iron Age coins, including a gold stater, are known from the area, but no known settlement evidence. Iron Age settlements are known further away at Pollards Hill to the north and at Beddington Sewage Farm to the south.

Pre-evaluation evidence suggested there was a low potential for Prehistoric archaeology and activity on-site.

Roman

The main focus of Roman occupation is the Beddington Roman Villa site, where occupation is shown from the 1st to the 4th or possibly 5th centuries. Another Roman building has recently been discovered in West Street, near to the Racehorse public house. Several contemporary burials have also been reported in the area: two were inhumations and one a cremation. The cremation was found near Beddington Infants School and a stone sarcophagus and a lead coffin near to St. Mary's Church, Beddington. An early 1st century Roman brooch and a 4th century coin were reported from Beddington Park, pottery from Colston Avenue and Burleigh Avenue and 2 bronze coins from Bishopsford Road. A Roman ditch from the grounds of Wallington High School for Boys suggests, however, that occupation may be on a wider scale than previously thought.

Pre-evaluation evidence suggested there was a low potential for Roman archaeology and activity on this development.

Saxon

Carshalton is first mentioned in 675 AD when it was called *Aeuultone*. In 880 AD the name had changed to *Aweltun* and by Domesday to *Aultone*. A Saxon cemetery is known in the Mallinson Road

area well to the east. A further three burials came to light in 1875 at Park Farm near to Carew Manor². The cemetery suggests there was a settlement nearby, attracted by the location and springs, though the location of the settlement is not known. It is unlikely to be around the site, and there is little Saxon activity in the immediate area.

Pre-evaluation evidence suggested there was a low potential for Saxon archaeology and activity on this development.

Medieval

The evidence for Medieval settlement in Carshalton is, like the Saxon settlement, focused on the village centre on All Saints Church, in the Pound Street and West Lane Street area, with some development into the High Street. A stone built manor house dating to the 12th to 14th centuries was recently found in Grove Park. It has been suggested there was a contraction in the Medieval village in the late Medieval period³, but the evidence for this is tentative. Carshalton Manor probably covered a large area and would have changed ownership many times. In the late Post-Medieval period there were three large emparked estates: Carshalton House, Carshalton Park House and Stone Court. At the Elmwood Sports Fields a major Medieval occupation site, including a large barn, was excavated which was dated to the 13th-14th century. Traces of Prehistoric occupation was also found

Pre-evaluation evidence suggested there was a low potential for Medieval archaeological settlement and activity on this development.

Post-Medieval - Modern

The area continued to develop and expand throughout the Post-Medieval period. The area of the site was probably common land from at least the Medieval period if not before until the coming of the Surrey Iron Railway, created between 1801 and 1803. The railway linked the factories and mills along the Wandle valley, providing a more efficient means of transportation. The course of the railway ran south from the Thames at Wandsworth to Croydon, with a 1½ mile branch line from Mitcham to Hackbridge. The branch line ran along the northern edge of what is now London Road. The railway was horse powered with the wagons running on plain, unflanged wheels. In the early 19th century a large house called Hackbridge Park was built, the grounds of which included the site.

² Perry, J, 1980, Anglo-Saxon Cemetery at Beddington, in *THE PAST - OUR FUTURE*, Beddington, Carshalton and Wallington Archaeological Society. 4, 23-8.

³ Orton, C., 1989 *Op. cit.* p.171

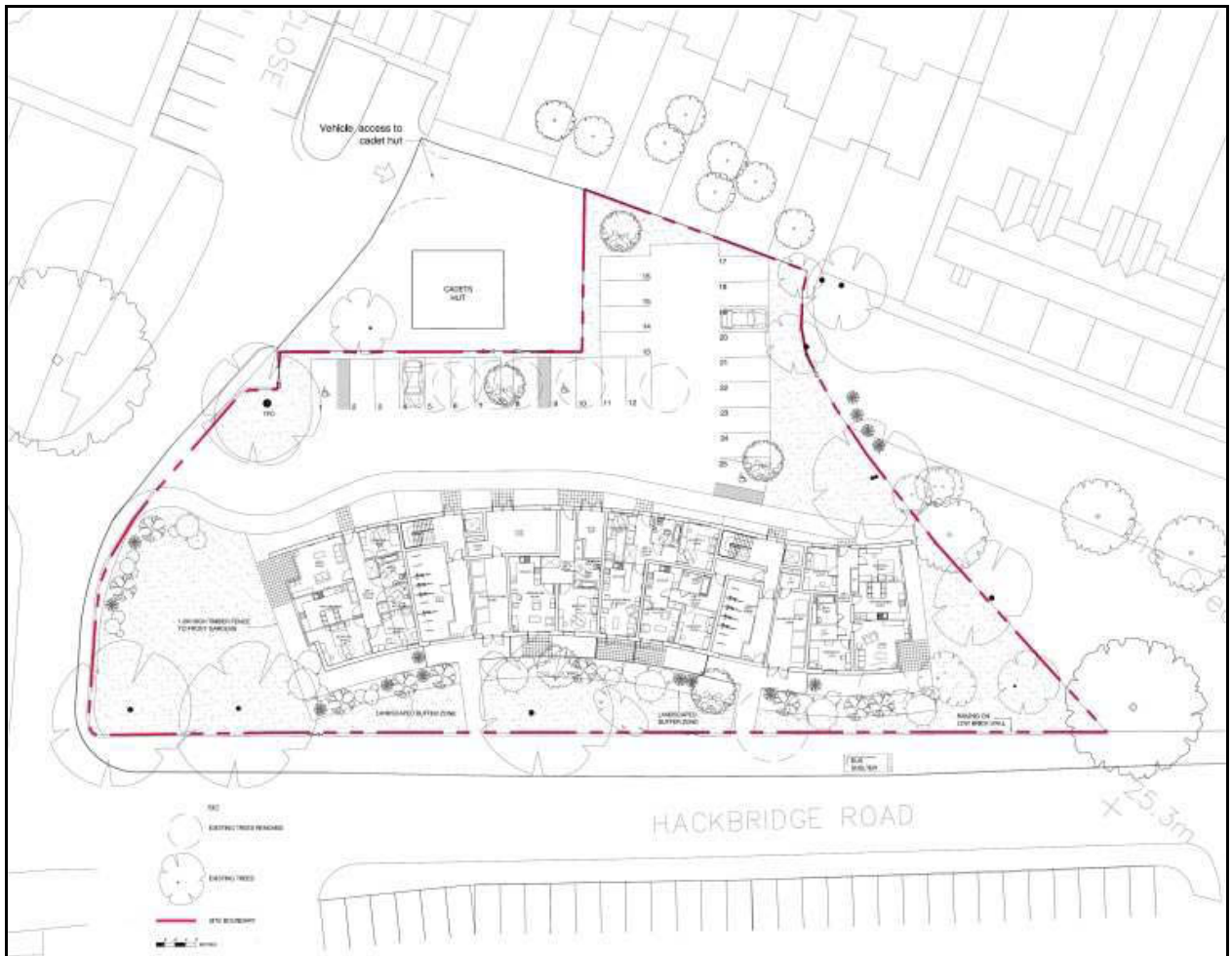


Fig. 4 Proposed development plan

Pre-evaluation evidence suggested there was a medium to high potential for Post-Medieval archaeological settlement and activity on this development.

Research objectives

In November 2010 Archaeological Services produced its research design. Based on our brief assessment of the evidence, we formed the objectives to look for signs of Prehistoric occupation and activity on the site, and if found to determine their extent, date, condition and significance.

The Institute of Field Archaeologists has defined the purpose of a field evaluation as follows.

- “The purpose of field evaluation is to gain information about the archaeological resource within a given area or site (including its presence or absence, character, extent, date, integrity, state of preservation and quality), in order to make an assessment of its merit in the appropriate context, leading to one or more of the following:
- the formulation of a strategy to ensure the recording, preservation or management of the resource

- the formulation of a strategy to initiate a threat to the archaeological resource
the formulation of a proposal for further archaeological investigation within a programme of research.”

Standards and Guidance for Archaeological Field Evaluations, IFA, 2001

Archaeological Potential

Taking the evidence as a whole, the potential for Prehistoric, Roman, Saxon and Medieval settlement in the area of the development seemed low. There was a medium to high potential for Post-Medieval to Modern occupation or activity in the area of the site.

Although the potential for Prehistoric, Roman and Saxon archaeology was considered low, there was some limited potential. The site occupied a position close to the margins of the River Wandle. These riverside situations were favoured by settlements from the Prehistoric period to the modern day. This, coupled with the crossing of the Wandle, which was in use in the 15th century, if not earlier, may have been a focus for some form of settlement. The main potential for archaeology, however, was for the Post-Medieval to Modern period and any trace of the Surrey Iron Railway.

Archaeological Proposals

Usually, where development may destroy archaeology, an evaluation is undertaken to identify the presence or absence, extent, character, quality and date of any threatened deposits. Where necessary we will develop a suitable mitigation strategy or design measures to protect the archaeology. If significant remains are encountered then further investigation will be needed to mitigate the impact of development, and the scope of that work will be detailed in another Research Design.

SAS proposes to excavate 5 trenches (15m x 2m) across the site.

Archaeological methodology

Standards: SAS carried out the archaeological evaluation in accordance with

- our research design dated November 2010

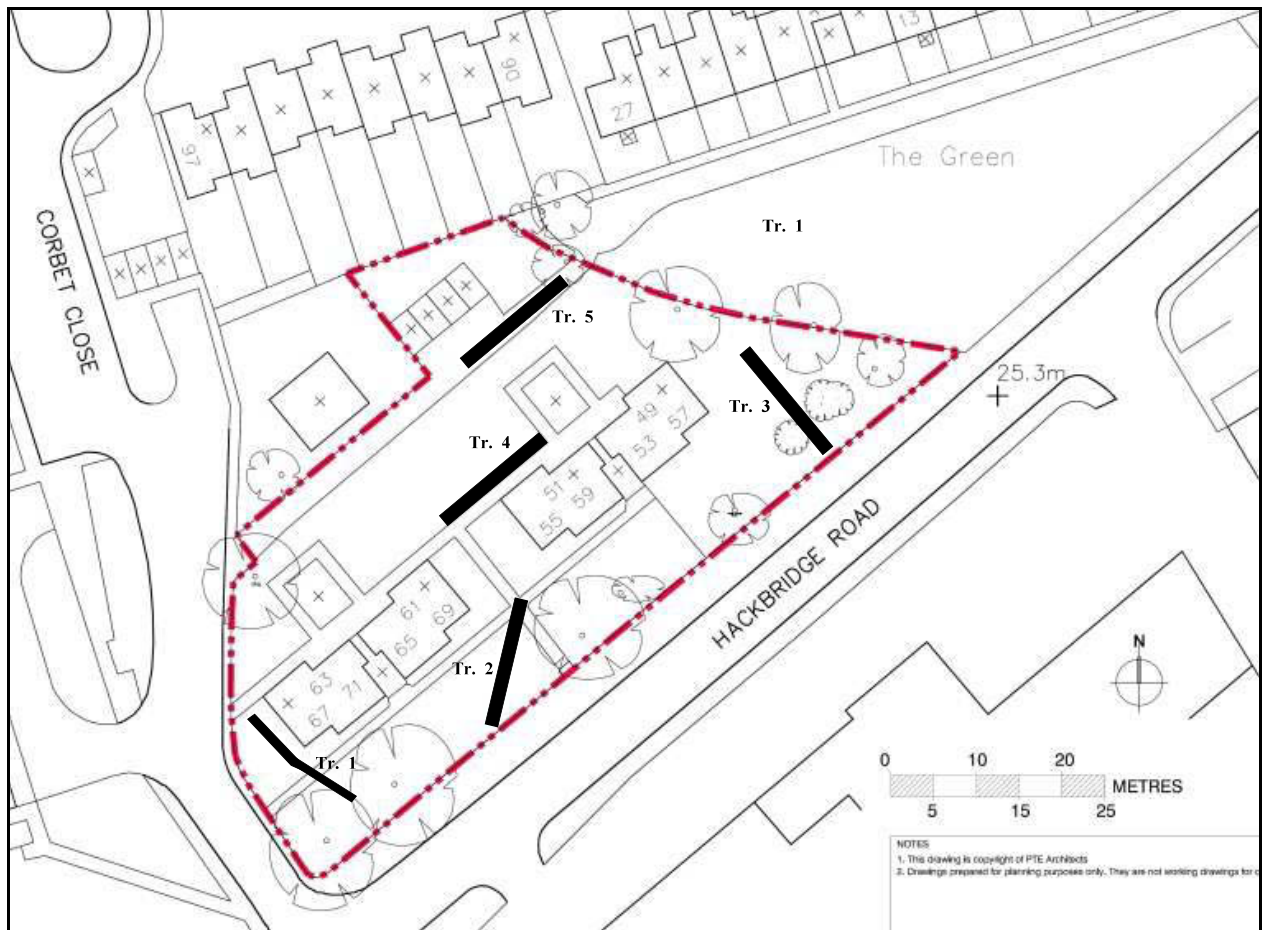


Fig. 5 Trench location plan

- the Institute of Field Archaeologists' Code of Conduct, Code of Approved Practice for the Regulation of Contractual Arrangement in Field Archaeology, Standards and Guidance for Field Evaluations
- the archaeological guidance papers issued by English Heritage.

Control: All excavation work was done under the control of the archaeologists on site.

Trenches: We dug 5 trench as shown on fig. 5.

We broke open the trenches with a JCB site Master, using a smooth-edged bucket.

Non-archaeological deposits: In each trench we removed by machine, in level spits of no more than 10-15 cm, the tarmac, made ground and subsoil deposits. Work continued removing all overburden until we reached the first significant archaeological layer (or the natural deposits), at which point all machine work ceased in that trench. (We excavated up to 30cm into the natural to make sure we had reached true natural and not re-deposited material.) In this way we excavated the trench without finding any archaeological deposits other than 19th to 20th century.

Site records: We recorded all features as we proceeded, by written records, plans, sections and photographs. In all, we recorded 15 contexts - numbered [001] to [015] - in a single context recording system. The site was recorded in accordance with the Fieldwork Methodology in our research design, and using the Museum of London's recording system.

Levels: All levels were taken from an Ordnance Survey spot height, value 25.30m aOD, at the junction of Hackbridge Road and Restmor Way.

Backfilling: After excavating and recording we backfilled the trenches and roughly levelled the ground, leaving surplus spoil on site.

Evaluation results

Trench 1

Trench 1 was 14.45m long and located in the western part of the site and oriented roughly north (25.11m aOD) to south (25.02m aOD). Some large tree roots were in the way so the southern end of the trench was moved eastwards, creating a dog leg trench. Context 010 was a friable, dark brown sandy clay, containing 10% small to large flint pebbles and covered the whole trench to a depth of 10-13cm.

The subsoil lay below 010 and was a friable to very soft, dark to medium brown sandy clay [011] (north: 25.01m aOD to south: 24.90m aOD), containing moderate small to large flint pebbles, chalk fragments and modern CBM. It extended across the whole of the trench to a depth of 30-38cm.

The natural deposits lay below 011 and was a loose, light olive to orangish brown fine sand [012] (north: 24.71m aOD to south: 24.62m aOD), containing 55-65% fine to large flint pebbles and occasional cobble size pebbles. The consistency of the context varied, with areas of almost pure sand, others where the gravel was more dominant with concentrated areas of pebbles.

Trench 2

Trench 2 was 15.00m long and located in the central southern part of the site and oriented roughly north (25.02m aOD) to south (25.15m aOD). Context 013 was a friable, dark brown sandy clay, containing 10% small to large flint pebbles and covered the whole trench to a depth of 8-11cm. A fragment of 19th to 20th century pot was recovered from the context.

The subsoil lay below **013** and was a friable to very soft, dark to medium brown sandy clay [**014**] (north: 24.93m aOD to south: 25.03m aOD), containing moderate small to large flint pebbles. It extended across the whole of the trench to a depth of 24-30cm. A small area of chalk, modern CBM and pebbles was found in the trench at the top of the context. The chalk had two, roughly straight sides and was about 95cm wide and 9-10cm deep.

The natural deposits lay below **014** and was a loose, light olive to orangish brown fine sand [**015**] (north: 24.68m aOD to south: 24.72m aOD), containing 55-65% fine to large flint pebbles and occasional cobble size pebbles.

Trench 3

Trench 3 was 15.525m long and located in the eastern part of the site and oriented roughly north (25.13m aOD) to south (25.23m aOD). Context **007** was a friable, dark brown sandy clay, containing 10% small to large flint pebbles and covered the whole trench to a depth of 10-13cm.

The subsoil lay below **007** and was a friable to very soft, dark to medium brown sandy clay [**008**] (north: 24.93m aOD to south: 25.10m aOD), containing 20-30% small to large flint pebbles and occasional moderate medium to large fragments of modern CBM and chalk. It extended across the whole of the trench to a depth of 60-67cm. The CBM and chalk were concentrated in one area, with no definable sides and lay at the interface of contexts **007** and **008**.

The natural deposits lay below **008** and was a loose, light olive to orangish brown fine sand [**009**] (north: 24.33m aOD to south: 24.43m aOD), containing 60-65% fine to large flint pebbles and occasional cobble size pebbles.

Trench 4

Trench 4 was 15.25m long and located in the northern part of the site and oriented roughly west (24.70m aOD) to east (24.79m aOD). Context **004** was the tarmac surface and the underlying brick rubble base, which covered the whole trench to a depth of 16-21cm.

A made ground deposit lay below **004** and was a friable to very soft, dark to medium brown sandy clay [**005**] (west: 24.44m aOD to east: 24.58m aOD), containing moderate medium to large fragments of modern CBM and occasional small to large flint pebbles. It extended across the whole of the trench to a depth of 15-16cm.

The natural deposits lay below **005** and was a loose, light olive to orangish brown fine sand **[006]** (west: 24.28m aOD to east: 24.43m aOD), containing 50-60% fine to large flint pebbles and occasional cobble size pebbles.

Trench 5

Trench 5 was 15m long and located in the northern part of the site and oriented roughly west (24.82m aOD) to east (25.05m aOD). Context **001** was the tarmac surface and the underlying brick rubble base, which covered the whole trench to a depth of 17-27cm.

A made ground deposit lay below **001** and was a friable to very soft, dark to medium brown sandy clay **[002]** (west: 24.55m aOD to east: 24.88m aOD), containing moderate medium to large fragments of modern CBM, chalk and occasional small to large flint pebbles. It extended across the whole of the trench to a depth of 53-55cm.

The natural deposits lay below **002** and was a loose, light olive to orangish brown fine sand **[003]** (west: 23.99m aOD to east: 24.35m aOD), containing 50-60% fine to large flint pebbles and occasional cobble size pebbles.

Assessment and interpretation

The evidence from the SAS preliminary research indicated that there was Post-Medieval archaeology and/or activity in the surrounding area

Five trenches were excavated across the site revealing tarmac, made ground, top and sub-soil and the natural sand and gravel.

No archaeology of any period was found other than 19th to 20th century. The areas of chalk, modern CBM and flint pebbles was considered in relation to a possible foundation for the Surrey Iron Railway. The remains were considered too insubstantial for a railway, especially as they lay on a soft sandy clay base, that would also be inadequate for a foundation. The narrowness of the material was also against a railway foundation. The material, if it forms part of a linear feature, is probably the foundations of a foot path.

Archaeological Potential

Following the evaluation our revised view is that this site has no potential for archaeological remains of any period.

Conclusions and Recommendations

Our findings set out above lead us to conclude that the proposed development does not threaten to destroy any archaeological remains of national, regional or local importance, deserving further investigation or preservation.

We suggest that no further archaeological monitoring or intervention is needed and that the archaeological condition in the planning consent has been fulfilled. The decision to discharge the archaeological condition, however, rests with the local planning authority on the advice of the Archaeological Officer at English Heritage.

Publications and dissemination

The evidence is not worthy of publication but a note on the evaluation will be placed in the *London Archaeologist's* round-up and a copy of the report lodged in the local library.

Archive

The resulting archive, including all of the finds, will be donated by the developer and deposited with the Museum of London when the final report has been completed.



Plate 1 Tr. 1: looking north

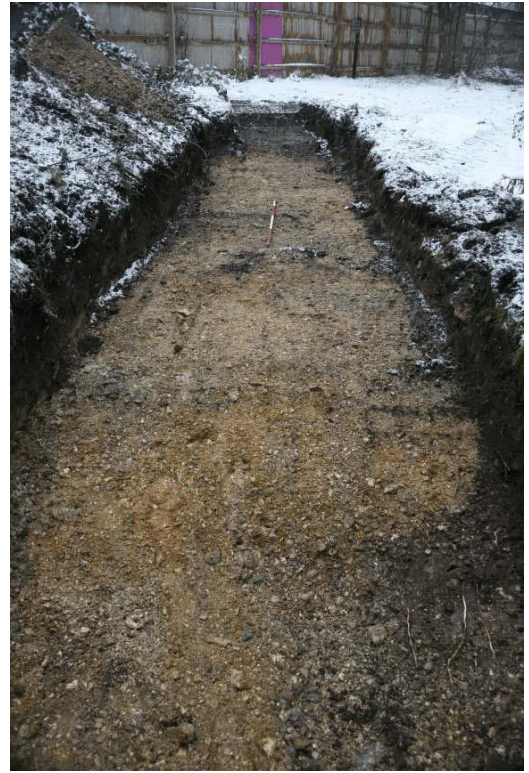


Plate 2 Tr. 2: looking south



Plate 3 Tr. 2: west section



Plate 4 Tr. 3: looking south



Plate 5 Tr. 3: south section



Plate 6 Tr. 4: looking east



Plate 7 Tr. 4: east section



Plate 9 Tr. 5: looking east



Plate 8 Tr. 5: east section



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