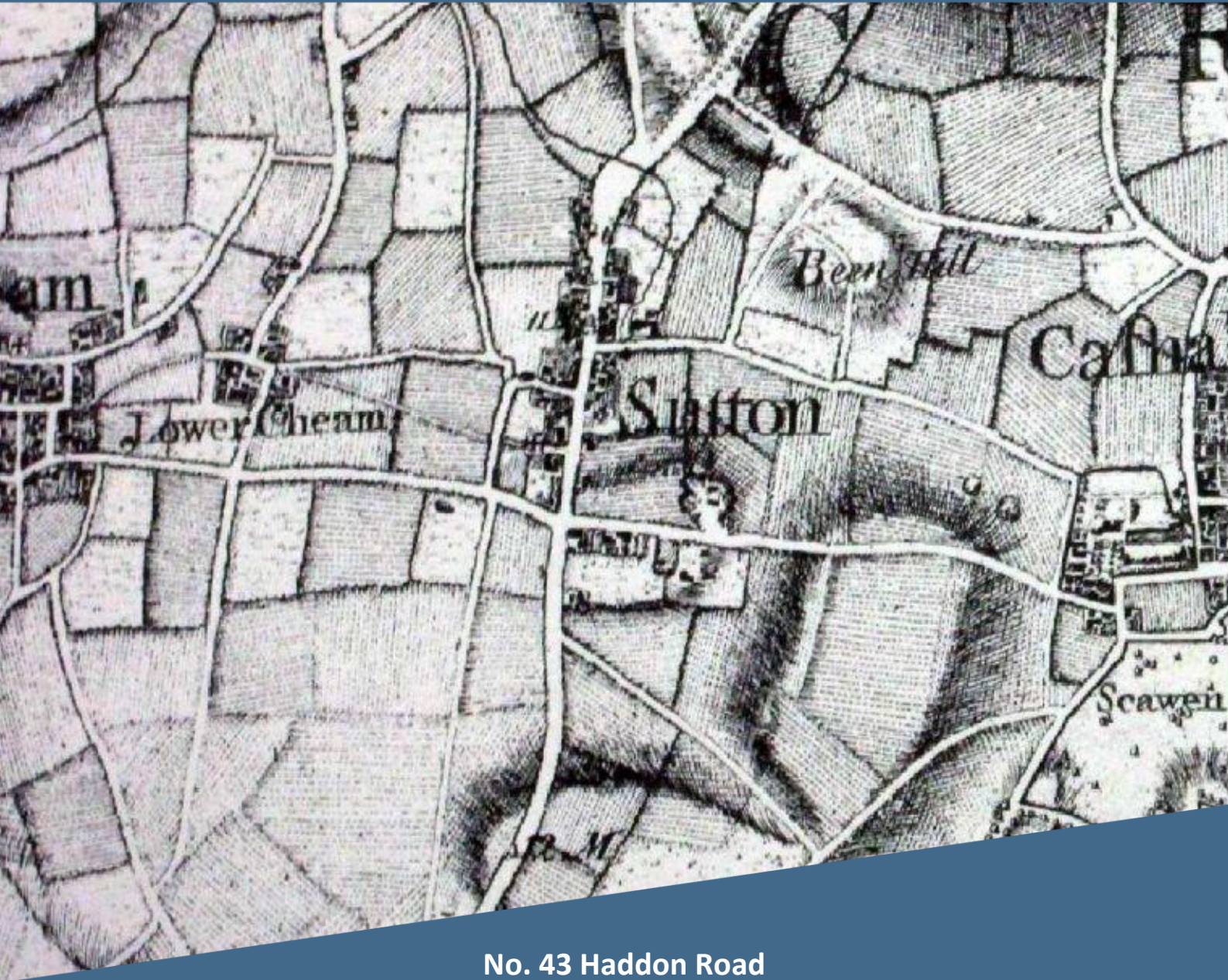


Archaeological Desk-Based Assessment



**No. 43 Haddon Road
Sutton
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On behalf of

Sajid Ismail Esq.

October 2022

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1 Executive Summary

Border Archaeology was instructed to carry out an Archaeological Desk-Based Assessment with regard to pre-application proposal for conversion of an existing dwelling at No. 43 Haddon Road Sutton Surrey SM1 1RN involving a two-storey side extension and a part-one-, part-two-storey rear extension to provide a two-bed terrace house. The assessment results can be summarised as thus:

Prehistoric: The potential for encountering evidence of archaeological remains of prehistoric date has been assessed as **Low to Moderate**. This assessment reflects the fact that, whilst the site is located on a springline on the northern edge of the North Downs with proven high potential for the discovery of well-preserved prehistoric sites, finds within the designated study area consist largely of lithic material. This includes lithics of Mesolithic date found at Nos. 335/341 High Street and Neolithic/Bronze Age lithic implements recovered from a probable colluvial subsoil at Sutton Grammar School, with traces of Middle Iron Age activity recorded at the junction St Nicholas Way and Crown Road.

Should groundworks for the proposed development reveal evidence of prehistoric remains, these would be considered to be of **High** significance, as the chronology and extent of prehistoric activity in the immediate vicinity is somewhat poorly understood.

Romano-British: The potential for encountering evidence of Romano-British activity has been assessed as **Low**. This assessment reflects the fact that, in spite of its location on a geological formation favourable to settlement, no substantial evidence of Romano-British activity has been discovered in the area and only very limited scatters of finds have been recovered. Should any archaeological features or deposits of Romano-British date be encountered during the groundworks for the proposed development these would be considered of **High** importance as the extent of Roman settlement and activity across the borough is not yet fully understood.

Anglo-Saxon: The potential for encountering remains associated with Anglo-Saxon activity has been assessed as **Low**. This assessment is based on the paucity of finds and sites of this date within the study area. Should any features or finds of Anglo-Saxon date be encountered during the groundworks for the proposed development, these would be considered to be of **High** significance as this period is under-represented in the archaeological record.

Medieval: The potential for encountering remains associated with medieval activity has been assessed as **Low to Moderate**. Based on the earliest available mapping, the site is likely to have formed part of an undeveloped open-field cultivation system prior to the later post-medieval period. However, whilst little evidence of medieval activity is recorded in the immediate vicinity of the site, a number of finds and features of a medieval date have been encountered elsewhere, including along High Street and Throwley Way, which are thought to form the main N-S axis of medieval Sutton. However, any medieval remains may have been impacted by post-medieval development.

Should any features or finds of medieval date be encountered during the course of the groundworks for the proposed development these are thought likely to relate to agricultural land use and would therefore be considered as being of **Low** significance. However, should any features or deposits associated with early settlement be encountered these would be considered to be of **High** significance as any such information would serve to enhance present understanding of the extent and character of medieval settlement, which is at present poorly understood.

Post-medieval: The potential for encountering buried archaeological assets of a post-medieval date has been assessed as **Low to Moderate**. This assessment reflects the fact that the proposed development at No 43 Haddon Road affects an established dwelling first shown in any appreciable detail on the Ordnance Survey 25-inch plan of 1913 but which may have existed at an earlier date. Based on a study of the historic mapping, it appears that prior to a period of intensive late 19th century suburban development, the site was one of several long narrow plots to the rear of High Street forming part of an undeveloped agricultural and horticultural fieldscape which is shown on the Ordnance Survey 1st Edition 6-inch map of 1871 to comprise a mix of semi-formal garden and orcharding.

Although the area has been impacted by historical suburban development, the site itself appears to have remained largely undeveloped suggesting potential for evidence of 19th century land use to have survived in places. Archaeological remains of post-medieval date would be considered to be of **Low** importance in archaeological terms as relatively little post-medieval archaeology as any archaeology encountered is likely to relate to plot boundaries or garden features.

Overall Conclusion: The archaeological potential of the site has been assessed in overall terms as **Low to Moderate**, with particular reference to encountering sub-surface remains of post-medieval date. The potential to encounter remains of Romano-British and Anglo-Saxon date is assessed as **Low** and as **Low to Moderate** for the prehistoric, medieval and post-medieval periods.

Recommendations: It is Border Archaeology's considered opinion that, *prima facie*, the archaeological potential of the site does not present an impediment to the proposed development. Given the Low to Moderate potential of the site in archaeological terms, it is recommended that an appropriate programme of archaeological work, the details of which to be agreed with the Greater London Archaeological Advisory Service, will be necessary to determine the extent, depth and significance of buried archaeological features and deposits across the site.

2 Introduction

Border Archaeology (BA) was instructed by Sajid Ismail Esq to produce an Archaeological Desk-Based Assessment (ADBA) in connection with the construction of a two-storey side extension and a part-one-, part-two-storey rear extension to provide a two-bed terrace house at No. 43 Haddon Road Sutton Surrey SM1 1RN (TQ 25652 64560 (approx. centre) (*Fig. 1, 6-11*).

This ADBA assesses the impact of the proposed development on buried heritage assets (archaeological remains) and forms an initial stage of site investigation enabling the local planning authority to formulate an appropriate response.

3 Site Description

The site at No. 43 Haddon Road is located on the S side of Haddon Road towards its junction with Thorncroft Road (at an approximate height of 38m AOD), to the W of the High Street within Sutton town centre.

Haddon Road does not lie within a Conservation Area, the nearest being Sutton High Street Crossroads (CA13) to the S. No World Heritage Sites, Registered Parks and Gardens or Historic Battlefield sites are present within the site or its immediate vicinity.

However, the site does lie within the Tier 2 Archaeological Priority Area (APA) associated with the historic settlement of Sutton (GLHER DLO33024) and close to the northern edge of the North Downs Fringe and Springline Archaeological Priority Area (GLHER DLO33266) (*Fig. 5*). The Sutton APA centres on the historic settlement core of the borough and is considered to have potential to contain early medieval remains in addition to evidence of medieval and post-medieval activity.

Sutton is one of a number of springline settlements that developed along an area of exposed Thanet / Woolwich / Reading beds which runs eastwards from Farnham to Croydon between the chalk of the North Downs to the S and the London Clay to the N. The supply of readily available water along the springline has attracted human activity from at least the Bronze Age with potential for well-preserved early prehistoric remains.

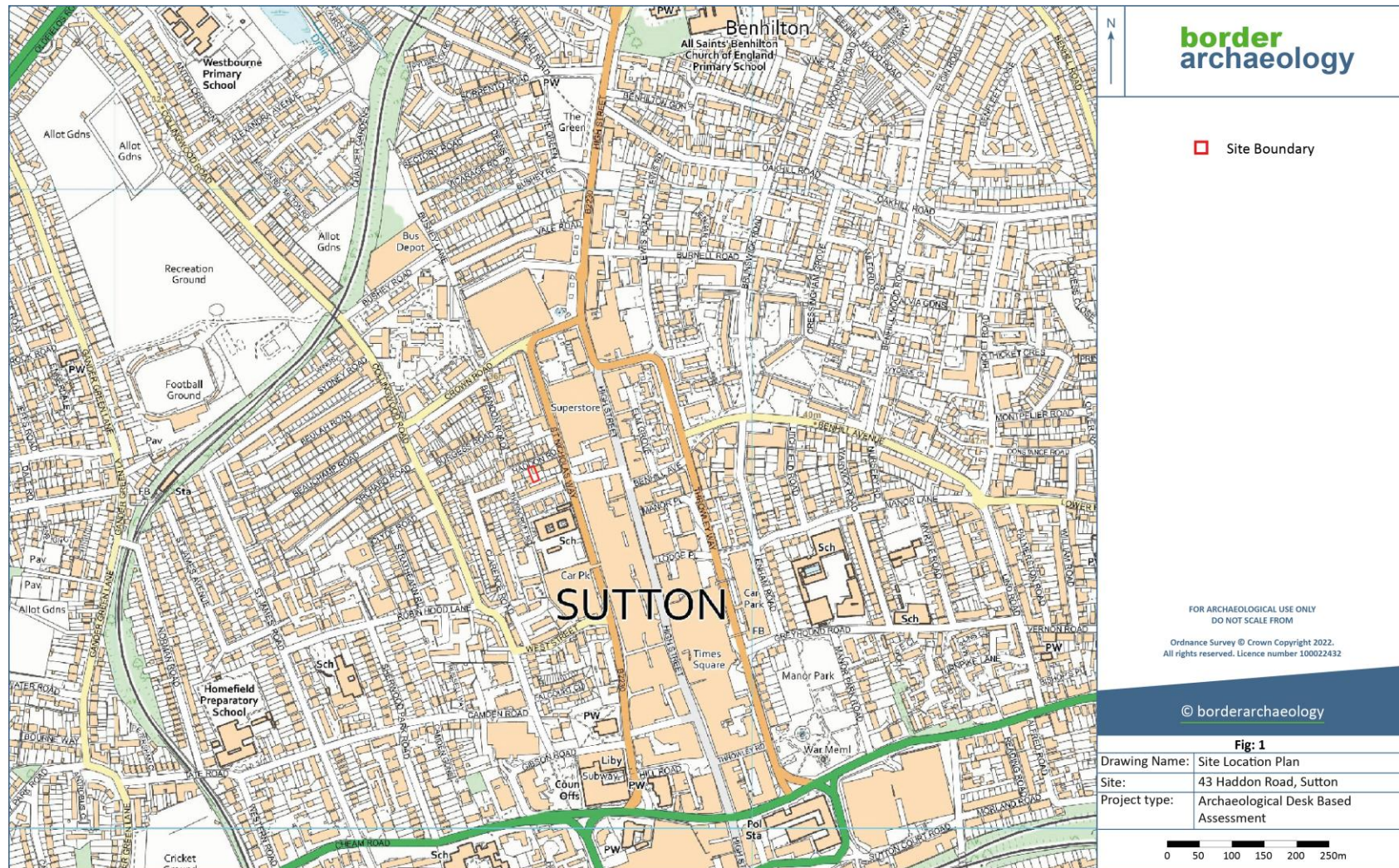
An 18th century milestone located c. 150m SE of site in Sutton High Street is the nearest Scheduled Monument (List Entry No. 1001998) (NGR TQ 25806 64537). This rectangular block of stone with peaked capping is one of a series of milestones erected in 1745 from Westminster and London Bridge to Banstead Downs. The nearest Listed Buildings are situated c. 400m to the S and SSE of the site and include, to the SSE, the Grade II designated walls set against party wall of Nos. 101-103, High Street (List Entry No. 1357639) (NGR TQ 25877 64227). These comprise three sections of 15th or 16th century chalk and flint wall set on continuous foundations against the party wall of Nos. 101-103 High Street (GLHER DLO27627; MLO204; MLO92656) and were revealed during excavation carried out by the Department of Greater London Archaeology in 1989.

To the S is a cluster of tombs and monuments associated with the Church of St Nicholas, a Grade II* Listed Building (List Entry Number: 1065629) (NGR TQ 25771 64158). The church was rebuilt in the Gothic style by Edwin Nash in 1862-4 on an established ecclesiastical site dating back to the Saxon church built by the Abbot and monks of Chertsey Abbey.

3.1 Soils & Geology

The British Geological Survey (BGS) records sedimentary bedrock geology of the London Clay Formation formed 56-47.8 million years ago during the Palaeogene period. Immediately to the S, the geology changes to a narrow band of sedimentary bedrock of the Lambeth Group formed 59.2-47.8 million years ago during the Palaeogene period, the uppermost part of the Lambeth Group being either the Reading or Woolwich Formation. Roughly 300m to the S of the site, there is a further change in bedrock geology to deposits of the Thanet Formation which formed 59.2-56 million years ago during the Palaeogene period. No superficial deposits are recorded in the area, although Head deposits are recorded to the E in Greenford Road and Benhill Avenue consisting of clay, silt, sand and gravel laid down between 2.588 million years ago and the present during the Quaternary period (BGS 2022).

The nearest available historic borehole data was recorded in 1978 c. 125m to the ENE of the site (NGR TQ 2576 6464). The borehole reached a depth of 25m below ground level (bgl) (37.8m AOD) and encountered brick rubble made ground to 0.30m bgl underlying which was the uppermost deposit of London Clay composed of firm brown silty clay with light blue mottling and thin partings of fine silty sand and traces of fine roots to a depth of 2.40m bgl beneath which to a depth of 3.20m 5.9m was a firm to stiff fissured brown silty clay with occasional light blue stains or fissures and thin partings a fine silty sand and traces of sulphate crystals (London Clay).



4 Methodology

4.1 Aims and Objectives

This ADBA seeks to identify any known or potential archaeological and built-heritage assets (both designated and undesignated) in the vicinity of the specific study area and to establish the importance of these archaeological and built heritage assets (including an assessment of their character, extent and quality) within a local, regional and national context.

4.2 Criteria for Assessment of Potential and Importance of Heritage Assets

- Potential

This assessment contains a record of the known and potential archaeological and built-heritage assets in the vicinity of the proposed development. The potential for encountering a particular resource in the vicinity of the site has been assessed according to the following scale:

Low – Very unlikely to be encountered;

Moderate – Possibility that features may be encountered in the vicinity of the site;

High – Remains highly likely to survive in the vicinity of the site.

- Importance (Value)

The criteria used to determine the importance of archaeological and built heritage assets in the vicinity of the proposed development (*Table 1*) has been informed by guidelines for assessing cultural heritage assets contained in *Design Manual for Roads and Bridges (DMRB) Sustainability and Environment Appraisal LA 106: Cultural Heritage Assessment* (revised January 2020) and informed by relevant Historic England guidance regarding the assessment of archaeological assets, including: *The Setting of Heritage Assets Historic Environment Good Practice Advice in Planning Note 3 2nd Edition* (Historic England 2017), *Statements of Heritage Significance: Analysing Significance in Heritage Assets Historic England Advice Note 12* (Historic England 2019) and *Preserving Archaeological Remains* (Historic England 2016).

BA is also cognisant of general guidelines on the assessment of heritage assets within the *National Policy Planning Framework* Chapter 16, in particular paragraph 194 stating that *...in determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance* (Ministry of Housing, Communities & Local Government 2021).

This ADBA also reflects local and regional planning policy guidance regarding the assessment of archaeological assets contained in the *London Plan* (Policy 7.8 Heritage Assets and Archaeology) and in the *London Borough of Sutton Local Plan 2016-2031* (with specific reference to Policy 30 Heritage) and the adopted *Sutton Unitary Development Plan* (with specific reference to Policy BE40, which requires Archaeological Field Evaluations for development in specific APAs, which include the Sutton and North Downs Fringe and Springline APAs).

Table 1: Factors for assessing the importance of archaeological and built heritage assets

Very High	World Heritage Sites (including nominated sites). Assets of acknowledged international importance. Assets that can contribute significantly to acknowledged international research objectives.
High	Scheduled Monuments (including proposed sites). Undesignated assets of schedulable quality and importance. Assets that can contribute significantly to acknowledged national research objectives.
Medium	Designated or undesignated assets that contribute to regional research objectives.
Low	Designated and undesignated assets of local importance. Assets compromised by poor preservation and/or poor survival of contextual associations. Assets of limited value, but with potential to contribute to local research objectives.
Negligible	Assets with very little or no surviving archaeological interest.
Unknown	The importance of the resource has not been ascertained.

4.3 Consultation of Archaeological Records

In order to understand the full archaeological and historical context of the site, information was collected on the known cultural heritage features within a 500m radius, the results of which are shown on a series of maps and tables (*figs. 2-5; Tables 2-4*). These maps show the location of known archaeological and built heritage features (including archaeological events and monuments) and previous archaeological interventions within the study area, which are listed in the gazetteer and referenced in the text.

The research carried out for this ADBA consists of the following elements:

- Greater London Historic Environment Record (HER): Information from past investigations, find spots, documentary and cartographic sources. 39 designated heritage assets, 43 archaeological events, 10 Listed Buildings and three Archaeological Priority Areas were recorded within a 500m radius of the site;
- Historic England: Information on statutory designations including SAMs, Registered Parks and Gardens and Listed Buildings along with identified Heritage at Risk;
- The National Record of the Historic Environment database (<http://pastscape.org.uk>);
- British Geological Survey (BGS): Solid and drift geology digital map \ geological borehole record data;
- The British Library, London Metropolitan Archives and the National Archives: Historic maps, illustrations and relevant primary & secondary sources;
- Internet sources: Including the Local Planning Authority Local Plan and information on Conservation Areas, Archaeological Priority Areas and locally listed buildings.
- Photographs of the site and its setting were obtained to determine the presence of archaeological remains in the vicinity.

5 Archaeological Assessment

5.1 Prehistoric

5.1.1 Early prehistoric

The readily available source of fresh water which rises to the surface along the fringe of the North Downs has attracted human activity from an early period. Finds indicative of Palaeolithic occupation recovered from the river gravels at Carshalton which include faunal remains such as elephant tusks and rhinoceros, mammoth and horse bones (MLO10763; MLO8551) (NGR 27600 65600; NGR TQ 28250 64750). Mammoth remains (MLO14486) have also been recorded in a brickfield in Benhilton (NGR TQ 25305 65005) and an undated prehistoric worked flint was recovered from a layer of colluvium (MLO77352) at No. 48 Throwley Way (NGR TQ 25924 64550).

Mesolithic flint scatters and occasional lithic working sites have been recorded at locations across the borough (Malone 2018, 6-7) and include an irregular shallow feature with irregular base revealed within Trench 1 of an evaluation carried out at Nos. 335-341 High Street in 1994 (ELO10748; MLO118749) (NGR TQ 2471 6497). The feature extended beyond the trench on the southern side and measured over 3m × 3m × 0.21m (maximum depth). The sandy silt fill contained for pieces of worked flint, which included a Mesolithic bladelet and small truncated flake with light retouch. The irregularity of the feature suggested a possible tree-throw but the knapped flint is indicative of early prehistoric activity and the feature may thus represent a Mesolithic pit (Mudd 1994).

5.2 Later prehistoric

The favourable geology of the North Downs Fringe and Springline APA is considered to be of significant potential for the discovery of Neolithic remains, although recorded finds within the designated study area are few

The discovery of a Middle/Late Bronze Age Springfield-type enclosure at Queen Mary's Hospital Orchard Hill Carshalton (NGR TQ 27972 62348) c. 2.5km to the SE of the site attests to a significant focus of activity in this area and implies a settled landscape with potential to encounter further remains. However, the evidence found to date within the designated study area is relatively sparse consisting largely of lithic finds.

Two trenches opened in 1998 by the Museum of London Archaeology Service (GLHER ELO10784) at Sutton Grammar School for Boys (NGR TQ 2612 6440) c. 500m SE of the site encountered a 0.60m-thick subsoil deposit above natural Thanet Sand recorded at 44.30m-43.55m AOD. However, among the broken concrete debris of a demolished wartime air raid shelter tunnel, Trench 1 also revealed an area of undisturbed stratigraphy, thought to be a colluvial subsoil, measuring c. 3m x 0.75m which contained Neolithic/Bronze Age material consisting of lithic implements, two flint flakes and two burnt flints (GLHER MLO720), together with animal bone (Bowsler 1998).

Another trench was opened (GLHER ELO11625; ELO10784) at the school in 2010 (NGR TQ 2612 6438) by Sutton Archaeological Services (Perry 2010). Apart from clay pipe stems and 19th-20th century CBM, a Late Neolithic to Bronze Age blade was recovered consistent in form with the flint artefacts previously found (GLHER ELO10784)

(Bowsher 1998), these again thought to be stray finds transported downslope in hillwash. The upper surface of the Thanet sand was encountered beneath the colluvial subsoil at 44.65m-44.10m AOD.

Further finds were made during archaeological evaluation undertaken by Sutton Archaeological Services at Sutton Police Station in Carshalton Road. Of the six trenches opened, Trench 1 and Trench 6 yielded burnt flint fragments which were likely to have been residual in 19th century contexts (Perry & Taylor-Sutton 2001).

A prehistoric worked flint (GLHER MLO77352) was found in evaluation trenching in 2003 at No. 48 Throwley Way (NGR TQ 25924 64550) but no further prehistoric material was recovered during subsequent monitoring (GLHER ELO6031) in 2004 (Nielson 2004). Archaeological evaluation carried out by Pre-Construct Archaeology at the junction St Nicholas Way and Crown Road (NGR TQ 2572 6472) (ELO133; GLHER MLO77355, MLO75634) revealed evidence of tree clearance holes containing Bronze Age lithics in all three trenches. Investigations carried out subsequently by Compass Archaeology (ELO10809/ELO4576) revealed multi-period finds including further struck flints and a prehistoric pottery sherd together with several shallow features, the earliest of which consisted of a circular pit of c. 0.9m diameter had apparently been used for small-scale ironworking. Charcoal recovered from this feature returned a radiocarbon date in the Early to Middle Iron Age (late 5th to later 3rd century BC) (Potter 2000).

Conclusion: The potential for encountering evidence of archaeological remains of prehistoric date has been assessed as **Low to Moderate**. This assessment reflects the fact that, whilst the site is located on a springline on the northern edge of the North Downs with proven high potential for the discovery of well-preserved prehistoric sites, finds within the designated study area consist largely of lithic material. This includes lithics of Mesolithic date found at Nos. 335/341 High Street and Neolithic/Bronze Age lithic implements recovered from a probable colluvial subsoil at Sutton Grammar School, with traces of Middle Iron Age activity recorded at the junction St Nicholas Way and Crown Road.

Should groundworks for the proposed development reveal evidence of prehistoric remains, these would be considered to be of **High** significance, as the chronology and extent of prehistoric activity in the immediate vicinity is somewhat poorly understood.

5.3 Romano-British

A single findspot (MLO75216) (NGR TQ 2570 6472) represents the only evidence of Romano-British activity recorded within the designated study area. The evidence found within the wider landscape is similarly scant and confined largely to scattered findspots. This may be explained by the fact that Sutton lay within a broad rural hinterland between the projected courses of two major Roman routeways, namely, Stane Street (Margary Route 15, Margary 1973, 64) connecting *Londinium* and *Noviomagus Reginorum* (Chichester) and a branch road leading off from Stane Street to connect *Londinium* with Brighton (Margary Route 150, Margary 1973, 62-3). Minor roadside settlements and other land uses, such as cemeteries, market gardens or quarry pits, may have developed along these routeways but the nearest roadside settlement to the site lies on Stane Street at Ewell some distance to the SW.

It is likely the landscape was one of small settlements and producer sites potentially within the administrative area of the minor Roman villa to the E of Beddington Park (List Entry No. 1001990) located c. 3.5km ENE of the site (NGR TQ 2979 6568) and which supplied *Londinium* with food provided a market for manufactured goods.

Conclusion: The potential for encountering evidence of Romano-British activity has been assessed as **Low**. This assessment reflects the fact that, in spite of its location on a geological formation favourable to settlement, no substantial evidence of Romano-British activity has been discovered in the area and only very limited scatters of finds have been recovered. Should any archaeological features or deposits of Romano-British date be encountered during the groundworks for the proposed development these would be considered of **High** importance as the extent of Roman settlement and activity across the borough is not yet fully understood.

5.4 Anglo-Saxon

Sutton derives its name from the Old English place name elements *sūth* + *tūn* meaning 'southern farmstead or village' (Mills 2003, 446). A settlement (NGR TQ 2591 6439) is first mentioned in a charter of St Peter's Abbey Chertsey dated 675 AD, in which Frithuwald, *subregulus* of the province of Surrey, and Bishop Eorcenwald agreed to grant Sutton, together with several other settlements, to the abbey (VCH 1912).

No Anglo-Saxon remains have been found within the search area but Sutton is designated as an Archaeological Priority Area for both early medieval and medieval activity. No evidence of settlement is known from close to the site but its position fronting onto High Street suggests a moderate potential for Medieval activity. Historic mapping suggests the site was unoccupied for a time until the end of the 19th Century, when increasing urbanisation enveloped the site, with terrace housing occupying the western part of the site and a large building occupied the High Street frontage. Some traces of these buildings may have survived more recent development. Archaeological Desk-based Assessment: No 219-227 High Street, Sutton.

The settlement as recorded in the Domesday survey is thought to have emerged in the 9th-10th century when populations are believed to have migrated away from earlier settlement foci on the higher ground of the Downs (Malone 2018, 28). The Church of St Nicholas (MLO104160) in St Nicholas Road (NGR TQ2575564157), one of two churches mentioned in the Domesday survey of 1086, is thought to occupy the site of a pre-Conquest church probably founded in the first part of the 8th century when Sutton was held by Chertsey Abbey. The church was partly reconstructed under the direction of John de Rutherwyck, Abbot of Chertsey, towards the end of the 13th century with further works undertaken in 1790 and 1825 and in 1862-4 the existing building was redesigned in the Gothic style by Edwin Nash and the medieval grounds of the churchyard extended.

Conclusion: The potential for encountering remains associated with Anglo-Saxon activity has been assessed as **Low**. This assessment is based on the paucity of finds and sites of this date within the study area. Should any features or finds of Anglo-Saxon date be encountered during the groundworks for the proposed development, these would be considered to be of **High** significance as this period is under-represented in the archaeological record.

5.5 Medieval

The Domesday survey of 1086 notes that the manor of *Sudtone* (Sutton) at the time of Edward the Confessor comprised 30 hides with 15 ploughlands valued at £20. In 1086, the manor was assessed at 8½ hides and its value had fallen to £15. The manor held two carucates of land in the demesne and 29 villeins and four cottars with 13 carucates and two acres of meadow and woodland providing pannage sufficient for 10 swine. Two churches are recorded but by the 18th century but only one survived comprising a nave and chancel with a brick tower which had recently replaced a wooden structure. It is thought likely that the parish boundary as shown on the 1st edition Ordnance Survey map marks the extent of the Domesday manor (Malone 2018, 27-8). A separate landholding is also recorded in the parish which had been valued at eight marks in the reign of King John and which was at that time held by Gilbert Basset (Lysons 1792, 492-6).

The medieval period saw expansion of the settlement, with remains of this date recorded during archaeological work to the north and south of the site, and mapping suggesting the early settlement developed along the High Street. The narrow N-S alignment of the parish probably reflects a pre-conquest pattern of tenure influenced by topography an optimising exploitation of the different geologies/soil types and suggests a mixed economy of woodland exploitation, open grazing and arable.

The location of the medieval settlement focus is disputed but it has been suggested that the early village was established to the N of the church at the junction of Manor Lane, High Street and West Street. In connection with this, a programme of archaeological investigation undertaken at Nos. 1-3 Throwley Way in 1989 (ELO4745; GLHER ELO10750; MLO203; MLO204) (NGR TQ 2597 6417) revealed a series of undated potential plough-marks cutting the natural on a N-S alignment. A second phase included domestic refuse pits dated to the 11th-12th Century based on analysis of the substantial quantity of pottery recovered from them. These finds appear to provide the first archaeological evidence of relating to the settlement of *Sudtone* as recorded in the Domesday survey (Nowell 1989).

Historic mapping reflects the medieval linear form of what is thought to have been a planned settlement characterised by regular E-W plots fronting onto High Street, although much of the early plan has been lost to 19th and 20th century development (ELO18893, 18947; Malone 2018, 20).

A number of archaeological investigations carried out within the designated study attest to medieval occupation, although no extant standing buildings of medieval date are recorded.

An archaeological excavation carried out 1989 by the Department of Greater London Archaeology at Nos. 101-3 High Street (GLHER ELO4520) (NGR TQ 2587 6427) revealed evidence of two late medieval buildings. The first comprised an 11.5m length of wall running E-W to a height of 2.5m along the boundary between Nos. 103 and 105. Built probably in the later 15th or early 16th century to a chequerboard design of alternating courses of chalk blocks and flint, the masonry remains appeared to represent a substantial structure, possibly a merchant house (ELO4520; GLHER DLO27627; MLO204; MLO92656) (List Entry No. 135763) (NGR TQ 25877 64227).

The second building was a two-phase early 16th century structure fronting onto High Street and comprising a single rectilinear room with a beaten earth floor and large central hearth. A wall was built across the middle of the room shortly after and a smaller hearth potentially enclosed by a smoke hood built in the angle of the dividing wall and the W wall. These results attest to medieval occupation in close proximity to the church (Nowell 1989).

An excavation at Sutton Place Nos. 123-211 High Street (GLHER ELO4652; MLO20035-6; MLO20054) (NGR TQ 2580 6440) also carried out in 1989 by the Department of Greater London Archaeology revealed evidence of post-medieval buildings, one of which contained chalk and flint demolition rubble. The back-land areas contained associated features including two boundary ditches, a late medieval ditch and a possible pond, with much of the pottery recovered dating to the medieval period, including some local 12th-13th century Cheam and possibly Kingston wares. Subsequent excavation revealed evidence of a medieval structure in the back-land area of the site (Haillay & Miller 1989).

An archaeological evaluation carried out by Oxford Archaeology at Nos. 335/341 High Street in 1994 (ELO10748) (NGR TQ 2471 6497) which was thought to lie to the N of the medieval settlement core. Two trenches were excavated but little of archaeological interest was found (apart from the four possibly Mesolithic worked flints previously mentioned) and it was concluded that the site did not lie within the area of the historic settlement (Mudd 1994).

An archaeological programme undertaken in 2000 by Compass Archaeology (ELO10809; MLO75217) on land bounded by St Nicholas Way and Crown Road (NGR TQ 25693 64735) revealed several features, which included including two 13th century ditches, the larger of which measured 22m × 3.8m, which were thought to represent the boundaries of properties fronting onto the High Street. A probable beam slot for a timber building found in the southern part of the site was dated to the later 13th-14th century. The natural was encountered at c+36.05m to +36.45m AOD (Potter 2000).

An archaeological watching brief was undertaken by Sutton Archaeological Services at Nos. 262-270 High Street (ELO10788, ELO3588, MLO73831) (NGR 2581 6477, 2580 6477) in 1998 during the excavation of the foundations for a new retail warehouse across the site. The investigation of the western wall foundation trench of the new building revealed a ditch with a wooden plank base, while investigation of the eastern wall foundation trench found a possible continuation of this ditch. Although undated, the feature was thought potentially to have been medieval (Perry & Skelton 1998).

An archaeological watching brief carried out at Sutton Palace Superbowl by Pre-Construct Archaeology in 2017 (ELO20294) (NGR TQ 2582 6425) was anticipated to encounter evidence of medieval remains beneath a modern building. Four test pits were excavated under archaeological supervision but all revealed layers of natural deposits of brown silty sand/silty clay recorded at 45.65-44.71m AOD above chalk bedrock recorded at 44.71-45.05m AOD and covered and truncated by a reinforced concrete platform. No evidence of archaeological features, finds or layers observed (Penades 2017).

Thus, although evidence of medieval activity has been recorded in a number of locations, the form and character of the early medieval settlement remain largely unknown (ELO18893, ELO18947; Malone 2018, 29).

Conclusion: The potential for encountering remains associated with medieval activity has been assessed as **Low to Moderate**. Based on the earliest available mapping, the site is likely to have formed part of an undeveloped agricultural fieldscape prior to the later post-medieval period. However, whilst little evidence of medieval activity is recorded in the immediate vicinity of the site, a number of finds and features of a medieval date have been encountered elsewhere, including along High Street and Throwley Way, which are thought to form the main N-S axis of medieval Sutton. However, any medieval remains may have been impacted by post-medieval development. Should any features or finds of medieval date be encountered during the course of the groundworks for the proposed development these are thought likely to relate to agricultural land use and would therefore be considered as being of Low significance.

However, should any features or deposits associated with early settlement be encountered these would be considered to be of **High** significance as any such information would serve to enhance present understanding of the extent and character of medieval settlement, which is at present poorly understood.

5.6 Post-medieval

The dissolution of the monasteries saw the manor of Sutton revert to the crown in 1538 before being sold into private hands. Acquired by Sir Nicholas Carew of Beddington, the manor returned to the crown following some misdemeanour or indiscretion on his part before being restored to his son, Francis, by Queen Mary. The manor then passed into the Darcy family and from them to Sir Richard Mason before its reversion once again to the crown. During the reign of Charles II, the manor was acquired by the Duke of Portland, who sold it in 1669. The manor was then acquired by a succession of owners, most of whom lived outside the area, including Sir Richard Mason, a senior official in the court of Charles II, and from him to his daughter Dorothy and her husband Sir William Brownlow, who were succeeded by the Cliffe family (Lysons 1792, 492-6).

In the 18th century, Sutton could still be described as a small rural settlement but the passage of an Act of Parliament in 1755 allowing a system of turnpike roads established Sutton as a major transport hub centred on the historic crossroads of High Street, Carshalton Road and Cheam Road. Funds brought in through a system of tollgates and tollhouses were used to finance improvements, including the provision of milestones, some of which survive and are now protected heritage assets. By 1768, physical expansion meant the village extended from Cock Hill at its southern extent to the Green in the N, with a focus of settlement on the W side of High Street between Cheam Road and Sutton Common, where there is some evidence of settlement encroachment at this time (Malone 2018).

Nonetheless, the rural character of the village and its primarily agricultural setting remained largely intact and a contemporary observer was able to note that ... *the cultivated land is principally arable; the proportion of meadow being very small; the downs and commons are extensive. The downs adjoin those of Banstead, and are grazed by sheep. The mutton is noted for its small size and fine flavour. The inhabitants have a right of turning out their cattle upon Sutton and Bonhill commons in this parish, during a certain part of the year.* Reference is also made to a ... *turnpike-gate on the road to Carshalton* (Lysons 1792).

By 1800, the High Street, Carshalton Road and Cheam Road crossroads had become established as a 'strategic conduit and stopping point' (Hanson *et al.* 2018) on the coach route from London to Brighton by way of Epsom and Banstead Downs, both destinations attracting crowds seeking opportunities for sport and recreation, particularly horseracing. The Cock Hotel opened at Cock Hill to accommodate the travelling public and an associated service sector of ostlers, blacksmiths, farriers and saddlers emerged. The crossroads is known as Cock Inn Junction and it is where Sutton's principal tollgates were set up and which remains an important focus within the modern townscape.

The opening of a railway in 1847 by the London and Croydon Railway Company, later to become part of the London, Brighton and South Coast Railway Company, augmented by a second line opened in 1868, marked a shift away from horse-drawn traffic and a consequent fall in profits from passing trade. The railways however had a transformative impact on the character of the settlement, as population more than doubled between 1851 and 1861 and new residential areas emerged, accelerating the process of suburbanisation.

Haddon Road is one of several streets flanking Collingwood Road which connect the town centre with some of the earliest working- and lower middle-class suburbs and which are designated as an 'Area of Special Local Character' by the local authority.

The early decades of the 20th century represent a period of significant growth as suburbanisation took hold and expanded the need for an improved civic and transport infrastructure to serve the expanding residential estates. Sutton escaped the worst of the intensive bombing suffered by central London during the Second World War, although 434 bombs in total were dropped on Sutton and Cheam, and the Commonwealth War Graves Commission lists 187 civilian casualties.

Archaeological evidence for post-medieval activity has been identified at a number of locations within the designated study area.

The earliest remains were found at No. 48 Throwley Way (NGR TQ 25924 64550) where two programmes of archaeological work were undertaken in 2003-4 by the Museum of London Archaeology Service. An evaluation (GLHER ELO529; MLO77352; MLO76021) carried out in 2003 revealed the base of a 16th-17th century chalk wall beneath modern made ground (Museum of London Archaeology Service 2003). A watching brief (GLHER ELO6031; MLO78306; MLO78307) carried out in 2004 (NGR TQ 25924 64549) again recorded wall foundations together with a single find of late medieval pottery and 19th-20th century levelling dumps (Nielson 2004).

Excavation (ELO3673) carried out at Nos. 71-81 High Street (Alders Department Store) (NGR TQ 2591 6414) by Sutton Archaeological Services 1993 encountered no evidence earlier than the late 19th century. Substantial remains of basements and foundations relating to the former Baptist Church and surrounding properties were found, as well as brick-built rubbish and cess pits. Archaeological recording and a watching brief (ELO10696) were also carried out in connection with a new retail unit but again no evidence predating the late 19th century was encountered and it was concluded that previous development would probably have destroyed any surviving deposits over much of the site (Perry & Skelton 1993).

A watching brief (ELO10788; ELO3599; MLO73830) undertaken at Nos. 262-270 High Street (NGR TQ 25804 64773) in 1998 revealed a ditch with a timber base on the W side of the site, close to High Street. The feature was thought to relate to ponds shown on the site in the early part of the 19th century. An 18th or early 19th century brick-built well c.1.1m in diameter was also revealed (Perry & Skelton 2000).

A trench opened in 2000 by Compass Archaeology (ELO10809; MLO75217) on land bounded by St Nicholas Way and Crown Road (NGR TQ 25693 64735) revealed a recut of one of the two medieval ditches identified on the site in addition to 19th century drains and a well.

Archaeological evaluation carried out in advance of the proposed construction of a block of flats at West St/St Nicholas Way (ELO137) (NGR TQ 25750 64340) by Sutton Archaeological Services in 2001 revealed 20th century demolition levels and 19th century pottery and building materials in all three trenches, with no earlier deposits encountered (Perry & Taylor-Sutton 2001).

Three trenches (GLHER ELO121; MLO75594; MLO77353) were excavated by Compass Archaeology in 2002 at Nos. 200-202 High Street (NGR TQ 25826 64554) following the commencement of groundworks. Two were opened at the rear of the site in an area of existing ground clearance with a third at the front within a standing building. Several features were recorded, these being two undated postholes containing timbers and a 19th century brick wall and drain, along with a possible chalk surface and medieval/post-medieval cut feature, possibly a pit or robbed-out wall (Single 2002).

Limited remains were recorded during the archaeological monitoring of services and foundation trenches for a two-storey office block at No. 46/46A Throwley Way (GLHER ELO7801; MLO98629 (NGR TQ 25940 64540) in 2007. The services ran around the perimeter of the site with a central trench running NE-SW. Whilst no significant archaeological deposits were encountered during the course of the groundworks, excavations along the westernmost perimeter revealed a dark brown silty garden soil beneath modern paving, with a garden wall of handmade unfrosted red brick surviving in the NW corner of the site to a height of 0.60m. The limitations of the excavation precluded assessment of thickness and alignment but it is thought the wall may be related to the 18th century wall foundations previously recorded in 2004 at No. 48 Throwley Way (ELO6031; MLO78307) (see above). A similar dark brown garden soil deposit was encountered in the easternmost and central trenches directly underlying modern surfaces (Cardiff 2007).

Further post-medieval archaeology was recorded in the first of two trenches (GLHER ELO10453; MLO101204) opened at Nos. 48-50 Benhill Avenue (NGR TQ 2595 64616) by Archaeology South-East in 2009 (Garland 2009). Trench 1 ran E-W and revealed topsoil to 0.25m over 1.30m of made ground. The top of a small post-medieval cistern tank/well lined with red brick and cement mortar and measuring 1.05m × 0.7m was encountered beneath the made ground, together and elements of a possible brick cellar or drain feature measuring, as seen, 2.1m long × 0.8m deep. The cellar remains were observed in a *sondage* dug at the E end of the trench to the top of the natural, which was reached at a depth of 1.55m bgl (48.569m AOD) and consisted of mixed mid-yellowish-brown clay/silt sand. Trench 2 revealed 0.64m of made ground thick beneath the tarmac surface and directly above the

natural, which was recorded at between 49.074m and 49.474m AOD. No archaeological deposits or features were encountered in Trench 2.

Six evaluation trenches excavated in 2014 by Archaeology South-East at the former Gasworks site, High Street and Crown Road (ELO15987) (NGR TQ 2569 6486), revealed remains of post-medieval date comprising red brick and yellow stock-brick walls, a yellow stock-brick floor surface and four flues relating to the gasworks. The CBM encountered was dated to the 19th-20th century. An undated remnant of chalk foundation was also identified (Ritchie 2014).

5.6.1 Map Regression Analysis

Although fairly schematic in form and lacking the accuracy of later maps, John Rocque's map of Surrey dated 1762 (see cover) provides one of the earliest representations of Sutton and the surrounding farmland of small irregular but broadly rectilinear enclosures. The map shows in broad outline a linear settlement extending along both sides of the main thoroughfare with side roads branching off into the countryside. The site can only be located only in very approximate terms but it does appear to lie within undeveloped farmland at this time, which is consistent with the known pattern of late 19th century suburban development affecting the block of land between the present High Street and Collingwood Road. The 1804 Ordnance Survey drawing (*Fig. 8*) is again broadly schematic in form but the urban grain is depicted rather more effectively than is the case on the earlier map, showing small discrete pockets of expansion. The study area is located across three long narrow field enclosures on the edge of the settlement. In overall terms the plan form of the settlement appears little changed with development shown extending northwards either side of High Street from the High Street, Carshalton Road, and Cheam Road crossroads. The agricultural landscape is one of irregular but broadly rectilinear fields is shown interspersed with pockets of orcharding and woodland.

The Sutton Tithe Map of 1839 (*Fig. 9*) may be described as the first cartographic source to provide the detail required for map regression analysis. The map predates the period of late 19th century suburban development and shows the land between Collingwood Road and High Street subdivided into a large number of predominantly long narrow plots aligned roughly NW/SE and SW-NE suggestive of enclosed medieval strip fields. The line of Haddon Road appears to traverse two plots of land comprising a probable small farmstead enclosure identified as Plot 192 which contains a substantial dwelling set back from the High Street frontage with a pair of narrow rectangular outbuildings and a pond feature to the rear and rectilinear parcel of land identified as Plot 193 extending back from the boundary of the domestic enclosure as far as the present Brandon Road.

The 1871 1st edition 6-inch Ordnance Survey map (*Fig. 10*) shows the site as lying within a narrow strip of what appear to be gardens to the rear of an L-shaped property accessed by paths leading off the street frontage and set within a domestic or farmstead enclosure that also includes several smaller square and rectangular structures, presumed to be outbuildings. This property appears possibly to be that of Greenford Lodge. The earlier dwelling appears either to have been replaced or substantially altered and is now shown as an L-shaped structure with a small L-shaped outbuilding to the S. The pond appears to have been filled in and two small structures are shown in its place. The outbuildings previously shown at the rear of the domestic enclosure have gone and the boundary separating Plot 192 and 193 removed to form a single tree-lined garden with paths and lawns. The following decade

saw the beginnings of suburbanisation, as shown on the 1898 6-inch Ordnance Survey plan (*Fig. 11*), when Haddon Road and several other residential streets of terraced housing with garden plots to the rear were driven through from High Street, entirely reshaping the urban landscape.

The 1913 25-inch Ordnance Survey map and the Ordnance Survey 6-inch map of 1914 (*Figs. 12 & 13*) provide a greater level of detail depicting blocks of terraced and semidetached housing with long narrow back garden plots laid out either side of Haddon. No 43 Haddon Road is shown as one of a pair of semidetached dwellings on the S side of the street, close to its junction with Brandon Road and Thorncroft Road. A small structure is shown adjacent to No 43, presumably a garage or similar. The High Street frontage by this time had lost the semirural character depicted on earlier maps comprising mixed commercial and residential development. Neither the Ordnance Survey 25-inch map of 1935 nor the 6-inch map of 1937 nor the subsequent Ordnance Survey 6-inch maps of 1944 and 1946 (*Figs. 14-17*) show any appreciable change, which appears to confirm that the area escaped the worst of the aerial bombardment of the Second World War. The same appears to true of the Ordnance Survey 1:10k plans of 1961 and 1967 (not reproduced), which overall show very little evidence of further development.

Conclusion: The potential for encountering buried archaeological assets of a post-medieval date has been assessed as **Low to Moderate**. This assessment reflects the fact that the proposed development at No 43 Haddon Road affects an established dwelling first shown in any appreciable detail on the Ordnance Survey 25-inch plan of 1913 but which may have existed at an earlier date. Based on a study of the historic mapping, it appears that prior to a period of intensive late 19th century suburban development, the site was one of several long narrow plots to the rear of High Street forming part of an undeveloped agricultural and horticultural fieldscape which is shown on the Ordnance Survey 1st Edition 6-inch map of 1871 to comprise a mix of semi-formal garden and orcharding.

Although the area has been impacted by historical suburban development, the site itself appears to have remained largely undeveloped suggesting potential for evidence of 19th century land use to have survived in places. Archaeological remains of post-medieval date would be considered to be of **Low** importance in archaeological terms as relatively little post-medieval archaeology as any archaeology encountered is likely to relate to plot boundaries or garden features.

6 Historic Environment Record Gazetteers and Maps

Table 2: Gazetteer of Archaeological Monuments recorded within a 500m radius of the site based on consultation of the Greater London Historic Environment Record (HER)

#	LegacyID	PRN	Mon_Name	Mon_Type	Period	NGR
1	MLO118749	116683	335-341 High Street (Mesolithic Feature)	Feature	Mesolithic	TQ 25713 64987
2	MLO59753	100552	341 High Street (Mesolithic Pit)	Pit	Mesolithic	TQ 25710 64969
3	MLO75215	131865	St Nicholas Way Junctionwith (Early Iron Age Pit)	Pit	Prehsitoric	TQ 25701 64725
4	MLO75634	103175	St Nicholas Way/crown Road (Prehistoric Archaeological Feature)	Archaeological Feature	Prehistoric	TQ 25725 64724
5	MLO72077	147285	Manor Lane (Neolithic Findspot)	Findspot	Prehistoric	TQ 26084 64385
6	MLO75214	149265	St Nicholas Way Junctionwith (Late Bronze Age Findspot)	Findspot	Late Bronze Age	TQ 25701 64725
7	MLO75216	112719	St Nicholas Way Junctionwith (Roman Findspot)	Findspot	Romano-British	TQ 25701 64725
8	MLO20386	96840	3 Throwley Way (Medieval Plough Marks)	Plough Marks	Medieval	TQ 25969 64159
9	MLO20035	126313	123-211 High Street (Medieval Ditch)	Ditch	Medieval	TQ 25805 64430
10	MLO75218	147134	Crown Road (Medieval Beam Slot)	Beam Slot	Medieval	TQ 25701 64725
11	MLO78306	146285	48 Throwley Way (Medieval Findspot)	Findspot	Medieval	TQ 25924 64548
12	MLO77355	112715	Crown Road (Medieval Wall & Gully)	Wall,Gully	Medieval	TQ 25725 64724
13	MLO20428	118328	3 Throwley Way (Medieval Rubbish Pit & Post Hole)	Rubbish Pit,Post Hole	Medieval	TQ 25969 64159
14	MLO20036	104725	123-211 High Street (Medieval Pond)	Pond	Medieval	TQ 25805 64430
15	MLO75217	120121	St Nicholas Way Junctionwith (Medieval Ditch)	Ditch	Medieval	TQ 25701 64725
16	MLO20054	102278	123-211 High Street (Medieval Building)	Building, Building, Building	Medieval - Post- medieval	TQ 25805 64430

Table 2: Gazetteer of Archaeological Monuments recorded within a 500m radius of the site based on consultation of the Greater London Historic Environment Record (HER)						
#	LegacyID	PRN	Mon_Name	Mon_Type	Period	NGR
17	MLO76021	107659	48 Throwley Way (Tudor Wall)	Wall	Medieval - Post-medieval	TQ 25924 64549
18	MLO4445	125380	St Nicholas Road ? (Pre-Conquest Church)	Church	Medieval - Post-medieval	TQ 25784 64144
19	MLO20463	128418	101-103 High Street (Medieval Building)	Building, Building	Medieval - Post-medieval	TQ 25870 64230
20	MLO101204	96576	48-50 Benhill Avenue (Post Medieval Cellar, Drain, Cistern & Well)	Cellar,Drain,Cistern,Well	Post-medieval	TQ 25956 64626
21	MLO4506	95666	High Street (Post Medieval Milestone)	Milestone	Post-medieval	TQ 26050 64749
22	MLO75594	127193	200-202 High Street (Post Medieval Ditch)	Ditch	Post-medieval	TQ 25826 64554
23	MLO78307	147682	48 Throwley Way (Georgian Structure & Layer)	Structure,Layer	Post-medieval	TQ 25924 64548
24	MLO75219	112954	St Nicholas Way Junctionwith (Post Medieval Findspot)	Findspot	Post-medieval	TQ 25701 64725
25	MLO73831	98204	262-270 High St Sutton (Post Medieval Well)	Well	Post-medieval	TQ 25804 64773
26	MLO77353	100914	200-202 High Street (Georgian Wall)	Wall	Post-medieval	TQ 25825 64555
27	MLO77356	115230	Crown Road (Post Medieval Ditch & Pit)	Ditch,Pit	Post-medieval	TQ 25725 64724
28	MLO72078	112076	Manor Lane (Post Medieval Findspot - Architectural Fragment)	Findspot	Post-medieval	TQ 26084 64385
29	MLO59167	142828	71-81 High Street (Post Medieval Building & Pit)	Building,Pit	Post-medieval	TQ 25915 64144
30	MLO75220	111050	St Nicholas Way Junctionwith (Post Medieval Well, Drain & Well)	Well,Drain,Well	Post-medieval	TQ 25701 64725
31	MLO73830	113745	262-270 High Street (Post Medieval Ditch)	Ditch	Post-medieval	TQ 25804 64773
32	MLO72132	125005	71-81 High Street (Restoration House)	House	Post-medieval	TQ 25727 64933
33	MLO104160	123169	St Nicholas Churchyard (Victorian Churchyard)	Churchyard	Post-medieval	TQ 25755 64157
34	MLO98629	99055	46/46a Throwley Way (Post Medieval Garden)	Wall,Garden Wall, Garden	Post-medieval	TQ 25936 64550

Table 2: Gazetteer of Archaeological Monuments recorded within a 500m radius of the site based on consultation of the Greater London Historic Environment Record (HER)

#	LegacyID	PRN	Mon_Name	Mon_Type	Period	NGR
35	MLO73986	136483	St Nicholas Way (Late 20th Century Town Hall)	Town Hall	Post-medieval	TQ 25767 64080
36	MLO104145	134072	Manor Park (Early 20th Century Park)	Park, Fountain, Bandstand	Post-medieval	TQ 26103 64192
37	MLO59756	106868	341 High Street (Findspot - Animal Remains of Uncertain Date)	Findspot	Undated	TQ 25710 64969
38	MLO59755	108647	341 High Street (Findspot - Architectural Fragment of Uncertain Date)	Findspot	Undated	TQ 25710 64969
39	MLO77352	128771	48 Throwley Way, Sutton (Layer of Uncertain Date)	Layer	Undated	TQ 25924 64549

Table 3: Gazetteer of Archaeological Events recorded within a 500m radius of the site based on consultation of the Greater London Historic Environment Record (HER)

	Legacy_ID	PRN	Act_Name	Date	NGR
E1	ELO7801	165223	Watching Brief at 46-46A Throwley Way	2007	TQ 25938 64540
E2	ELO7242	162903	Trial Trench at 201 High Street	2002	TQ 25782 64506
E3	ELO6766	168730	Desk Based Assessment at Robin Hood Lane	2006	TQ 25609 64208
E4	ELO6031	155585	Watching Brief at 48 Throwley Way	2004	TQ 25924 64549
E5	ELO5311	153526	Desk Based Assessment at St Nicholas Road	1804	TQ 25786 64144
E6	ELO529	169265	Trial Trench at 48 Throwley Way	2003	TQ 25924 64549
E7	ELO4745	159882	Open Area Excavation at 3 Throwley Way	1989	TQ 25974 64170
E8	ELO4652	158342	Open Area Excavation at Sutton Place	1989	TQ 25811 64429
E9	ELO4576	161813	Open Area Excavation at St Nicholas Way Junction With	2000	TQ 25701 64725
E10	ELO4520	163856	Open Area Excavation at 101-103 High Street	1989	TQ 25874 64234
E11	ELO3673	161420	Excavation at 71-81 High Street	1993	TQ 25915 64144
E12	ELO3599	153883	Watching Brief at 262-270 High St Suttonsm1	1998	TQ 25804 64773

Table 3: Gazetteer of Archaeological Events recorded within a 500m radius of the site based on consultation of the Greater London Historic Environment Record (HER)

	Legacy_ID	PRN	Act_Name	Date	NGR
E13	ELO21776	15429 6	Desk Based Assessment at St Nicholas House	2021	TQ 25849 64190
E14	ELO21173	17176 3	Desk Based Assessment at 219-227 High Street	2020	TQ 25764 64598
E15	ELO20392	16848 7	Desk Based Assessment at St Nicholas House	2018	TQ 25847 64190
E16	ELO20294	15978 7	Watching Brief at Sutton Palace Superbowl	2017	TQ 25823 64254
E17	ELO19168	16632 0	Desk Based Assessment at Meadow Plumbing	2017	TQ 25754 64568
E18	ELO18947	16875 2	Historic Area Assessment at Sutton Town Centre	2017	TQ 25949 64340
E19	ELO18893	15357 1	Management Survey at Sutton Town Centre	2017	TQ 25951 64340
E20	ELO15987	16517 1	Watching Brief at former Gasworks Site	2014- 2015	TQ 25695 64864
E21	ELO14040	15886 5	Evaluation at High Street/Crown Road	2014	TQ 25672 64838
E22	ELO13965	17025 4	Desk Based Assessment at 104 Times Square Shopping Centre	2014	TQ 25938 64251
E23	ELO13963	15989 2	Buildings Recording And Investigation at High Street/Crown Road	2014	TQ 25611 64818
E24	ELO13847	15694 3	Evaluation at Windsor House	2014	TQ 25898 64453
E25	ELO13846	16990 8	Buildings Recording And Investigation at High Street/Crown Road	2014	TQ 25689 64828
E26	ELO137	16579 0	Trial Trench at West Street/St Nicholas' Way	2001	TQ 25755 64344
E27	ELO13491	15292 6	Heritage Activity at High Street/Crown Road	2013	TQ 25617 64810
E28	ELO13490	16567 9	Heritage Activity at High Street/Crown Road	2013	TQ 25635 64832
E29	ELO13489	15196 8	Desk Based Assessment at High Street/Crown Road	2013	TQ 25635 64832
E30	ELO133	15854 7	Trial Trench at St Nicholas Way/Crown Road	2000	TQ 25725 64724
E31	ELO121	17230 1	Trial Trench at 200-202 High Street	2002	TQ 25826 64554
E32	ELO11633	16718 4	Desk Based Assessment at Sutton Grammar School For Boys	2011	TQ 26124 64400

Table 3: Gazetteer of Archaeological Events recorded within a 500m radius of the site based on consultation of the Greater London Historic Environment Record (HER)

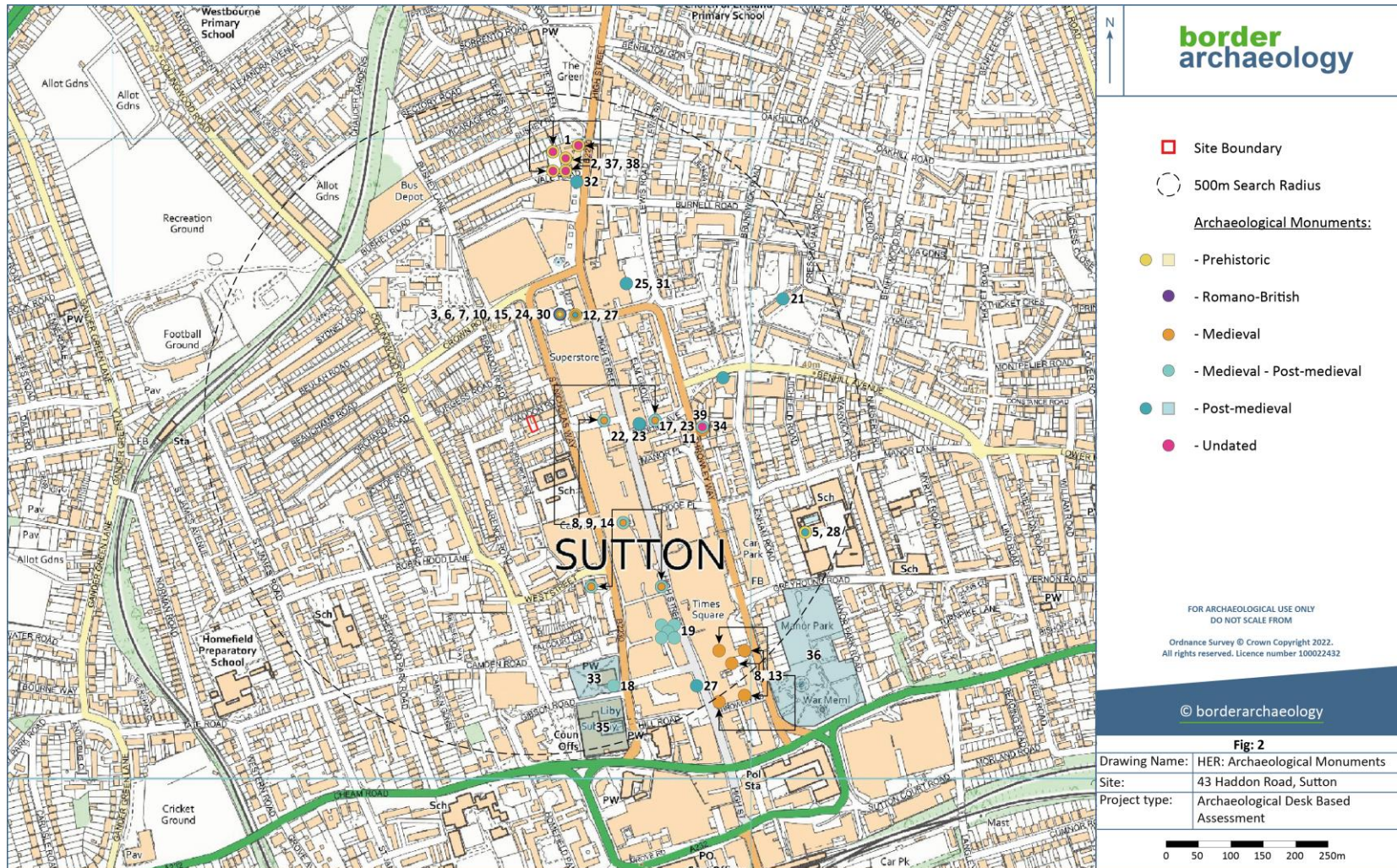
	Legacy_ID	PRN	Act_Name	Date	NGR
E33	ELO10829	17192 3	Desk Based Assessment at Wells House	2001	TQ 25729 64638
E34	ELO10826	17007 6	Desk Based Assessment at West Street/St Nicholas's Way	2001	TQ 25749 64335
E35	ELO10820	15383 4	Desk Based Assessment at Snax 24 Petrol Station	2002	TQ 25940 64497
E36	ELO10809	16844 5	Trial Trench at St Nicholas Way/Crown Road	2000	TQ 25693 64735
E37	ELO10807	15635 2	Borehole Survey at St Nicholas Way/Crown Road	1999	TQ 25692 64734
E38	ELO10788	15359 5	Watching Brief at 262-270 High Street	1998	TQ 25817 64779
E39	ELO10784	15543 9	Trial Trench at Sutton Grammar School for Boys	1998	TQ 26124 64400
E40	ELO10750	16071 0	Evaluation at 3 Throwley Way	1989	TQ 25961 64266
E41	ELO10748	16582 1	Trial Trench at 335-341 High Street	1994	TQ 25710 64972
E42	ELO10696	16676 2	Watching Brief at 71-81 High Street	1993	TQ 25879 64137
E43	ELO10453	16337 5	Excavation at 48-50 Benhill Avenue	2009	TQ 25953 64615

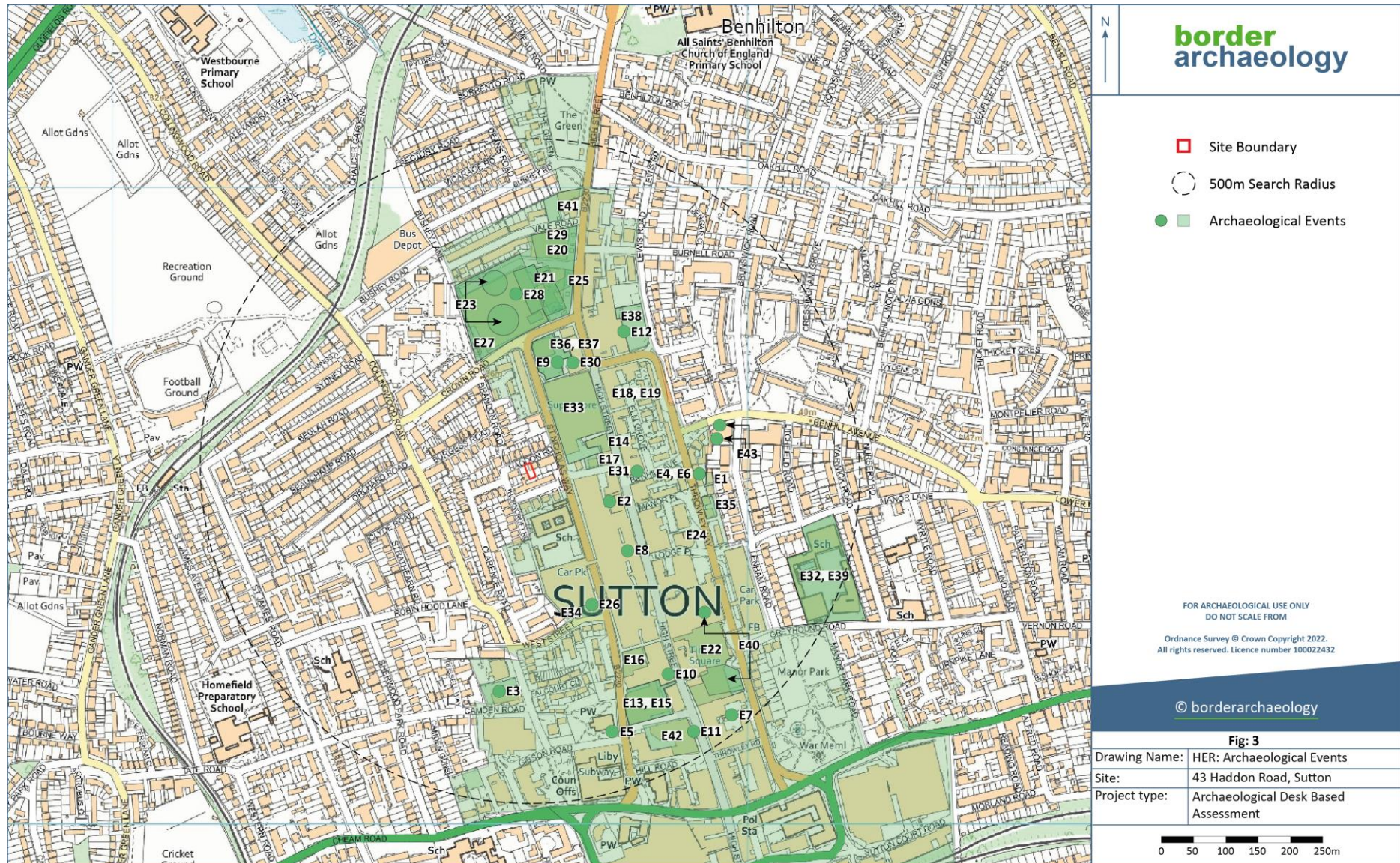
Table 4: Gazetteer of Listed Buildings recorded within a 500m radius of the site based on consultation of the Greater London Historic Environment Record (HER).

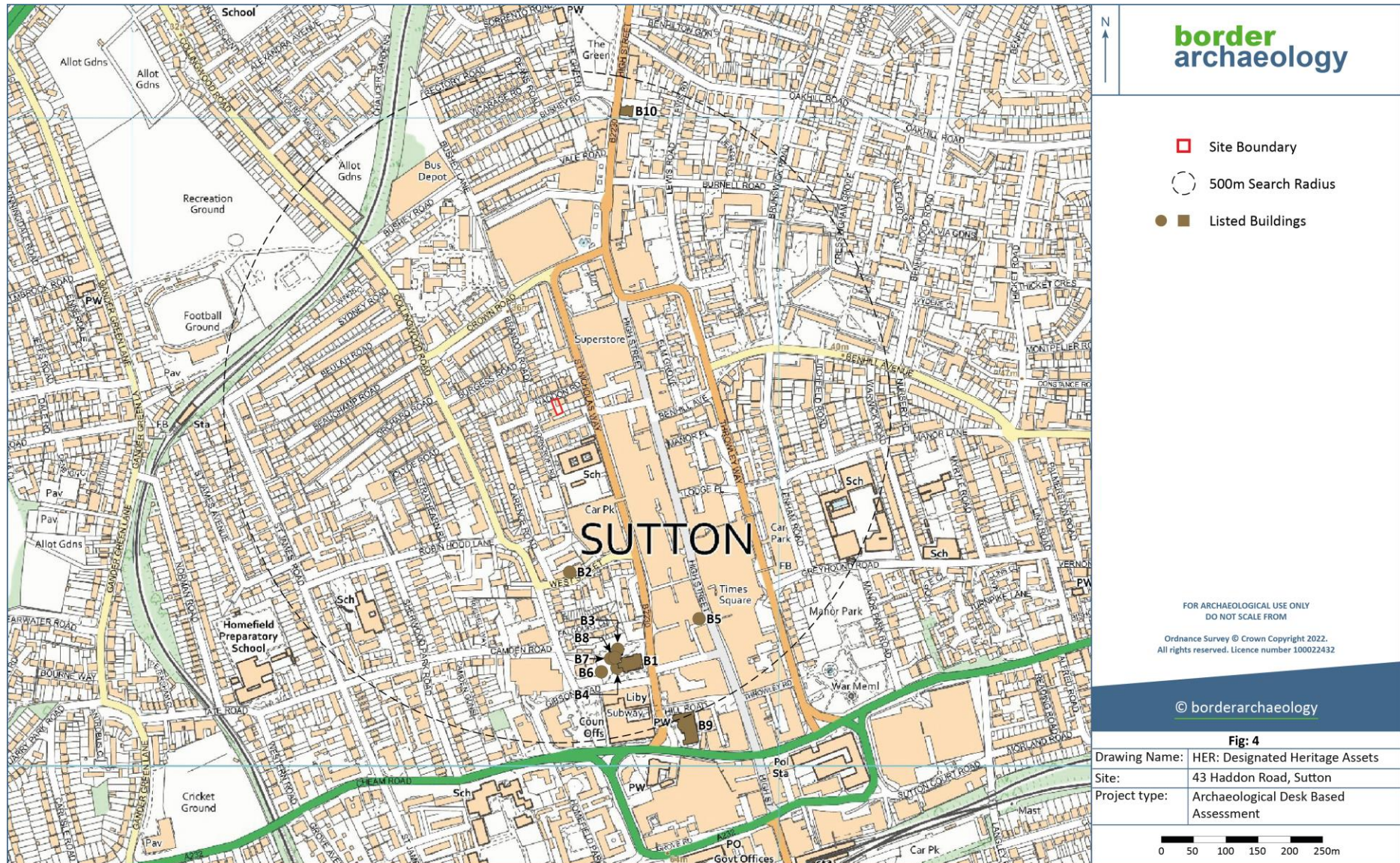
#	LegacyID	PRN	Mon_Name	NGR	Grade	Mon_Type
B1	MLO92512	135078	Church of St Nicholas (Caroline Commemorative Monument)	TQ 25770 64158	Grade II*	Commemorative Monument, Church
B2	MLO92596	97199	42 West Street (Restoration House)	TQ 25677 64299	Grade II	Shop, House
B3	MLO109032	106935	Headstone with A Relief Carving of the Good Samaritan, in the Churchyard of St Nicholas (Restoration Gravestone)	TQ 25751 64180	Grade II	Gravestone

Table 4: Gazetteer of Listed Buildings recorded within a 500m radius of the site based on consultation of the Greater London Historic Environment Record (HER).

#	LegacyID	PRN	Mon_Name	NGR	Grade	Mon_Type
B4	MLO108977	105923	Tomb of the Hall Family in the Churchyard of St Nicholas (Georgian Chest Tomb)	TQ 25750 64151	Grade II	Chest Tomb
B5	MLO92656	100629	101-103 High Street (Late Medieval Wall)	TQ 25877 64227	Grade II	Wall
B6	MLO92513	115282	Gibson Mausoleum In St Nicholas' Churchyard (Georgian Mausoleum)	TQ 25726 64144	Grade II	Mausoleum
B7	MLO109030	125057	Tomb of Cecil Talbot in the Churchyard of St Nicholas (Georgian Sarcophagus)	TQ 25740 64165	Grade II	Sarcophagus
B8	MLO109031	128827	Tomb of Elizabeth Beacham, in the Churchyard of St Nicholas (Restoration Gravestone)	TQ 25747 64167	Grade II	Gravestone
B9	MLO92583	131135	21 Cheam Road (Edwardian Church Hall)	TQ 25856 64057	Grade II	Methodist Chapel, Church Hall
B10	MLO92636	150831	Cricketers Inn (Restoration Terraced House)	TQ 25765 65010	Delisted	Terraced House, Public House







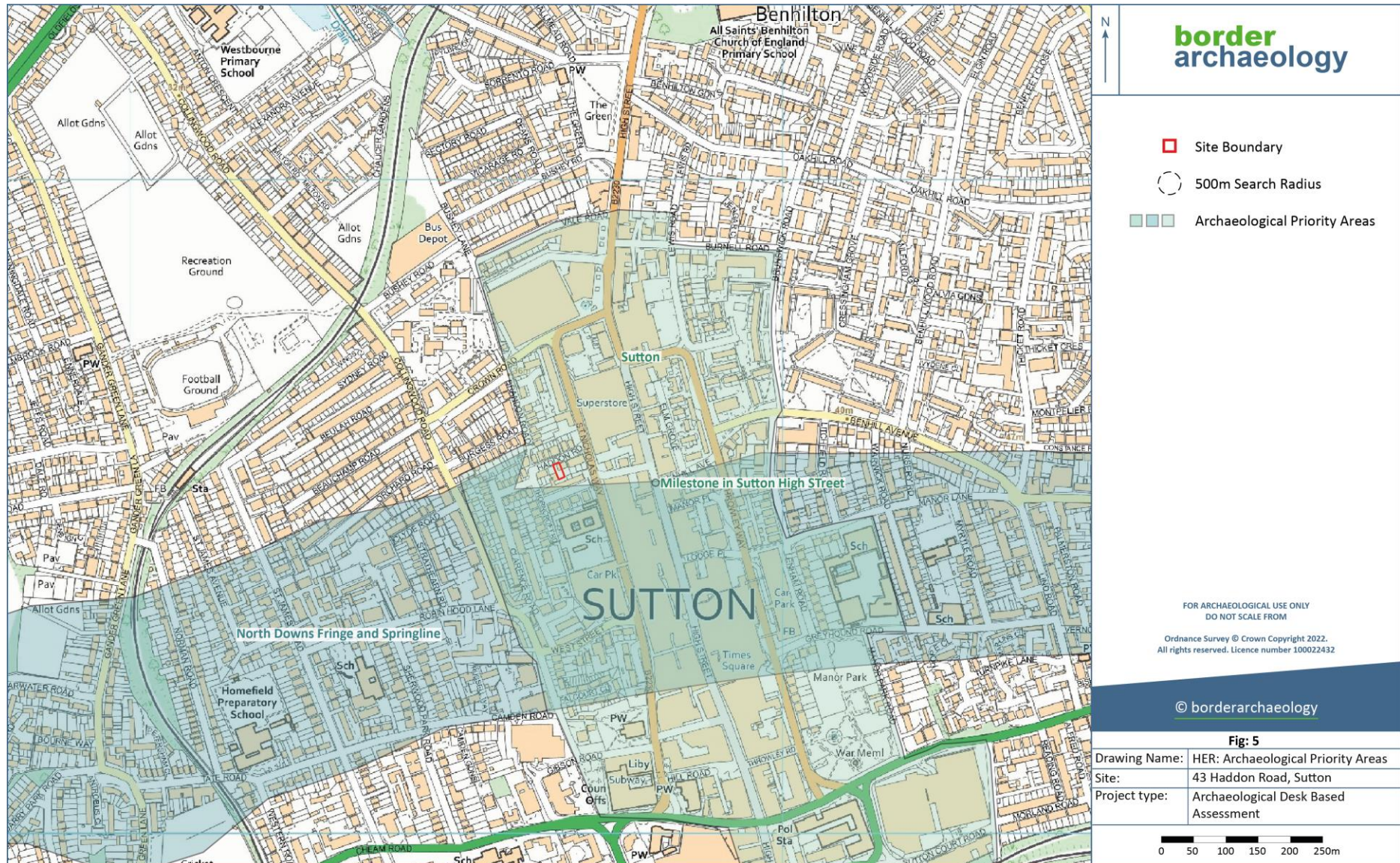




Fig. 6: Existing front elevation (Reproduced courtesy of the client)

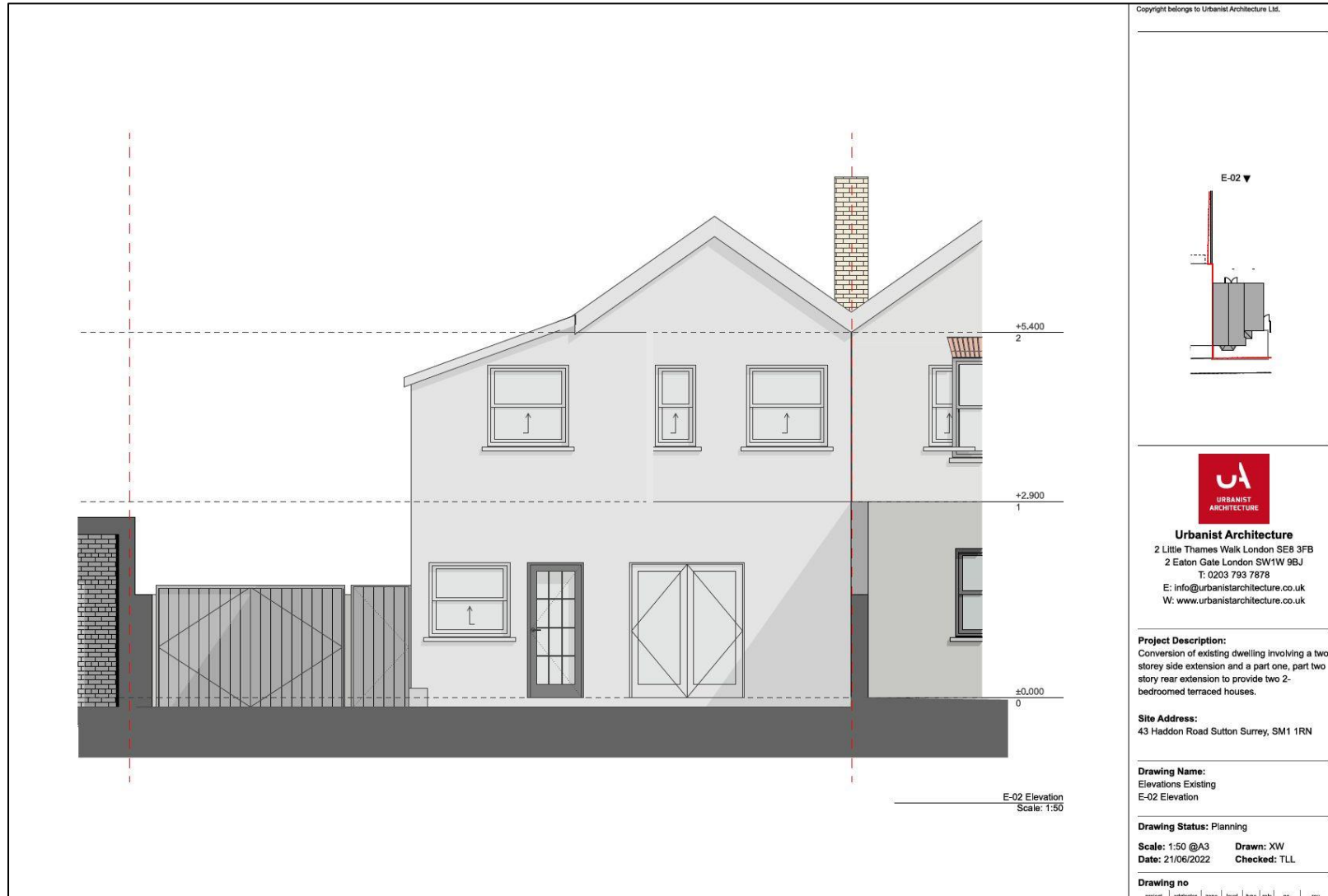


Fig. 7: Existing rear elevation (Reproduced courtesy of the client)



Fig. 8: Existing plan
(Reproduced courtesy
of the client)



Fig. 9: Proposed front elevation (Reproduced courtesy of the client)



Fig. 10: Proposed rear elevation
(Reproduced courtesy of the client)



Fig. 11: Existing plan (Reproduced courtesy of the client)

7 Description of Proposed Development

Based on the architects' drawings and specifications provided by the client (*Figs. 6 & 7*), the proposed development involves construction of a two-storey side extension and a part-one-, part-two-storey rear extension to No 43 Haddon Road to provide a two-bed terrace house (*Plate 1*). The site appears at present to be used as a paved car port for off-street parking. No further details of the proposal were available at the time of writing.

8 Conclusions

8.1 Potential Impacts

Full details of the groundworks required for the proposed development were unavailable at the time of writing. Subsequent publication of more detailed, revised proposals and specifications for the proposed development (finalised methodology for groundworks and foundations), together with updated plans and elevation drawings, may necessitate revisions to this report and the conclusions reached.

It is considered that potential impacts on sub-surface remains, in broad terms, will include groundworks relating to the excavation of standard strip foundation trenching and the installation of drainage runs and utilities such as water, electric and sewerage.

Full details of the groundworks required for the proposed development were unavailable at the time of writing, however it is considered that potential impacts on buried archaeological remains could include the following:

9.1.1 Made ground & soil removal

It is assumed for the purposes of this report that the existing paved surface, gates and gateposts and garden fencing would be removed as part of the preliminary site works. Removal of the existing pavers and any underlying bedding material represents a potential impact as it would expose any archaeological remains that may be present immediately below the surface. These may then be directly affected by construction activities which are presumed to involve the use of a mechanical excavator.

9.1.2 Standard strip foundations

Standard strip foundations would entail the removal of any archaeological remains within the footprint of each excavated strip to a typical depth of 1.0–1.5m bgl as assumed for the purposes of this assessment. It is possible that the bases of archaeological features such as pits or ditches would remain intact beneath these impact levels but their context could be lost.

9.1.3 Landscaping and other groundworks

Landscaping may involve the laying-out of garden areas and lawns, although this would be likely to entail only minimal excavation and levelling. However, the excavation of any new service trenches and drainage runs required as part of the development may extend to a depth of at least 1.0–1.5m bgl as assumed for the purposes of this assessment. This would entirely remove or truncate any archaeological remains within the footprint of the works.

8.2 Overall Conclusions

The archaeological potential of the site has been assessed in overall terms as **Low to Moderate**, with particular reference to encountering sub-surface remains of post-medieval date. The potential to encounter remains of Romano-British and Anglo-Saxon date is assessed as **Low** and as **Low to Moderate** for the prehistoric, medieval and post-medieval periods.

The overall assessment reflects the fact that the site lies within the Tier 2 Sutton Archaeological Priority Area (GLHER DLO33024) and marginally outside the northern edge of the North Downs Fringe and Springline Archaeological Priority Area (GLHER DLO33266) (*Fig. 5*). The Suttons APA covers the historic core of the borough and is considered to have potential to contain early medieval remains in addition to evidence of medieval and post-medieval activity. The North Downs Fringe and Springline APA which crosses the central portion of the Sutton APA relates to an area favourable to human settlement from at least the Bronze Age and which offers the greatest potential in the borough for well-preserved early prehistoric remains.

It should be noted that there have been relatively few archaeological interventions recorded in the vicinity of the site and consequently it is difficult to draw definite conclusions regarding the nature and depth of surviving archaeological deposits in this area and the extent of modern truncation. In view of the location of the site within two APAs and the overall assessment of it having **Low to Moderate** potential to encounter archaeological remains, a programme of archaeological work is advised, the details of which to be agreed with the Greater London Archaeological Advisory Service.

Recommendations: It is Border Archaeology's considered opinion that, *prima facie*, the archaeological potential of the site does not present an impediment to the proposed development. Given the Low to Moderate potential of the site it is recommended that an appropriate programme of archaeological work, the details of which to be agreed with the Greater London Archaeological Advisory Service, will be necessary to determine the extent, depth and significance of buried archaeological features and deposits across the site.

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10.1 Cartography

(All maps were obtained from the National Archives unless otherwise stated).

1762: John Rocque's Map of Surrey

1804: Ordnance Survey drawing of Sutton

1839: Sutton Tithe Map and Apportionment

1871: Ordnance Survey 1st Edition 6-inch Map of Sutton

1898: Ordnance Survey 6-inch Map of Sutton.

1913: Ordnance Survey 25-inch Map of Sutton.

1914: Ordnance Survey 6-inch Map of Sutton

1935: Ordnance Survey 25-inch Map of Sutton.

1937: Ordnance Survey 6-inch Map of Sutton.

1944: Ordnance Survey 6-inch Map of Sutton.

1946: Ordnance Survey 6-inch Map of Sutton.

11 Appendix 1: Historic Maps

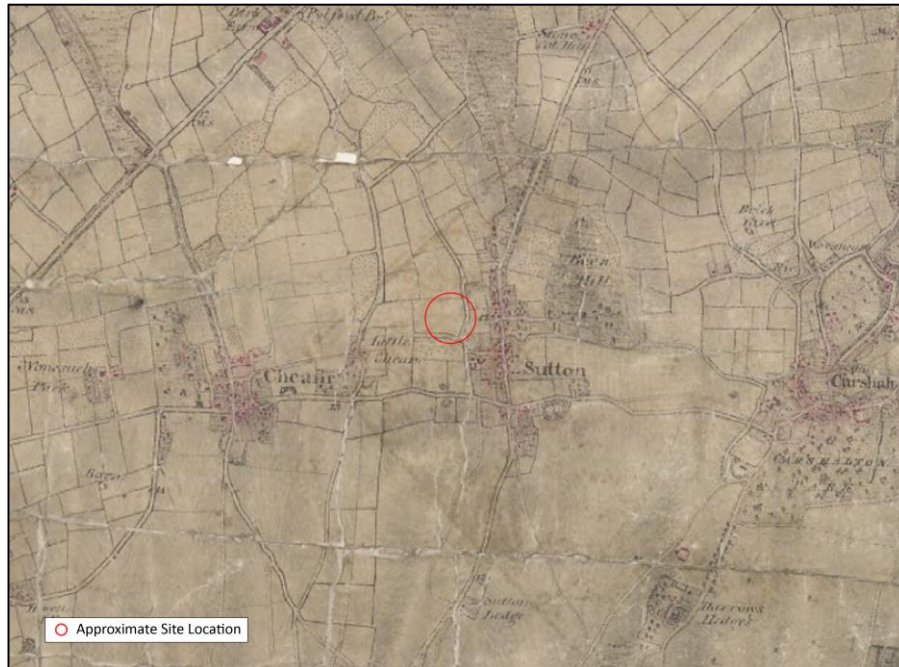


Fig 8: Extract from the Ordnance Survey drawing of Sutton (1804) showing the site (marked in red)
(Reproduced by courtesy of the National Archives)

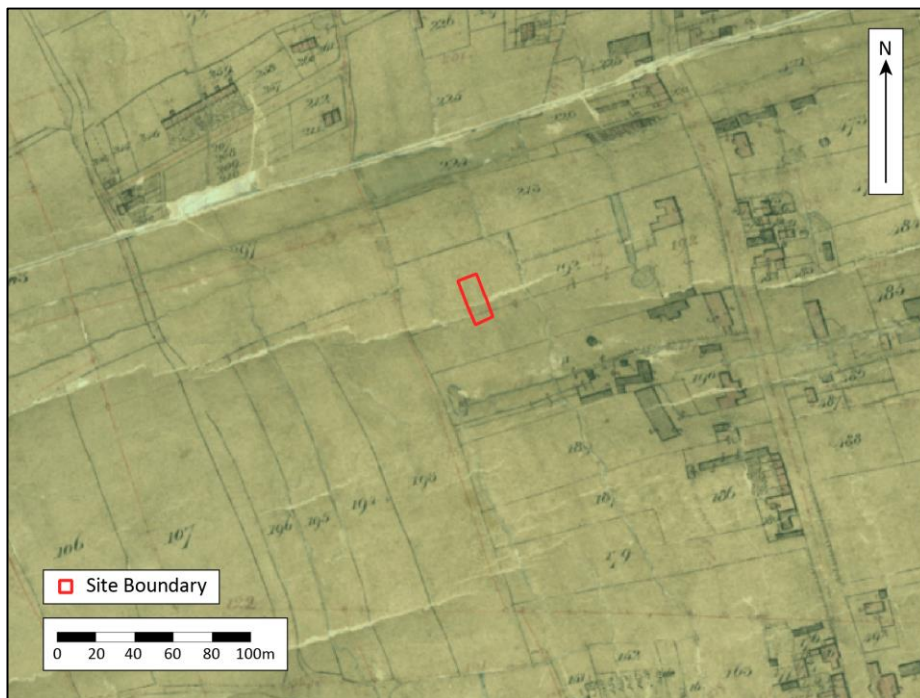


Fig.9: Extract from the Sutton tithe map of 1839 showing the site (marked in red)
(Reproduced by courtesy of the National Archives)

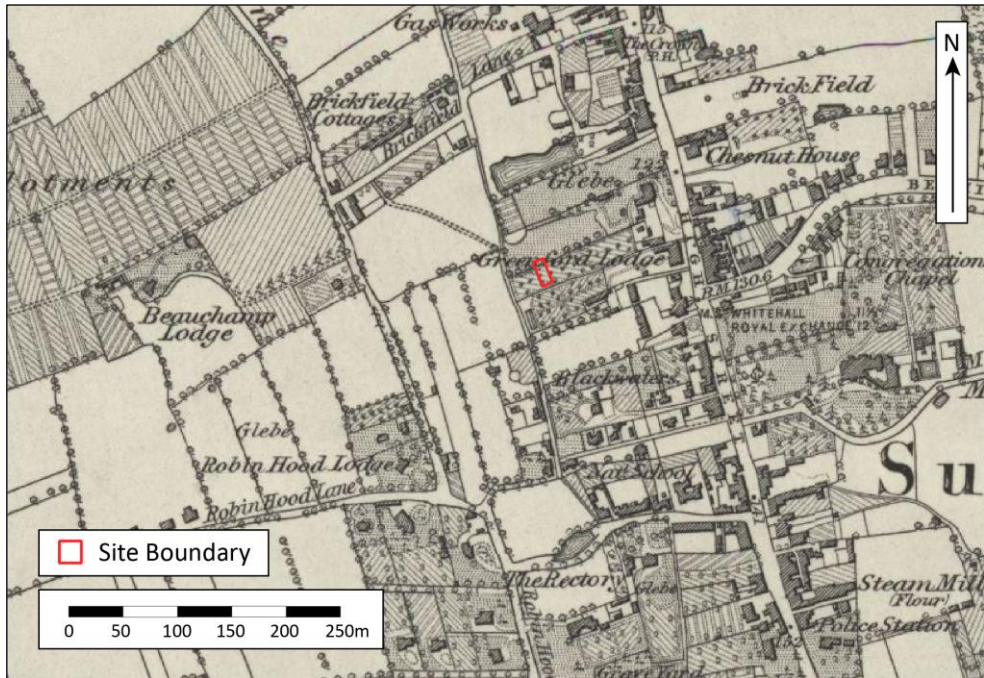


Fig.10: Extract from the Ordnance Survey 1st Edition 6-inch map of Sutton (1871) showing the site (marked in red)
(Reproduced by courtesy of the British Library)

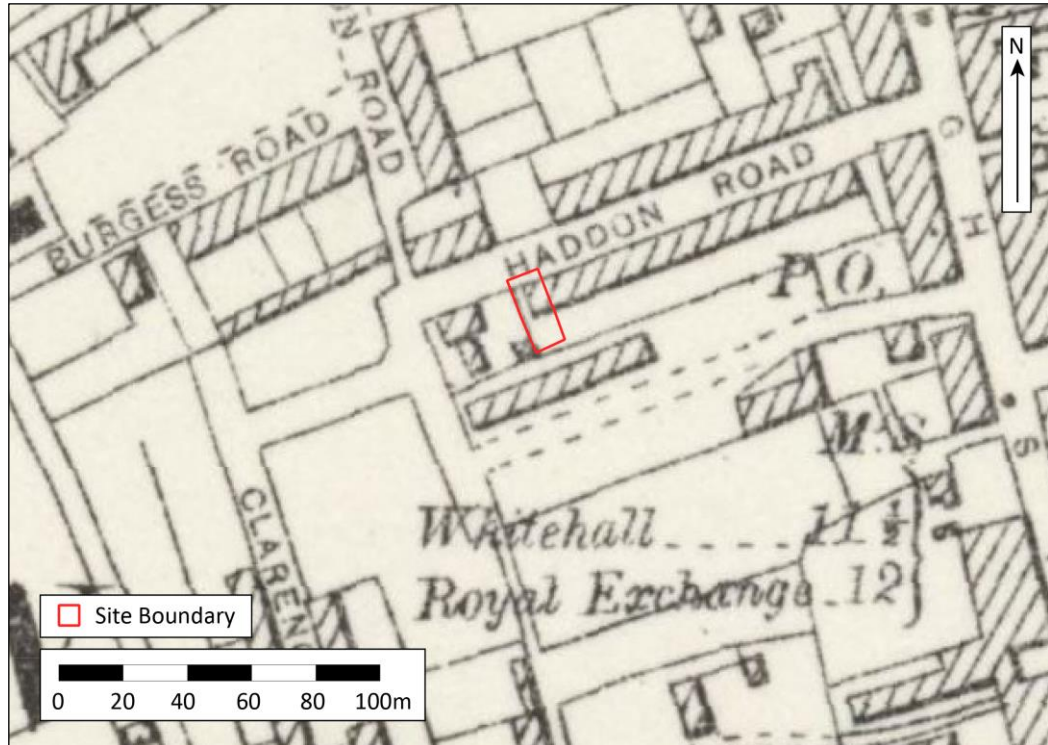


Fig.11: Extract from the 6-inch Ordnance Survey map of Sutton (1898) showing the site (marked in red)
(Reproduced by courtesy of the National Archives)

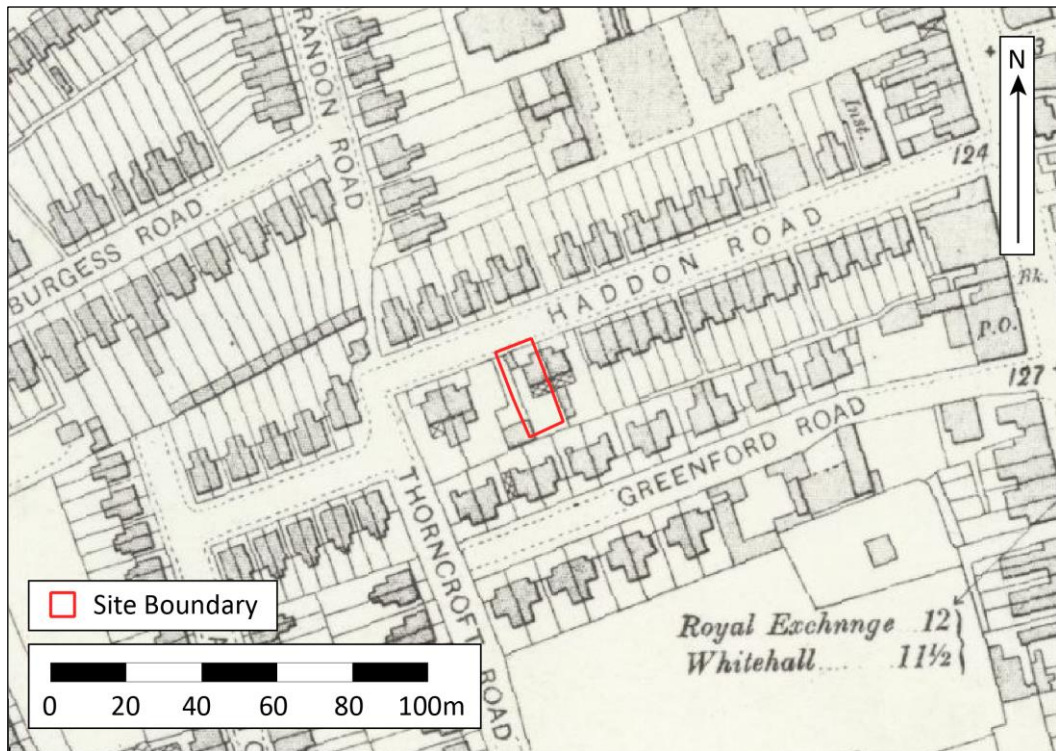


Fig.12: Extract from the Ordnance Survey 25-inch map of Sutton (1913) showing the site (marked in red)
(Reproduced by courtesy of the National Archives)



Fig.13: Extract from the Ordnance Survey 6-inch map of Sutton (1914) showing the site (marked in red)
(Reproduced by courtesy of the National Archives)

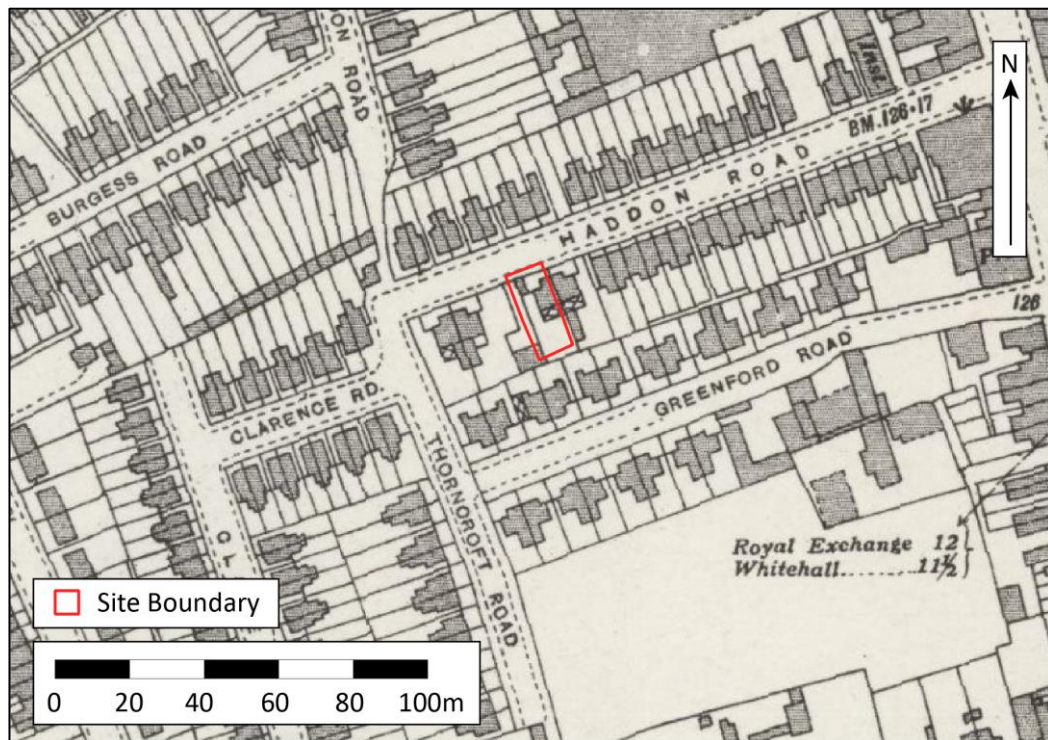


Fig. 14: Extract from the Ordnance Survey 25-inch map of Sutton (1935) showing the site (marked in red)
(Reproduced by courtesy of the National Archives)



Fig.15: Extract from the Ordnance Survey 6-inch map of Sutton (1937) showing the site (marked in red)
(Reproduced by courtesy of the National Archives)



Fig.16: Extract from the Ordnance Survey 6-inch map of Sutton (1944) showing the site (marked in red)
(Reproduced by courtesy of the National Archives)

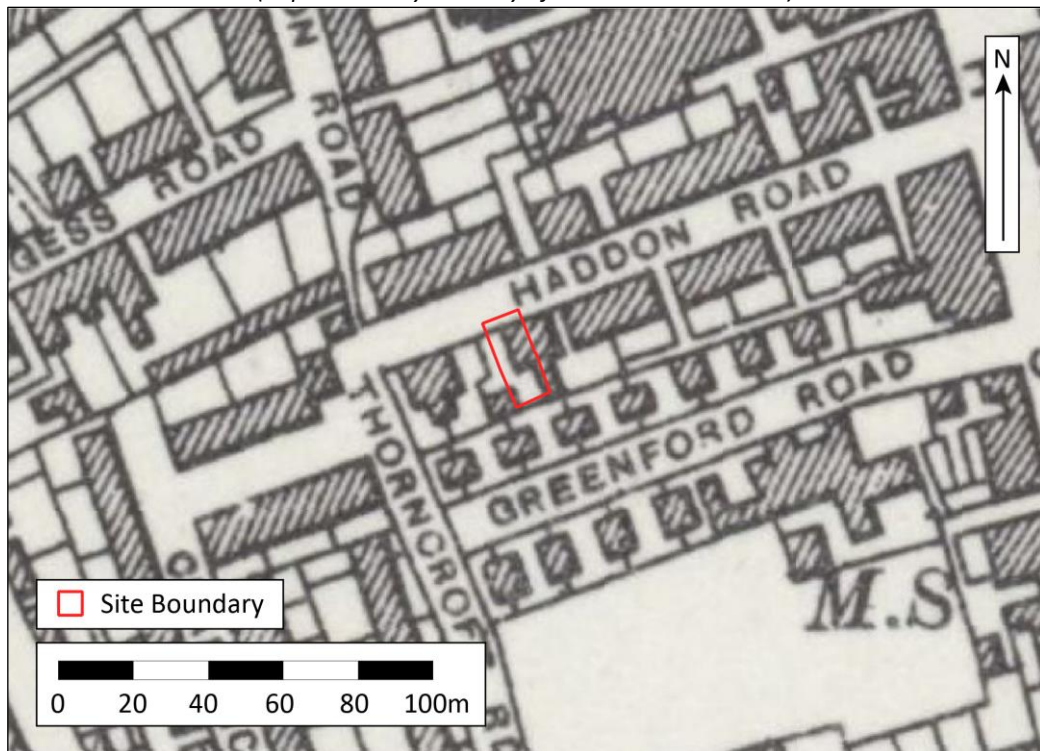


Fig.17: Extract from the Ordnance Survey 6-inch map of Sutton (1946) showing the site (marked in red)
(Reproduced by courtesy of the National Archives)

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