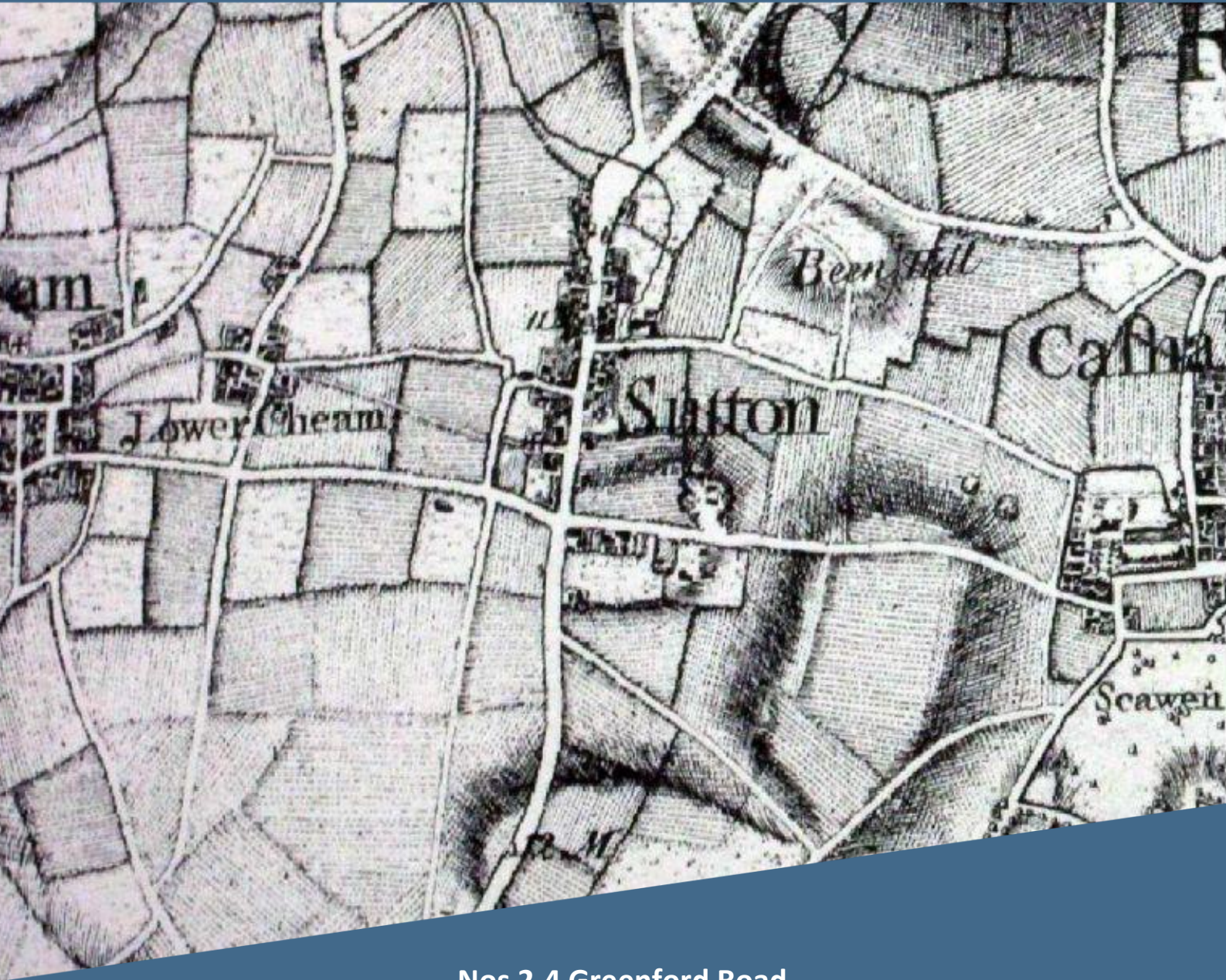


Archaeological Desk-Based Assessment



**Nos 2-4 Greenford Road
Sutton
London
SM1 1JY**

On behalf of

Mr Matt Jones

September 2022

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REPORT REFERENCE

BA2293GRS

GRID REFERENCE

NGR: TQ 25734 64560

OS LICENCE NUMBER

100055758

DATE

September 2022

Cover: Extract from John Rocque's Map of Surrey (1762)

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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 the demolition of Nos. 2-4 Greenford Road Sutton London SM1 1JY and the erection of an eight-storey block with basement comprising ground floor commercial use with 26-unit residential accommodation above. The assessment results can be summarised as thus:

Prehistoric: The potential for encountering evidence of buried remains of prehistoric date has been assessed as **Low to Moderate**. This assessment reflects the fact that, whilst the site is located close to a gravel ridgeway associated with the North Downs and Springline APA with proven high potential for well-preserved prehistoric sites, the evidence within the designated study area chiefly consists of limited scatters of multi-period lithic finds. These include Mesolithic material found at Nos. 335/341 High Street and Neolithic/Bronze Age lithic implements recovered from a colluvial subsoil at Sutton Grammar School, with traces of Middle Iron Age activity recorded at the junction St Nicholas Way and Crown Road.

Romano-British: The potential for encountering evidence of Romano-British activity within the site 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 given the general lack of evidence for Romano-British activity in the borough.

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 **Moderate**. 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 activity. Should any features or finds of medieval date be encountered during the course of the groundworks for the proposed development 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 **Moderate to High**. This assessment reflects the fact that the proposed development involves demolition of a pair of early 20th century semidetached properties occupying a long-established plot which has

been subject to development from at least the mid-19th century and which included the former Greenford Lodge and associated gardens and a later post office. Although the site has been impacted by historical development activity, which may include any basements associated with Nos 2-4 Greenford Road, there is nonetheless 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 to Moderate** importance in archaeological terms as relatively little post-medieval archaeology has been recorded within the study area.

Overall Conclusion: The archaeological potential of the site has been assessed in overall terms as **Moderate to High**, 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**, as **Moderate** for the medieval period and as **Low to Moderate** for prehistoric remains.

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 **Moderate to High** 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 Mr Matt Jones of Greenford Road Sutton Ltd to produce an Archaeological Desk-Based Assessment (ADBA) in connection with the demolition of Nos. 2-4 Greenford Road Sutton London SM1 1JY (NGR TQ 25734 64560 – approx. centre) (*Fig. 1*) and the erection of an eight-storey block with basement comprising ground floor commercial use with 26-unit residential accommodation above.

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 is located on the corner of Greenford Road and St Nicholas Way at a height approximately 38m AOD and lies within the Tier 2 Sutton Archaeological Priority Area (GLHER DLO33024) and North Downs Fringe and Springline Archaeological Priority Area (GLHER DLO33266) (*Fig. 4*).

The Sutton APA relates to the historic core of the borough, a settlement dating back to the early medieval period when it was held as a possession of Chertsey Abbey. Although to date no archaeological evidence of early medieval settlement has been recorded, the APA 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 of exposed Thanet / Woolwich / Reading beds adjacent to a gravel ridgeway between Farnham and Croydon which attracted human activity from at least the Bronze Age, continuing through the Iron Age, and which offers the greatest potential in the Borough of Sutton for well-preserved early prehistoric remains.

An historic milestone located c. 80m 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 Building is situated c. 350m to SSE of the site and comprises the Grade II designated walls set against party wall of Nos. 101-103, High Street (List Entry No. 1357639) (NGR TQ 25877 64227) comprising 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) located close to the medieval church. These walls were revealed during excavation carried out by the Department of Greater London Archaeology in 1989.

No World Heritage Sites, Registered Parks and Gardens or Historic Battlefield sites are present within the site or its immediate vicinity.

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. A tract of superficial Head deposits consisting of clay, silt, sand and gravel is shown encroaching on the E part of site (BGS 2022).

Historic borehole information was recorded in 1978 c. 90m to the NE 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).



□ Site Boundary

FOR ARCHAEOLOGICAL CONTEXTUAL
USE ONLY - DO NOT SCALE FROM

Fig: 1

Drawing Name:	Site Location Plan
Site:	2-4 Greenford Road, London Borough of Sutton SM1 1JY
Project type:	Archaeological Desk-Based Assessment

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 North Downs Fringe and Springline APA).

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. 49 designated heritage assets, 44 archaeological events, seven 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 site lies within the North Downs Fringe and Springline APA (DLO33266) (*Fig. 4*), a geological formation with significant archaeological potential for the discovery of well-preserved early prehistoric sites.

The site also lies to the W of the Wandle Gravels APA (GLHER DLO33271) (*Fig. 4*) characterised by extensive prehistoric field systems occasionally associated with small unenclosed domestic sites. Finds indicative of a Palaeolithic site have been recovered from the river gravels at Carshalton which include early 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 activity has been recorded at a number of locations within the wider landscape mainly comprising flint scatters, with occasional lithic working sites (Malone 2018, 6-7). These include a Mesolithic pit (or possible tree-hole) containing four struck flints (MLO59753) (NGR TQ 25730 4990) which were recovered during an archaeological evaluation at Nos. 335/341 High Street in 1994 (ELO10748) (NGR TQ 2471 6497) (Mudd 1994).

5.1.2 Later prehistoric

The sand geologies of the springline are considered to be of significant Neolithic potential, although finds of this date recorded within the designated study area are few.

The Middle/Late Bronze Age Springfield-type enclosure at Queen Mary's Hospital Orchard Hill Carshalton (NGR TQ 27972 62348), a designated scheduled monument (List Entry No. 1003313) located c. 2.5km to the SE of the site, represents the most significant prehistoric monument in the area. The enclosure is regarded as the most important of its period in Greater London and the Lower Thames Valley signalling the potential for further significant discovery of Bronze Age remains.

The focus of Bronze Age activity appears to have been along the river terraces above the floodplain of the River Wandle to the E of the study area where the fertile and easily worked soils attracted agricultural settlement from as early as the middle Neolithic. However, evidence of prehistoric activity is relatively sparse within the designated study area consisting largely of lithic finds.

The first (Trench 1) of two trenches opened by the Museum of London Archaeology Service (GLHER ELO10784) Sutton Grammar School for Boys (NGR TQ 2612 6440) c. 400m SE of the site in 1998 encountered an area of undisturbed stratigraphy among broken concrete demolition debris associated with a wartime air raid shelter tunnel. This area measured c. 3m x 0.75m and was revealed at the E end of the trench where topsoil overlaid a

0.60m-thick subsoil deposit above natural Thanet sand recorded at 44.30m-43.55m AOD. Similar stratigraphy was encountered in Trench 2. However, the underlying surface of what was thought to be a colluvial subsoil contained Neolithic/Bronze Age dated material consisting of lithic implements, two flint flakes and two burnt flints (GLHER MLO720), together with animal bone (Bowsher 1998).

A further programme of fieldwork at the school in 2010 was preceded by a desk-based assessment (GLHER ELO11633) (NGR TQ 2612 6438) carried out by Pre-Construct Archaeology. The cartographic evidence consulted showed that the site had been in agricultural use before the school was built in the 1890s. Subsequent evaluation (GLHER ELO11625; ELO10784) undertaken by Sutton Archaeological Services (Perry 2010) comprised a single trench cut through the tarmac surface. 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 a hillwash deposit. Beneath the colluvial subsoil deposit, the upper surface of the Thanet sand was encountered 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).

An archaeological evaluation undertaken in 2003 at No. 48 Throwley Way (NGR TQ 25924 64550) (ELO529; GLHER ELO529) recovered a prehistoric worked flint (GLHER MLO77352) but no further prehistoric material was encountered during subsequent monitoring (GLHER ELO6031) in 2004 (Nielson 2004). Three trenches opened by Pre-Construct Archaeology on c 440sq. m of land at the junction St Nicholas Way and Crown Road (NGR TQ 2572 6472) (ELO133; GLHER MLO77355) all revealed evidence of tree clearance holes associated with Bronze Age lithics. Following the evaluation, Compass Archaeology carried out an excavation (ELO4576) which revealed multi-period finds and features, the earliest of which consisted of further struck flints and a pit that had apparently been used for small-scale ironworking. Charcoal recovered from this feature returned a radiocarbon date in the Early to Middle Iron Age (Potter 2000).

Conclusion: The potential for encountering evidence of buried remains of prehistoric date has been assessed as **Low to Moderate**. This assessment reflects the fact that, whilst the site is located close to a gravel ridgeway associated with the North Downs and Springline APA with proven high potential for well-preserved prehistoric sites, the evidence within the designated study area is limited to scatters of multi-period lithic finds. These include Mesolithic material found at Nos. 335/341 High Street and Neolithic/Bronze Age lithic implements recovered from a 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 little is known generally regarding the chronology and extent of prehistoric activity in the immediate vicinity of the site.

5.2 Romano-British

During the Romano-British period, the site would have occupied a rural hinterland of small settlements and producer sites provisioning the urban population of *Londinium* and providing a market for its manufactured goods. However, the nearest such satellite settlement lies some considerable distance to the SW of the site at Ewell.

Sutton was located between the projected course of two major Roman routeways. Stane Street (Margary Route 15, Margary 1973, 64) connects *Londinium* and *Noviomagus Reginorum* (Chichester), passing through Cheam and Ewell, where excavation determined the road to be solid mix of sand and gravel 7.5m wide and 0.6m thick. A second road branches off from Stane Street and connects *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 and it is likely that other small areas of activity or settlement (farmsteads) would also have developed within the hinterlands of *Londinium*, potentially associated with the Roman villa E of Beddington Park (List Entry No. 1001990) some 3.5km ENE of the site (NGR TQ 2979 6568).

No evidence of Romano-British activity has been recorded within the designated study area, apart from a single findspot (MLO75216) (NGR TQ 2570 6472), and evidence is scant in the wider locality, again consisting largely of scattered findspots. The extent of Roman settlement and activity across the borough is therefore not yet fully understood but its proximity to the springline forming the junction between the London Clay and chalk is considered to mark a potentially significant location for the discovery of previously unrecorded remains.

Conclusion: The potential for encountering evidence of Romano-British activity within the site 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 given the general lack of evidence for Romano-British activity in the borough.

5.3 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 Eorcenwald, who had been appointed bishop of London around this time, granted a number of settlements including Sutton to the abbey (VCH 1912). 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 probably occupies the site of a pre-Conquest foundation and is one of two churches mentioned in the Domesday survey of 1086. 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 when

it was observed that the church *...is a small structure dedicated to St. Nicholas, consisting of a nave and chancel. At the west-end was a wooden tower, which has been lately taken down and rebuilt of brick.* Further alterations were carried out in in 1825 and the existing building was redesigned in the Gothic style by Edwin Nash in 1862-4.

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.

5.4 Medieval

The Domesday survey records states that the Manor of *Sudtone* (Sutton) was assessed at 30 hides containing 15 ploughlands valued at £20 in the time of Edward the Confessor. In 1086, the manor comprised 8½ hides including two carucates in the demesne and 29 villeins and four cottars with 13 carucates. Two churches are recorded but in the 18th century only a small structure dedicated to St. Nicholas, consisting of a nave and chancel with a wooden tower which has been lately taken down and rebuilt of brick. Manorial resources included two acres of meadow and woodland providing pannage sufficient for 10 swine. Its value after the Conquest had fallen to £15. 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 distinct from that of the Abbot of Chertsey 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 narrow linear form of the parish running N-S is thought to reflect, in common with others in the area, the need to exploit the varying soil types associated with the underlying geology. This probably reflects a pattern of tenure established in the centuries leading up to the Conquest and suggests a mixed farming economy based on 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, an archaeological evaluation undertaken at No. 3 Throwley Way in 1989 (ELO4745; GLHER ELO10750; MLO203; MLO204) (NGR TQ 2597 6417) revealed a series of undated potential ploughmarks 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 6423) revealed evidence of two late medieval buildings. The first of these 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 16th century to a chequerboard design of alternating courses of chalk blocks and flint, the remains appeared to represent the S external wall of a substantial structure, possibly a merchant's 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).

Trenches excavated by Pre-construct Archaeology (ELO10809, ELO1033; GLHER MLO77355) at the junction of St Nicholas Way and Crown Road (NGR TQ 2569 6473, TQ 2572 6472) in 2000 found a medieval ploughsoil sealing a chalk floor and wall foundation. Subsequent excavation (NGR TQ 2570 6472) (ELO4576, GLHER MLO77355) recorded several significant medieval features, in particular two ditches, the larger measuring 22m × 3.8m, which were interpreted as 13th century property boundaries 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 (Potter 2000).

Archaeological watching brief was undertaken at 262-270 High Street (ELO10788, ELO3588) (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 above chalk bedrock and covered and truncated by a reinforced concrete platform, with 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 **Moderate**. 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 the medieval settlement of Sutton. However, any medieval remains may have been impacted by post-medieval development activity. Should any features or finds of medieval date be encountered during the course of the groundworks for the proposed development 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.

5.5 Post-medieval

The manor of Sutton reverted to the crown following the dissolution of the monasteries in 1538 and sold to Sir Nicholas Carew of Beddington, who retained the lordship until compelled to forfeit his possessions. The manor was restored to his son, Francis, by Queen Mary, passing thereafter to the Darcy family and from them to Sir Richard Mason before once again reverting to the crown. During the reign of Charles II, the manor was acquired by the Duke of Portland, who sold it in 1669, after which it passed through a succession of largely absentee owners, 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 comprising a linear arrangement of house plots laid out along both sides of High Street. However, in 1755, the passage of an Act of Parliament formally turnpiking the arterial road network initiated a system of tollgates and tollhouses to finance improvements, which included the provision of milestones, some of which survive and are now protected heritage assets, and by 1768 the linear settlement had expanded from Cock Hill at its southern extent to the Green in the N.

However, lacking the suburban development seen in the 19th century, when the present road layout was established, the rural village setting of sparsely wooded farmland remained essentially intact, as attested by a contemporary description, which reads ... *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 the end of the century, however, the increase in traffic on the turnpike road further fuelled a process of change and by 1800 Sutton had become a key interchange and first stopping-point for coaches leaving London for Brighton via Epsom racecourse and the Downs. Coaching inns were opened along the route, among them the Cock Hotel at Cock Hill crossroads, and a service sector emerged, which included ostlers, blacksmiths, farriers and saddlers, development that accelerated the commercialisation of Sutton and neighbouring springline settlements.

With the opening of a rapid rail link into central London in 1847 and the construction of a second line in 1868, there was a move away from horse-drawn traffic and profits from passing trade declined. 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.

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. With respect to unexploded ordnance, it is understood that the site occupies a low-risk area, although is located approximately 400m E of a medium risk area. Low-risk regions are defined as those with a bombing density of up to 15 bombs per 1000 acres or less (White & Bateman 2021, 4).

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).

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 survived in the NW corner of the site to a height of 0.60m of the site. 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.

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).

Excavation (ELO3673; GLHER 021499/00/00) 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).

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).

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).

5.5.1 Map Regression Analysis

One of the earliest maps to show the location of the site is John Rocque's map of Surrey dated 1762 (see cover illustration) which depicts in broad outline a linear settlement extending along both sides of the main thoroughfare with side roads branching off into a fairly schematically rendered landscape of small irregular field enclosures. A similar although somewhat more topographically accurate rendering is provided by the 1804 Ordnance Survey drawing (*Fig. 8*) which depicts the linear settlement form in rather more detail showing small discrete pockets of expansion. The landscape of small field enclosures is shown interspersed with woodland extending to the N from the crossroads of High Street, Carshalton Road, and Cheam Road, sometimes referred to as Cock Inn Junction,

which achieved importance during the 18th century as a ‘strategic conduit and stopping point’ where Sutton’s principal tollgates and coaching inn stood and which remains an important focus within the modern townscape.

The Sutton Tithe Map of 1839 (*Fig. 9*) may be described as the first to provide detail sufficient for analytical purposes. The site at this time occupied part of a long linear plot presumed to be a garden extending to the rear of the High Street frontage. A rectangular dwelling is shown aligned with but slightly set back from the street with a rectangular outbuilding set at right angles to the rear which the proposed development site appears to marginally overlie. The garden plot backs onto one of a series of small linear field enclosures identified as Plot No. 198.

The 1871 6-inch Ordnance Survey map (*Fig. 10*) shows a marked change in the layout of the plot. The outbuilding has gone and the dwelling appears to have been either replaced or substantially altered. Identified as Greenford Lodge, the property has an L-shaped plan set in grounds with pathways shown extending up to an area of what appears to be orcharding at the rear of the plot, where a narrow rectangular structure is shown. Thereafter, a period of rapid development appears to have occurred, radically reshaping the settlement, as shown on the 1898 Ordnance Survey plan (*Fig. 11*). Residential streets are shown laid out either side of High Street, which include Haddon Road to the N of the site. The plot appears largely unchanged in outline but Greenford Lodge has been subsumed within a terrace development extending along the High Street frontage as far its junction with Haddon Road. The pathways and orchard are no longer visible and the plot resembled a yard area with a long narrow building established to the rear. The site is shown within the vacant space between this narrow rectangular building and the High Street frontage.

Development continued apace and by the early 20th century the area had acquired a more suburbanised character. The 1913 25-inch Ordnance Survey map (*Fig. 12*) shows that while the plot boundaries had remained intact the internal layout had changed markedly. The street frontage had been substantially remodelled to include a post office and associated buildings and the long narrow building previously noted had been replaced by a row of semidetached houses and gardens fronting onto Greenford Road which formed part of a new road layout. The site is shown overlying a pair of these houses and is so depicted on the Ordnance Survey 25-inch map of 1935 (*Fig. 13*), which overall shows very little evidence of change.

The Ordnance Survey 1:2500 map of 1956 (*Fig. 14*) identifies this pair of semidetached houses as Nos. 2 and 4 Greenford Road and, while the residential component of the plot was retained intact, the High Street frontage had once again been remodelled and the former post office had been replaced by a terrace of properties identified as Nos 213, 215 and 217a High Street. The Ordnance Survey 1:10k map of 1961 and 1:10k map of 1967 (*Figs. 15 & 16*) both lack sufficient detail for analytical purposes and therefore add little to the 20th century understanding of plot development. The pair of semidetached dwellings remain standing (*Plate 1*) but are scheduled for demolition as part of the proposed mixed-use development

Conclusion: The potential for encountering buried archaeological assets of a post-medieval date has been assessed as **Moderate to High**. This assessment reflects the fact that the proposed development involves demolition of a pair of early 20th century semidetached properties occupying a long-established plot which has been subject to development from at least the mid-19th century and which included the former Greenford Lodge and associated gardens and a later post office. Although the site has been impacted by historical development activity, which may

include any basements associated with Nos 2-4 Greenford Road, there is nonetheless 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 to Moderate** importance in archaeological terms as relatively little post-medieval archaeology has been recorded within the study area.

6 Historic Environment Record Gazetteers and Maps

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

#	LegacyID	PRN	Name	Date	NGR
1	MLO75634	103175	Prehistoric Feature, St Nicholas Way/Crown Road	Prehistoric	TQ 2572 6472
2	MLO59753	100552	Mesolithic pit, 341 High Street	Mesolithic	TQ 2571 6496
3	MLO11874 9	116683	Mesolithic feature, Nos. 335-341 High Street	Mesolithic	TQ 2571 6498
4	MLO72077	147285	Neolithic findspot, Manor Lane	Neolithic	TQ 2608 6438
5	MLO75214	149265	Late Bronze Age findspot	Bronze Age	TQ 2570 6472
6	MLO75215	131865	Early Iron Age Pit	Iron Age	TQ 2570 6472
7	MLO75216	112719	Romano-British findspot	Romano- British	TQ 2570 6472
8	MLO4445	125380	Site of Pre-Conquest Church, St Nicholas Road	Medieval	TQ 2578 6414
9	MLO20386	96840	Med. Plough Marks, No. 3 Throwley Way	Medieval	TQ 2596 6415
10	MLO92656	100629	Late medieval well, Nos. 101-103 High Street	Medieval	TQ 2587 6422
11	MLO20054	102278	Site of Medieval building, Nos. 123-211 High Street	Medieval	TQ 2580 6443
12	MLO20036	104725	Medieval pond, Nos. 123-211 High Street	Medieval	TQ 2580 6443
13	MLO77355	112715	Medieval wall & gully, Crown Road	Medieval	TQ 2572 6472
14	MLO20428	118328	Medieval rubbish pit & posthole, 3 Throwley Way	Medieval	TQ 2596 6415
15	MLO75217	120121	Medieval ditch	Medieval	TQ 2570 6472
16	MLO20035	126313	Medieval ditch, Nos. 123-211 High Street	Medieval	TQ 2580 6443

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

#	LegacyID	PRN	Name	Date	NGR
17	MLO20463	128418	Site of medieval building, Nos. 101-103 High Street	Medieval	TQ 2587 6423
18	MLO78306	146285	Medieval findspot, No. 48 Throwley Way	Medieval	TQ 2592 6454
19	MLO75218	147134	Medieval beam slot, Crown Road	Medieval	TQ 2570 6472
20	MLO4506	95666	Post-medieval milestone, High Street	Post-med.	TQ 2605 6474
21	MLO10120 4	96576	Post-med. cellar, drain, cistern & well, 48-50 Benhill Avenue	Post-med.	TQ 2595 6462
22	MLO92596	97199	No. 42 West Street	Post-med.	TQ 2567 6429
23	MLO73831	98204	Post-medieval well, Nos. 262-270 High St Sutton	Post-med.	TQ 2580 6477
24	MLO98629	99055	Post-medieval garden, Nos. 46/46a Throwley Way	Post-med.	TQ 2593 6455
25	MLO77353	100914	Georgian wall, Nos. 200-202 High Street	Post-med.	TQ 2582 6455
26	MLO10897 7	105923	Tomb of the Hall family, Churchyard of St Nicholas	Post-med.	TQ 2575 6415
27	MLO10903 2	106935	Headstone with relief carving of the Good Samaritan, Churchyard of St Nicholas	Post-med.	TQ 2575 6418
28	MLO76021	107659	Tudor wall, No. 48 Throwley Way	Post-med.	TQ 2592 6454
29	MLO75220	111050	Post-medieval drain & well	Post-med.	TQ 2570 6472
30	MLO72078	112076	Post-medieval architectural fragment, Manor Lane	Post-med.	TQ 2608 6438
31	MLO75219	112954	Post-medieval findspot	Post-med.	TQ 2570 6472
32	MLO73830	113745	Post-medieval ditch, Nos. 262-270 High Street	Post-med.	TQ 2580 6477
33	MLO77356	115230	Post-medieval ditch & pit, Crown Road	Post-med.	TQ 2572 6472
34	MLO92513	115282	Gibson Mausoleum, St Nicholas' Churchyard	Post-med.	TQ 2572 6414
35	MLO10416 0	123169	St Nicholas Churchyard	Post-med.	TQ 2575 6415
36	MLO72132	125005	Site of Restoration house, Nos. 71-81 High Street	Post-med.	TQ 2572 6493
37	MLO10903 0	125057	Tomb of Cecil Talbot, Churchyard of St Nicholas	Post-med.	TQ 2574 6416

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

#	LegacyID	PRN	Name	Date	NGR
38	MLO75594	127193	Post-medieval ditch, Nos. 200-202 High Street	Post-med.	TQ 2582 6455
39	MLO10903 1	128827	Tomb of Elizabeth Beacham, Churchyard of St Nicholas	Post-med.	TQ 2574 6416
40	MLO92583	131135	Edwardian Church Hall, No. 21 Cheam Road	Post-med.	TQ 2585 6405
41	MLO10414 5	134072	Manor Park	Post-med.	TQ 2610 6419
42	MLO92512	135078	Church of St Nicholas	Post-med.	TQ 2577 6415
43	MLO73986	136483	Town Hall, St Nicholas Way	Post-med.	TQ 2576 6408
44	MLO59167	142828	Site of post-medieval building & pit, Nos. 71-81 High Street	Post-med.	TQ 2591 6414
45	MLO78307	147682	Georgian structure & layer, No. 48 Throwley Way	Post-med.	TQ 2592 6454
46	MLO92636	150831	Cricketers' Inn	Post-med.	TQ 2576 6501
47	MLO59756	106868	Animal remains, 341 High Street	Undated	TQ 2571 6496
48	MLO59755	108647	Architectural fragment, uncertain date, 341 High Street	Undated	TQ 2571 6496
49	MLO77352	128771	Layer, uncertain date, 48 Throwley Way	Undated	TQ 2592 6454

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	Name	NGR	Date
E1	ELO4652	158342	Excavation: Sutton Place	TQ 2581 6442	1989
E2	ELO4745	159882	Excavation: 3 Throwley Way	TQ 2597 6417	1989
E3	ELO10750	160710	Eval.: No.3 Throwley Way	TQ 2596 6426	1989
E4	ELO4520	163856	Excavation: 101-103 High Street	TQ 2587 6423	1989
E5	ELO3673	161420	Excavation: No. 71-81 High Street	TQ 2591 6414	1993
E6	ELO10696	166762	WB: No. 71-81 High Street	TQ 2587 6413	1993
E7	ELO10748	165821	Eval.: Nos. 335-341 High Street	TQ 2571 6497	1994
E8	ELO10788	153595	WB: Nos. 262-270 High Street	TQ 2581 6477	1998
E9	ELO3599	153833	WB: Nos. 262-270 High Street	TQ 2580 6477	1998
E10	ELO10784	155439	Eval.: Sutton Grammar School for Boys	TQ 2612 6440	1998
E11	ELO10807	156352	Borehole: St Nicholas Way/Crown Road	TQ 2569 6473	1999
E12	ELO133	158547	Eval.: St Nicholas Way/Crown Road	TQ 2572 6472	2000
E13	ELO4576	161813	Excavation: St Nicholas Way Junction	TQ 2570 6472	2000
E14	ELO10809	168445	Eval.: St Nicholas Way/Crown Road	TQ 2569 6473	2000
E15	ELO137	165790	Eval.: West Street/St Nicholas' Way	TQ 2575 6434	2001
E16	ELO10826	170076	DBA: West Street/St Nicholas's Way	TQ 2574 6433	2001
E17	ELO10829	171923	DBA: Wells House	TQ 2572 6463	2001
E18	ELO10820	153834	DBA: Snax 24 Petrol Station	TQ 2594 6449	2002
E19	ELO7242	162903	Eval.: No. 201 High Street	TQ 2578 6450	2002
E20	ELO121	172301	Eval.: Nos. 200-202 High Street	TQ 2582 6455	2002
E21	ELO529	169265	Eval.: 4 No. 8 Throwley Way	TQ 2592 6454	2003
E22	ELO6031	155585	WB: No. 48 Throwley Way	TQ 2592 6454	2004
E23	ELO6766	168730	DBA: Robin Hood Lane	TQ 2560 6420	2006
E24	ELO7801	165223	WB: Nos. 46-46A Throwley Way	TQ 2593 6454	2007
E25	ELO10453	163375	Excavation: Nos. 48-50 Benhill Avenue	TQ 2595 6461	2009
E26	ELO11625	170637	Eval.: Sutton Grammar School For Boys	TQ 2615 6437	2010
E27	ELO11633	167184	DBA: Sutton Grammar School For Boys	TQ 2612 6440	2011
E28	ELO13489	151968	DBA: High Street/Crown Road	TQ 2563 6483	2013
E29	ELO13491	152926	Borehole: High Street/Crown Road	TQ 2561 6481	2013
E30	ELO13490	165679	Borehole: High Street/Crown Road	TQ 2563 6483	2013
E31	ELO13847	156943	Eval.: Windsor House	TQ 2589 6445	2014
E32	ELO14040	158865	Eval.: High Street/Crown Road	TQ 2567 6483	2014
E33	ELO13963	159892	SBR: High Street/Crown Road	TQ 2561 6481	2014
E34	ELO13846	169908	SBR: High Street/Crown Road	TQ 2568 6482	2014
E35	ELO13965	170254	DBA: 104 Times Square Shopping Centre	TQ 2593 6425	2014
E36	ELO15987	165171	WB: Former Gasworks Site	TQ 2569 6486	2014-2015
E37	ELO20294	159787	WB: Sutton Palace Superbowl	TQ 2582 6425	2017
E38	ELO19168	166320	DBA: Meadow Plumbing	TQ 2575 6456	2017

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	Name	NGR	Date
E39	ELO18893	153571	DBA: Sutton Town Centre	TQ 2595 6434	2017-2018
E40	ELO18947	168752	DBA: Sutton Town Centre	TQ 2594 6434	2017-2018
E41	ELO20392	168487	DBA: St Nicholas House	TQ 2584 6419	2018
E42	ELO21173	171763	DBA: Nos. 219-227 High Street	TQ 2576 6459	2020
E43	ELO21776	154296	DBA: St Nicholas House	TQ 2584 6419	2021
E44	ELO5311	153526	DBA: St Nicholas Road	TQ 2578 6414	N/R

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

#	Ref.	Name	Grade	NGR
B1	1065629	Church of St Nicholas	II*	TQ 2577 6415
B2	1065630	Gibson Mausoleum, Churchyard of St Nicholas	II	TQ 2572 6413
B3	1357639	Walls set against party wall of Nos. 101-103	II	TQ 2587 6422
B4	1449841	Tomb of the Hall family, Churchyard of St Nicholas	II	TQ 2575 6415
B5	1449867	Tomb of Cecil Talbot, Churchyard of St Nicholas	II	TQ 2574 6416
B6	1449874	Tomb of Elizabeth Beacham. Churchyard of St Nicholas	II	TQ 2574 6416
B7	1449875	Headstone with relief carving of the Good Samaritan, Churchyard of St Nicholas	II	TQ 2575 6418

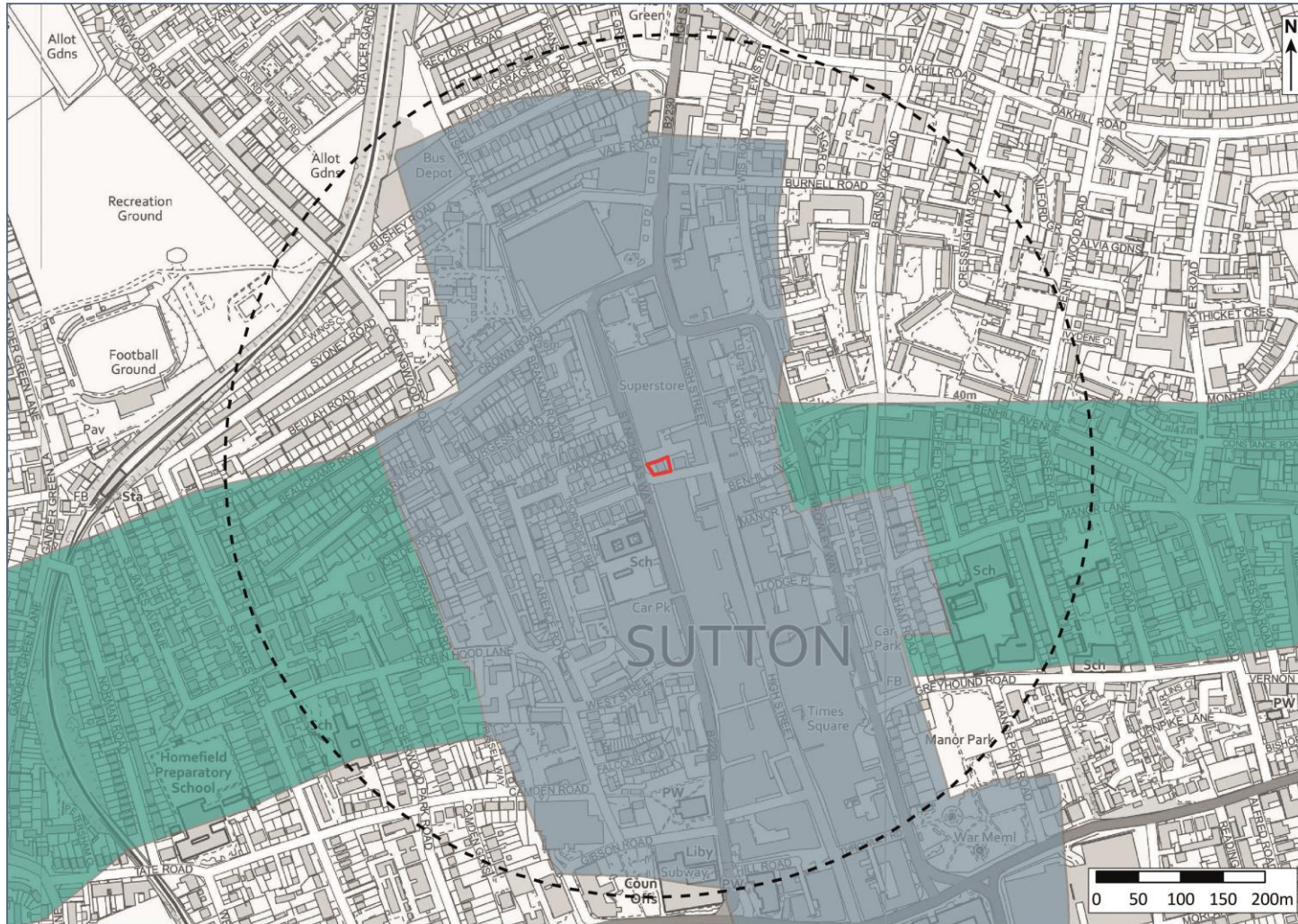




- Site Boundary
- HER Search Radius (500m)
- Archaeological Events

FOR ARCHAEOLOGICAL CONTEXTUAL
USE ONLY - DO NOT SCALE FROM

Fig: 3	
Drawing Name:	HER Archaeological Events Plan
Site:	2-4 Greenford Road, London Borough of Sutton SM1 1JY
Project type:	Archaeological Desk-Based Assessment
borderarchaeology.com	



border
archaeology

- Site Boundary
- HER Search Radius (500m)
- Sutton APA
- North Downs Fringe & Springline APA

FOR ARCHAEOLOGICAL CONTEXTUAL
USE ONLY - DO NOT SCALE FROM

Fig: 4	
Drawing Name:	HER APA Plan
Site:	2-4 Greenford Road, London Borough of Sutton SM1 1JY
Project type:	Archaeological Desk-Based Assessment
borderarchaeology.com	



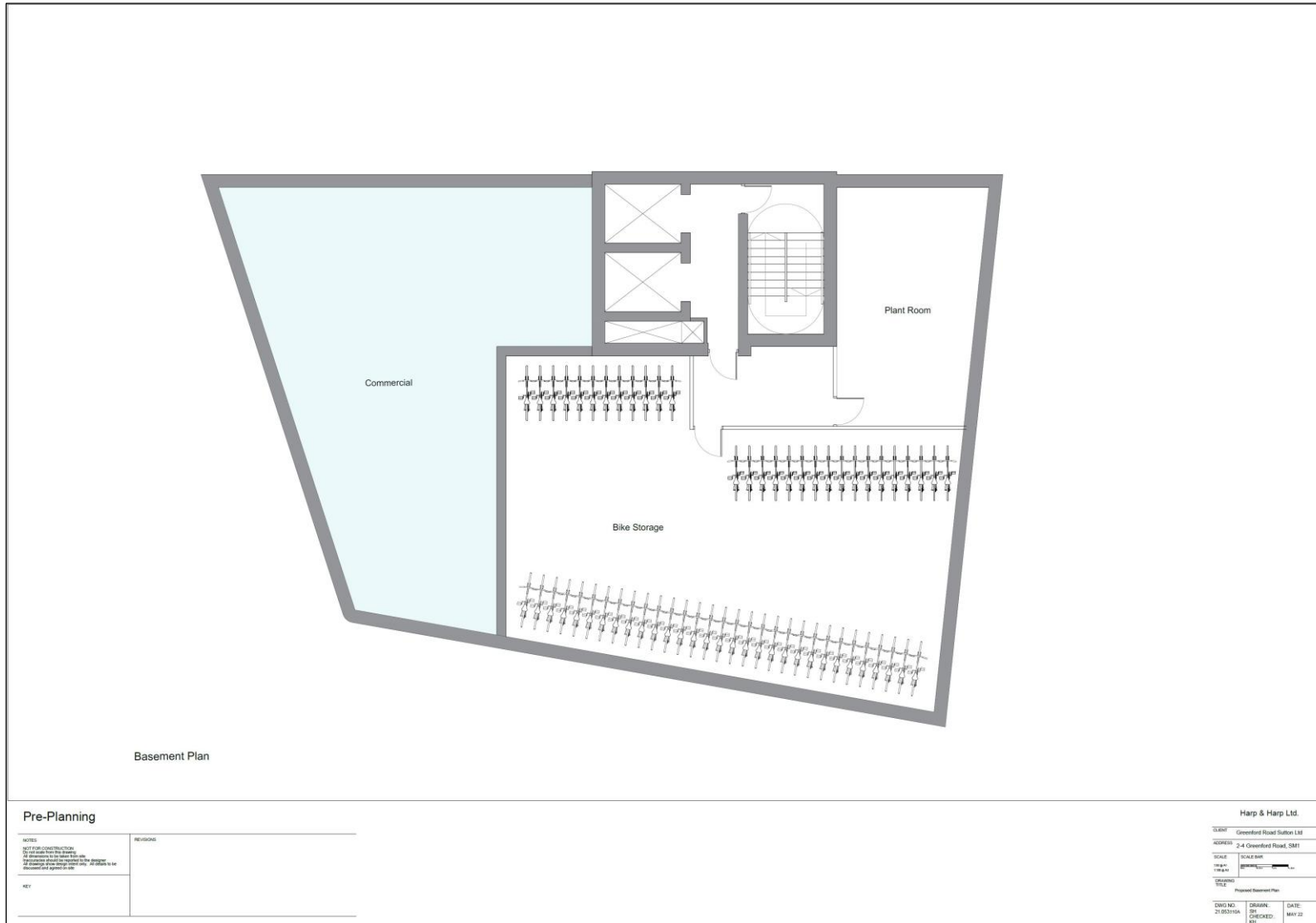


Fig. 6: Proposed basement plan (Reproduced courtesy of the client)

Pre-Planning

NOTES NOT FOR CONSTRUCTION DO NOT SCALE FROM THIS DRAWING ALL DIMENSIONS TO FACE UNLESS STATED ALL DIMENSIONS TO FACE UNLESS STATED ALL DIMENSIONS TO FACE UNLESS STATED ALL DIMENSIONS TO FACE UNLESS STATED	REVISIONS
KEY	

Harp & Harp Ltd.

CLIENT Greenford Road Sutton Ltd	ADDRESS 2-4 Greenford Road, SM1
SCALE SCALE 1:500	DATE MAY 22
PROJECT Proposed Basement Plan	DATE MAY 22
DWG NO. 21-053151A	DATE MAY 22
DRAWN BY	CHECKED BY



Fig. 7: Proposed ground floor 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 demolition of the existing pair of semidetached houses at Nos-2-4 Greenford Road (*Plate 1*) and construction of an eight-storey mixed use residential/commercial block with basement together with any associated groundworks. No further details of the proposal were available at the time of writing.



Plate 1: View N showing front elevation of Nos. 2 and 4 Greenford Road

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 basement excavation and foundation methodology), 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 partial demolition of the existing semidetached property and removal of any associated below ground

foundations and existing utility services such as water, electric and sewerage etc. followed by the proposed excavation of a basement area.

No details were available at the time writing relating the specific construction methodology for the foundations of the new building and the proposed basement level is unknown. It is considered that deep excavations may be required for the new basement and the foundations of the new apartment building (assuming that they are piled foundations). Excavation for trenching for services and drainage may also potentially extend to a depth of 1-1.5m as assumed for the purposes of this assessment. It is anticipated that any work extending below the existing ground levels - to include demolition of the existing structural elements and removal of foundations and services followed by excavation down to basement construction depth will entirely remove any surviving archaeological deposits or features within its footprint. On this basis, the potential impact of the proposed development on any surviving archaeological deposits or features in the area of the groundworks is therefore considered to be **Moderate to High**.

8.2 Overall Conclusions

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

The overall assessment reflects the fact that the site lies within the Tier 2 Sutton Archaeological Priority Area (GLHER DLO33024) and North Downs Fringe and Springline Archaeological Priority Area (GLHER DLO33266) (Fig. 4). This 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.

The impact of the proposed development on any surviving archaeological deposits or features is considered to be **Moderate to High**. 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 **Moderate to High** 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 Moderate to High 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

1839: Sutton tithe map and apportionment

1898: Ordnance Survey 6-inch map.

1913: Ordnance Survey 25-inch map.

1914: Ordnance Survey 6-inch map

1935: Ordnance Survey 25-inch map.

1937: Ordnance Survey 6-inch map.

1944: Ordnance Survey 6-inch map

1946: Ordnance Survey 6-inch map

11 Appendix 1: Historic Maps & Aerial Photographs



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)

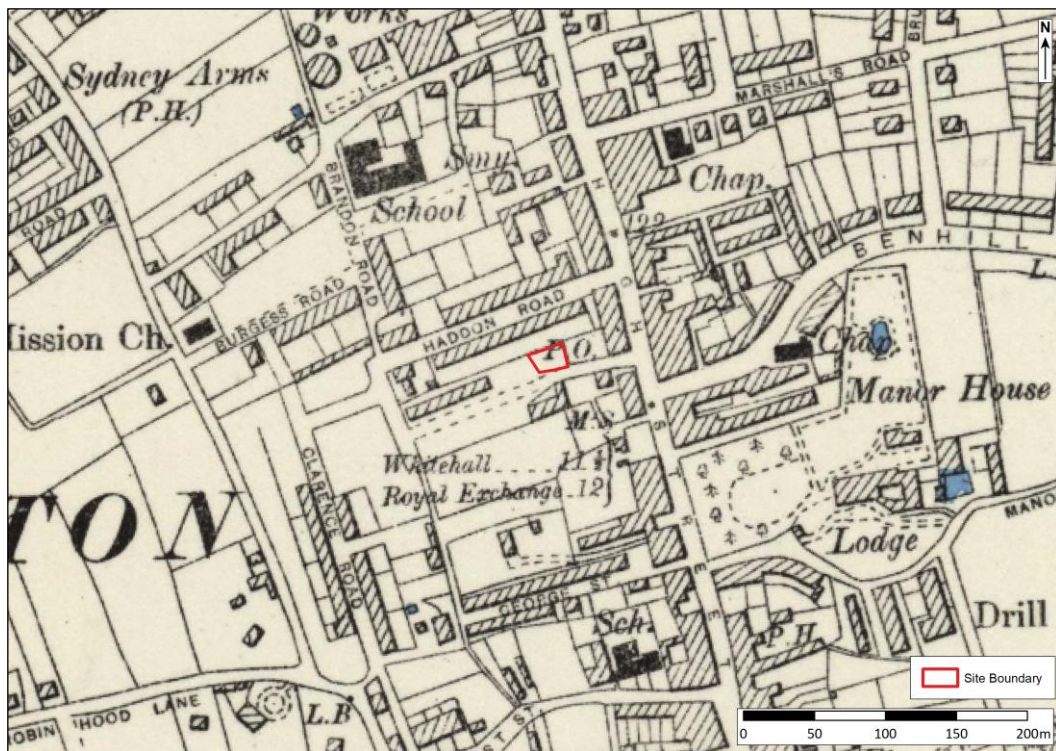


Fig.11: Extract from the 6-inch Ordnance Survey map of Sutton (1898) showing the site (marked in red)
(Reproduced by courtesy of the National Archives)



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 25-inch map of Sutton (1935) showing the site (marked in red)
(Reproduced by courtesy of the National Archives)

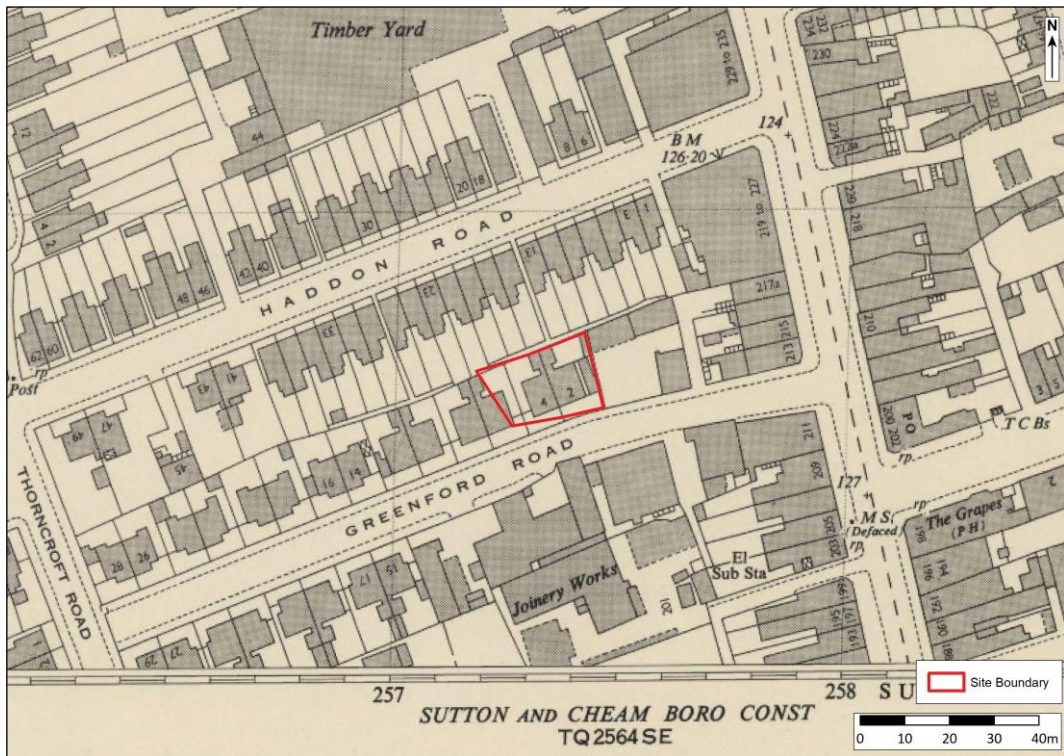


Fig.14: Extract from the Ordnance Survey 1:2500 map of Sutton (1956) showing the site (marked in red) (Reproduced by courtesy of the National Archives)

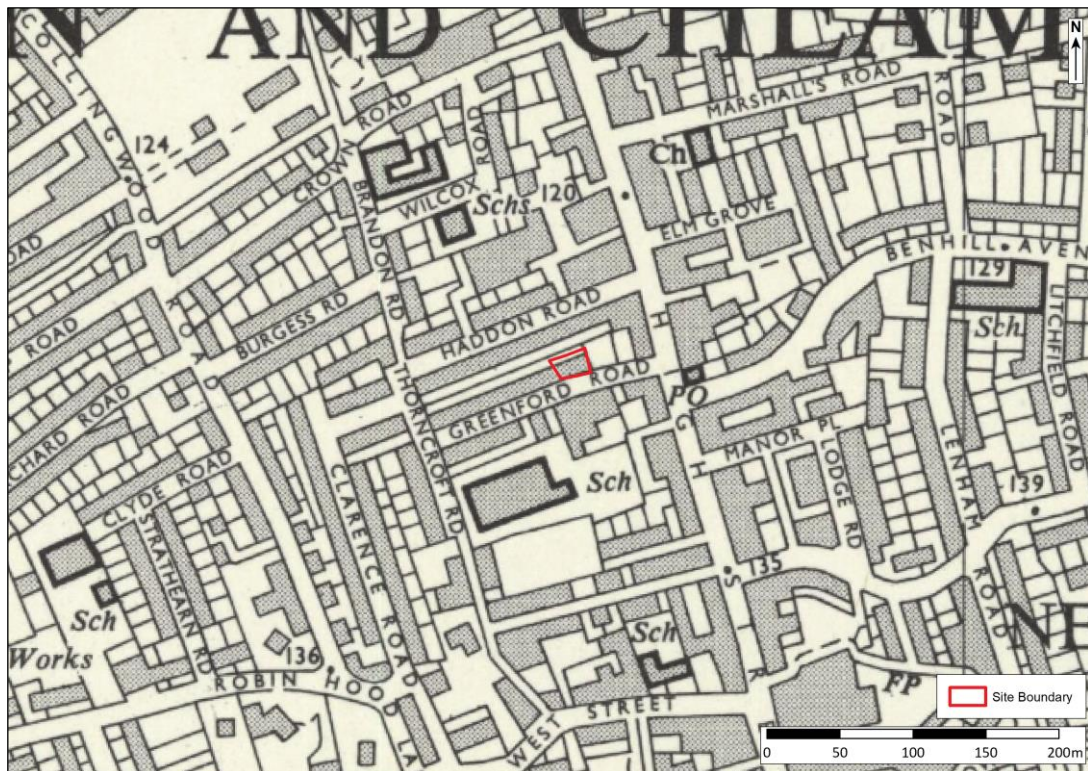


Fig.15: Extract from the Ordnance Survey 1:10k map of Sutton (1961) showing the site (marked in red) (Reproduced by courtesy of the National Archives)



Fig.16: Extract from the Ordnance Survey 1:10k map of Sutton (1967) showing the site (marked in red)
(Reproduced by courtesy of the National Archives)

Document Title		Document Reference	
Archaeological Desk-Based Assessment: Nos. 2-4 Greenford Road Sutton London SM1 1JY on behalf of Mr Matt Jones.		BA2293GRS	
Compilation	George Children MA MCI fA		
Editing	Stephen Priestley MA MCI fA		
Artwork	Owain Connors MA PhD MCI fA		
Issue No.	Status	Date	Approved for issue
1	Final	September 2022	Stephen Priestley MA MCI fA