

Archaeological Desk-Based Assessment



**35 Sudbury Court Road
Harrow
London
HA1 3SD**

On behalf of

Mr Vinod Chopra

March 2021

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Cover: View looking north towards front elevation of house at No. 35 Sudbury Court Road

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1 Executive Summary

Border Archaeology (BA) has been commissioned to carry out an Archaeological Desk Based Assessment with regard to a planning application for the proposed demolition of an existing dwelling and erection of a replacement three-storey dwelling with basement at 35 Sudbury Court Road, Harrow, London HA1 3SD, the results of which can be briefly summarised thus:

Prehistoric: The potential for encountering remains of prehistoric date has been assessed as **Low**, reflecting the general lack of evidence for features, deposits and finds of this date in the archaeological record, although limited evidence of early prehistoric flint finds has been recorded in relatively close proximity to the site.

Romano-British: The potential for evidence of Romano-British activity being encountered has been assessed as **Low**; reflecting the dearth of recorded evidence of activity from this period both in the immediate vicinity of the site and its wider environs. It is likely that the site lay at some considerable distance from any significant focus of Romano-British settlement during this period.

Medieval: The potential to encounter evidence of medieval occupation in the vicinity of the site has been assessed as **Low to Moderate**. The site is located about 150m west-southwest of the medieval manor house of Sudbury Court (later occupied by Sudbury Court Farm) although no evidence has been found to indicate that the manorial buildings extended within the boundaries of the site. However, evidence of late medieval settlement has been identified in the wider surrounding locality, represented by several farmstead sites and scatters of pottery found during mid-late 20th century housing development in this area. There would thus appear to be some potential for evidence of medieval occupation to be encountered although it is likely that the construction of the existing house will have caused disturbance to sub-surface remains.

Post-Medieval: The potential to encounter archaeological remains of post-medieval date has been assessed as **Low**. Cartographic evidence indicates that the site lay within undeveloped pasture fields to the west of Sudbury Court Farm from the 18th century through to the late 1940s when the existing house at No. 35 Sudbury Court Road was built. Several cottages are marked on 18th/early 19th century mapping to the west of the site along Sudbury Court Road but there is no indication that these dwellings extended within the development site.

Overall Conclusion: The overall archaeological potential of the site has been assessed in overall terms as **Low to Moderate**, with particular reference to encountering possible evidence of medieval occupation associated with the hamlet of Sudbury and the nearby manorial site at Sudbury Court (designated as an Archaeological Priority Area). The potential for prehistoric, Romano-British and post-medieval remains has been assessed as **Low**. However, as the site of the new dwelling will be largely located within the footprint of the existing house, it is likely that any sub-surface features and deposits will already have been disturbed, perhaps heavily, by previous groundworks, thus reducing the likelihood of encountering significant archaeological remains.

Recommendations: It is BA'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 suggested that a limited watching brief on the excavation of the basement and foundations for the proposed new dwelling may be the most appropriate form of mitigation, in this instance.

2 Introduction

Border Archaeology (BA) has been instructed by Mr Vinod Chopra to produce an Archaeological Desk Based Assessment with regard to a planning application for the proposed demolition of an existing dwelling and erection of a replacement three-storey dwelling with basement at 35 Sudbury Court Road, Harrow, London HA1 3SD.

The grid reference for the site is NGR TQ 16151 86264.

This ADBA assesses the impact of the proposed development on buried heritage assets (archaeological remains). It forms an initial stage of investigation of the proposed development site and may be required in relation to the planning process, so that the local planning authority can formulate an appropriate response in the light of the impact upon any known or potential heritage assets. These are parts of the historic environment which are considered to be significant because of their historic, evidential or aesthetic and/or communal interest.

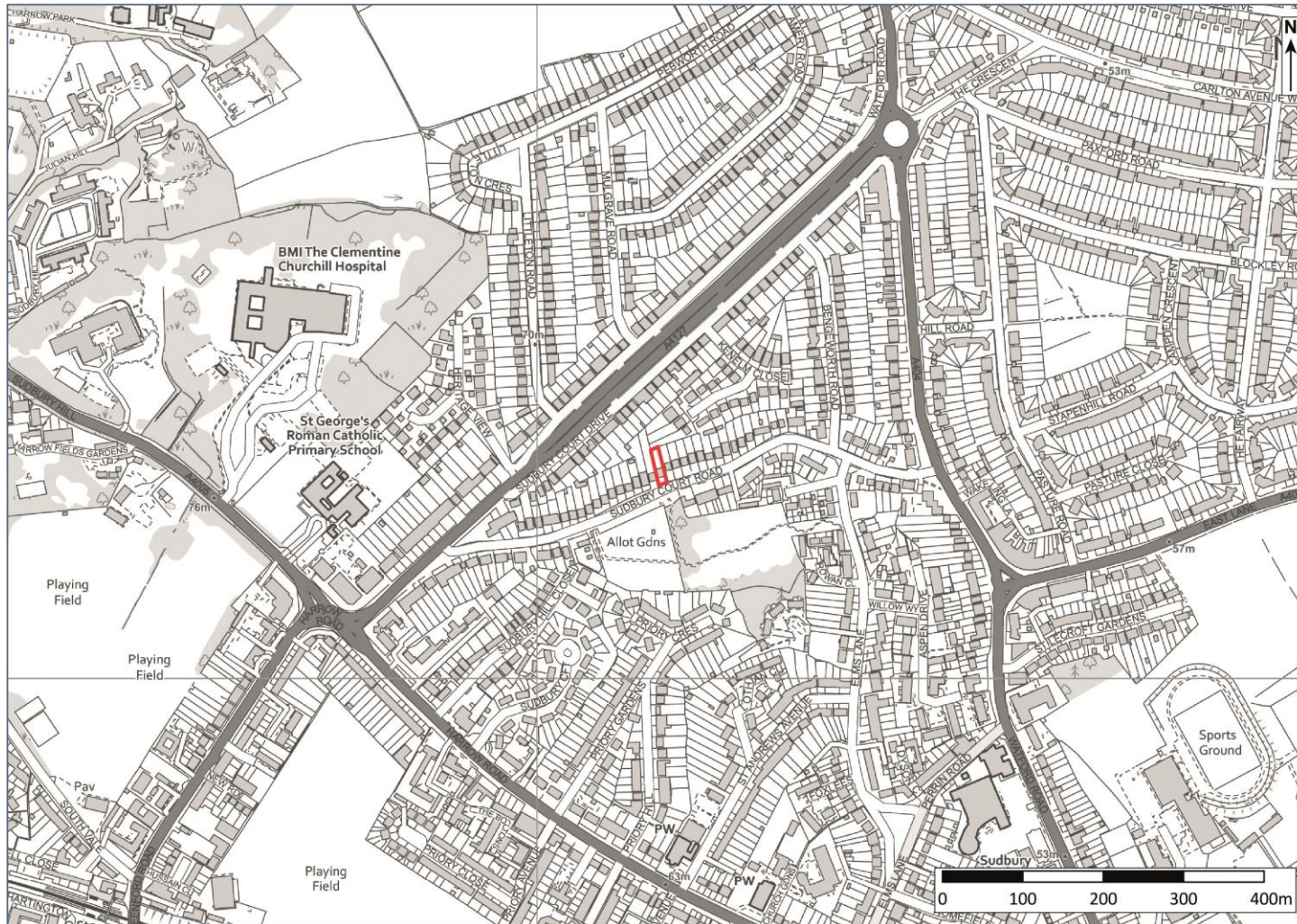
2.1 Site Location, Soils & Geology

The site of the proposed development (which covers an approximate area of 475 square metres) is located on the N side of Sudbury Court Road, within the outer London residential suburb of Sudbury Hill, about 1km SE of Harrow on the Hill, within the London Borough of Brent. It is currently occupied by a two-storey detached house of late 1940s date (No. 35) and is bordered to the W by a detached house of similar date and to the E by a late 20th century two storey house. The garden to the rear of the house is heavily overgrown and drops sharply downslope to the N, its northern boundary is defined by gardens to the rear of properties in Kenelm Close.

The site is not located within a Conservation Area; however, it is located within an Archaeological Priority Area (APA) associated with the site of the medieval manor house and grange of Sudbury Court (DLO33098).

The British Geological Survey lists the underlying solid geology within the E portion of the site as comprising-Clay, Silt and Sand of the London Clay Formation, formed about 48-56 million years ago in the Palaeogene Period, with no overlying superficial deposits recorded (BGS 2020).

No records of geotechnical investigations have been identified within the site itself or its immediate vicinity. The nearest recorded borehole dug at Sudbury Grove (at NGR TQ 1579 8606, about 260m SW of the site) in 1874 recorded a sequence of clays, silts and sands of the London Clay Formation, extending to a depth of 55m below ground level.



Site Boundary

FOR ARCHAEOLOGICAL CONTEXTUAL
USE ONLY - DO NOT SCALE FROM

Fig: 1

Drawing Name:	Site Location Plan
Site:	35 Sudbury Court Road, Harrow, London, HA1 3SD
Project type:	Archaeological Desk-Based Assessment
borderarchaeology.com	

3 Methodology

3.1 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.

3.2 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 189 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 (MCHLG 2019)’.

This Assessment 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 Brent Core Strategy*, including Policy DM 7 (Brent’s Heritage Assets) and saved Unitary Development

Plan policies BE24 (Locally listed Buildings), BE25-28 (Conservation Area Development Issues) and BE31 (Archaeological Sites).

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.

3.3 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 study area around the site, the results of which are shown on a series of maps (*figs. 2-4; Tables 2-4*). These maps show the location of known archaeological and built heritage features (including SAMs, archaeological events and monuments) and previous archaeological interventions within the study area, which are listed in the gazetteer and referred to in the text.

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

- Greater London Historic Environment Record (GLHER) - information from past investigations, find spots and documentary and cartographic sources and aerial photographs. A total of 19 archaeological monuments, three events and four listed buildings were recorded within a 500m radius of the site, based on consultation of the Greater London Historic Environment Record.
- Historic England – information on statutory designations including SAMs, registered parks and gardens and listed buildings along with identified Heritage at Risk.
- British Geological Survey (BGS) – solid and drift geology digital map; BGS geological borehole record data.
- The British Library, the National Archives and the London Metropolitan Archives – historic maps, published and unpublished archaeological and historical accounts.
- Internet sources, including LPA local plan and information on conservation areas, archaeological priority areas and locally listed buildings.
- Historic England Archive – collections of aerial photographs dating back to 1939 were consulted.

Please note that due to travel restrictions as a result of the Covid-19 pandemic, it has not been possible to undertake a detailed site visit as per usual practices. Photographs of the site and its immediate setting have been kindly supplied by the client. BA has endeavoured to use its experience in accessing alternative sources and methodologies to provide the relevant information and will look to carry out subsequent site visits at a later date once restrictions have lifted and if appropriate and so required.

4 Archaeological Assessment

4.1 Prehistoric

Relatively little evidence of prehistoric activity has been identified in the immediate vicinity of the site, which is likely to have lain within dense woodland throughout this period. Within the 500m search radius, only a single residual find of a flint handaxe of possible Lower Palaeolithic date is recorded, which was found in allotments to the S of Sudbury Court Road during the Second World War, approximately 70m SW of the site (MLO11296).

Recorded evidence of prehistoric activity in the wider surrounding area is similarly limited in scope although a focus of later prehistoric occupation is represented by the hillfort enclosure of Horsenden Hill, located 1.7km to the S of the site, the earthworks of which are designated as a Scheduled Ancient Monument (MLO11305; List Entry No. 1001970). Excavations carried out in 1973-77, 1987-88 and 1995 recovered a considerable amount of Iron Age pottery and an enamelled lynchpin, indicative of settlement within the enclosure. In addition, evidence of earlier prehistoric activity was identified during the excavations, including Mesolithic and Neolithic worked flints and pottery sherds of Bronze Age date. While the site is located at some distance from Horsenden Hill, the possibility of encountering evidence of late prehistoric occupation associated with the wider hinterland of the hillfort, while remote, should not be wholly discounted.

Conclusion: The potential for encountering remains of prehistoric date has been assessed as **Low**, reflecting the paucity of evidence for features, deposits and finds of this date in the archaeological record, although limited evidence of early prehistoric lithic finds has been identified in relatively close proximity to the site. Should groundworks for the 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 this area.

4.2 Romano-British

No recorded evidence of Romano-British activity has been identified in the immediate vicinity of the site, based on consultation of the Greater London HER. Within the wider locality, evidence of Romano-British activity is restricted to a possible occupation focus in the vicinity of St Mary's Church on Harrow-on-the-Hill (about 1.4km NW of the site) where quantities of brick and tile embedded in the fabric of the church have been suggested by antiquarians as possibly indicating the presence of a Romano-British building on or close to the site although the evidence for this is slight (Thompson 2008, 70-73). The nearest settlement focus appears to have been located in the vicinity of Watling Street (represented by the present-day A5) running about 6km to the NE. It appears likely that the site and its immediate environs remained heavily wooded throughout this period.

Conclusion: The potential for evidence of Romano-British activity being encountered has been assessed as **Low**; an assessment which reflects the lack of recorded evidence of activity from this period both in the immediate vicinity of the site and its wider environs. It appears likely that the site lay at some considerable distance from any significant focus of Romano-British occupation during this period. Evidence of Romano-British activity, if encountered, would be considered to be of **High** significance as this period is poorly represented in the archaeological record for this area.

4.3 Medieval

The site is located about 150m WSW of the site of Sudbury Court, which functioned as the principal demesne farm within the substantial manor of Harrow, an important estate of the Archbishops of Canterbury from the mid-8th century AD through to 1540 (Baker et al. 1971, 203). Prior to the mid-14th century, Sudbury appears to have served as the principal residence and demesne farm of the Archbishops of Canterbury within the manor of Harrow. Documentary records show that, by the late 13th century, it was known as 'Suthbery' to distinguish it from the estate pertaining to the Rectory of Harrow and comprised 620 acres, a grange (presumably located in the vicinity of Sudbury Court) and a chapel (Gover et al., 1942, 54; Baker et al., 1971, 204)

By c.1344, the Archbishops of Canterbury appear to have built a new residence at Headstone Manor and thereafter Sudbury Court appears to have declined in importance (Clarke 2000, 160). The chapel at Sudbury is described as being ruined and of no value in an *inquisition post mortem* dated 1397. By no later than the late 14th century, the Sudbury estate had been leased out to tenant farmers and divided into several separate landholdings, of which Sudbury Court remained the most important. There was clearly a large range of manorial buildings at Sudbury Court, including 'a mansion house meet for a farmer' which is mentioned in a survey of 1547 (Baker et al., 1971, 204). There is no indication from documentary or cartographic records that the manorial buildings associated with Sudbury Court extended westwards towards the site, although later place name evidence from the 1851 Harrow parochial map indicates that the site lay within a large expanse of pasture known as 'Smiths Park', which might possibly allude to a former park attached to the medieval manor house.

It is usually assumed that the farmhouse at Sudbury Court Farm (which was demolished in 1957 to make way for residential development at Kenelm Close and Bengeworth Road) occupied the site of the earlier medieval manor house. However, the farmhouse appears largely to have been of late 17th century date with additions made in the 18th and 19th centuries although the cellar may have been of 16th century date (RCHME 1937, 131; Hewlett 1979, 12). A watching brief undertaken during the demolition of the farmhouse in 1957 by the Wembley History Society recovered pottery dated to the 16th-17th centuries but apparently little definite evidence of structural remains or deposits of medieval date (Wembley History Society 1957).

Several farmstead sites of late medieval date have also been identified in the vicinity of the study area. Located about 200m WSW of the site was a farmstead of 14th/15th century date known as 'Ilott's Farm', which occupied a triangular plot of land at the junction of Sudbury Court Road and Sudbury Court Drive (MLO68361). The origins of this landholding on the NE margins of Sudbury Common can be traced back to c.1400, comprising an estate granted by a dyer, John Sadler and his wife Matilda to Robert Twyere, a skinner of London (Baker et al. 1971, 212-13). Ilott's Farm was held by the Finch family during the 16th-18th centuries and subsequently came into the hands of Lord Northwick by the early 19th century when the farmhouse was rebuilt. The farm was demolished shortly after 1900.

Located about 450m SE of the site is another late medieval farmstead at Hundred Elms Farm, formerly known as Sudbury Place, the earliest documentary reference to which occurs in the early 1460s (MLO8807). Much of the farmstead has disappeared apart from an early 16th century brick outbuilding which is Grade II* listed (MLO78484) and the farmhouse which has been converted to use as a residential home.

Archaeological investigations in the surrounding area have yielded some evidence of medieval occupation. A scatter of 31 sherds of predominantly 13th century quartz gritted wares was identified during housing development towards the N end of Elms Lane, close to the junction with Sudbury Court Road (about 245m ESE of the site) in 1963 (MLO11299). A small quantity of 13th century pottery was also found during monitoring of housing development between Priory Hill and Elms Lane (c. 365m SE of the site) in 1972 (MLO8817).

An evaluation on the Hundred Elms site undertaken by the Museum of London (Department of Greater London Archaeology) in 1991 identified significant evidence of medieval and post-medieval occupation (MLO61921). The earliest phase of activity was dated to the 13th century and might possibly indicate the former presence of a moated manor complex on the site. A major phase of building activity dated to the 16th century was identified, comprising the construction of a new farmhouse and a large complex of outbuildings surrounding a yard, including the Grade II* listed building on its W side. Further phases of building and landscaping activity dated to the late post-medieval period were also identified, including an early 18th century stable block and a barrel-vaulted drain of 18th or 19th century date (ELO9003; Lewis & Cotton 1991).

Conclusion: The potential to encounter evidence of medieval occupation in the vicinity of the site has been assessed as **Low to Moderate**. The site is located about 150m WSW of the medieval manor house of Sudbury Court and no documentary or cartographic evidence has been found showing that the manorial buildings extended within the boundaries of the site. However, it may be noted that some evidence of late medieval occupation has been identified in the wider surrounding locality, represented by several farmstead sites and scatters of pottery found during modern residential development in this area. There would thus appear to be potential for evidence of medieval occupation to be encountered, although it is likely that the construction of the existing modern house will have caused some disturbance to sub-surface remains. Should buried features or deposits of medieval date be revealed, these would be considered to be of **Medium to High** importance as they could shed further light on the nature and extent of medieval settlement in this area.

4.4 Post-Medieval

The earliest cartographic source to show the study area in appreciable detail is John Rocque's Map of Middlesex dated 1757 (*fig. 8*). Rocque's map depicts the site as lying within a rectangular enclosure on the N side of present-day Sudbury Court Road (then known as Mutton Lane) WSW of the farmhouse and associated outbuildings at Sudbury Court Farm. The enclosure containing the site of the development appears to be under pasture and is shown as flanked by enclosed orchards to the E and W. These enclosures appear to have been carved out of a larger expanse of pasture extending well to the N of the road, possibly representing an area of former parkland or common. To the W of the site, a number of small buildings are marked on Rocque's map along the N side of Sudbury Court Road, which presumably represent cottages, with a larger complex of buildings shown further to the SW which can be identified with the farmstead of Ilott's Farm.

An Ordnance Survey drawing of Harrow and district dated 1807 (*fig. 9*) appears to show the site as lying within open ground to the N of Sudbury Court Road and WSW of Sudbury Court Farm. The site is no longer shown as lying within a clearly defined enclosure and the orchards to the E of the site shown on Rocque's map appear to have vanished. However, a group of cottages is depicted to the W of the site (within a narrow rectangular enclosure extending to the N) which may be identifiable with the buildings shown on the 1757 map.

The Harrow parochial map of 1851 (fig. 10) shows that some changes had taken place to the pattern of land use and settlement in the immediate vicinity of the site. The site is then depicted as lying at the S end of a large irregularly shaped pasture field extending to the W of Sudbury Court Farm as far as the landscaped grounds belonging to the mansion of Sudbury Grove, which was marked as Plot No. 1686 ('Smiths Park'). This pasture field (18 acres and 3 rods in size) was owned by Lord Northwick and formed part of the tenancy of Sudbury Court Farm which was held by one Henry Green. The cottages marked on Rocque's map and the OS drawing of 1807 along Sudbury Court Road to the W of the site appear to have been removed by no later than 1851; it is possible that this occurred as a result of the inclosure of Harrow and Sudbury which took place in 1818.

The OS 1st edition map of 1864 (fig. 11) shows that the site was still located at the S end of a large irregularly shaped pasture field to the N of Sudbury Court Road extending between Sudbury Court Farm to the E and Sudbury Grove to the W. It may be noted that several lines of trees are marked on the OS map in the immediate vicinity of the site N of Sudbury Court Road, which may represent vestiges of the former rectilinear field enclosures which are marked on Rocque's map of 1757 and the OS drawing of 1807.

Later OS maps dated 1897 and 1914 respectively (figs. 12 & 13) demonstrate that there had been little change to the pattern of land use, settlement or field boundaries in the immediate vicinity of the site, which still lay at the S edge of a large pasture field. However, the OS 4th edition map of 1939 (fig. 14) shows that there had been a substantial expansion of residential development to the S of the site around Priory Hill and to the W, with a row of detached houses depicted along the N side of Sudbury Court. Sudbury Court Farm is still shown as intact, to the E of the site, although Bengeworth Road had been laid out to the E of the farmhouse.

A later Ordnance Survey map dated 1947 (fig. 15) shows that building plots had been laid out further eastwards along the N side of Sudbury Court Road (including the site of No. 35) and the existing property at 35 Sudbury Court Road is shown as having been built by no later than 1951, being first shown on an OS 1:2500 map of that date. Further intensive suburban development took place in the surrounding area during the 1950s-60s, including the demolition of Sudbury Court Farm itself in 1957.

Conclusion: The potential to encounter archaeological remains of post-medieval date has been assessed as **Low**. Cartographic evidence indicates that the site lay within undeveloped pasture fields to the west of Sudbury Court Farm from the 18th century through to the late 1940s when the existing house at No. 35 Sudbury Court Road was built. Several cottages are marked on 18th/early 19th century mapping to the west of the site along Sudbury Court Road but there is no indication that these dwellings extended within the development site. Evidence of post-medieval occupation or agricultural features (such as field boundaries) would probably be regarded as being of **Low** (ie. local) importance in archaeological terms.

5 Historic Environment Record Gazetteers and Maps

#	MonUID	PrefRef	Name	Date	NGR
1	MLO11296	050428/00/00	Findspot: Flint Axe, Sudbury Court Road	Palaeolithic	TQ 1610 8620
2	MLO11299	050683/00/00	Findspot: Medieval Pottery, Elms Lane	Medieval	TQ 1640 8620
3	MLO8817	050690/00/00	Findspot: Medieval Pottery, Priory Hill	Medieval	TQ 1640 8600
4	MLO8794	050693/00/00	Findspot: Medieval Pottery, Near Sudbury Hill	Medieval	TQ 1650 8590
5	MLO68361	052813/00/00	Site of Medieval Farmhouse, Sudbury	Medieval	TQ 1594 8618
6	MLO61921	MLO61921	Med. Occupation, Hundred Elms Farm	Medieval	TQ 1645 8585
7	MLO8807	050691/00/00	Site of Tudor Farmhouse, Sudbury Court Road	Med./PM	TQ 1610 8630
8	MLO4607	050860/00/00	Hearth & Fireplace, Hundred Elms Farm	Med./PM	TQ 1650 8590
9	MLO23479	052211/00/00	Site of Farmhouse, Sudbury Court Drive	Med./PM	TQ 1580 8630
10	MLO50554	052211/01/00	Site of Farmstead, Sudbury Court Drive	Med./PM	TQ 1580 8630
11	MLO58369	MLO58369	Site of C16 Manor House, Hundred Elms Farm	Med./PM	TQ 1644 8585
12	MLO78484	MLO78484	Tudor Outbuilding, Hundred Elms Farm (GII*)	Med./PM	TQ 1644 8588
13	MLO53600	MLO53600	Church Gardens (Vicarage)	Post-med.	TQ 1627 8576
14	MLO58370	MLO58370	Post-med. Features, Hundred Elms Farm	Post-med.	TQ 1643 8586
15	MLO78489	MLO78489	971 Harrow Road (GII)	Post-med.	TQ 1593 8585
16	MLO78497	MLO78497	96 & 98 Sudbury Court Road (GII)	Post-med.	TQ 1640 8624
17	MLO79291	MLO79291	St George's Church & Presbytery (GII)	Post-med.	TQ 1617 8578
18	MLO107295	MLO107295	Elmwood Park	Post-med.	TQ 1623 8617
19	MLO107319	MLO107319	Sudbury Court Open Space	Post-med.	TQ 1667 8644

Table 2: Gazetteer of monuments recorded within a 500m radius of the site based on consultation of the Greater London HER

#	EvUID	Name	Date	NGR
E1	ELO9003	Eval.: Hundred Elms Farm	1991	TQ 1643 8585
E2	ELO17956	DBA: Harrow School, 5 High Street	2016	TQ 1539 8705
E3	ELO21003	DBA: 5 Bengeworth Road	2020	TQ 1635 8632

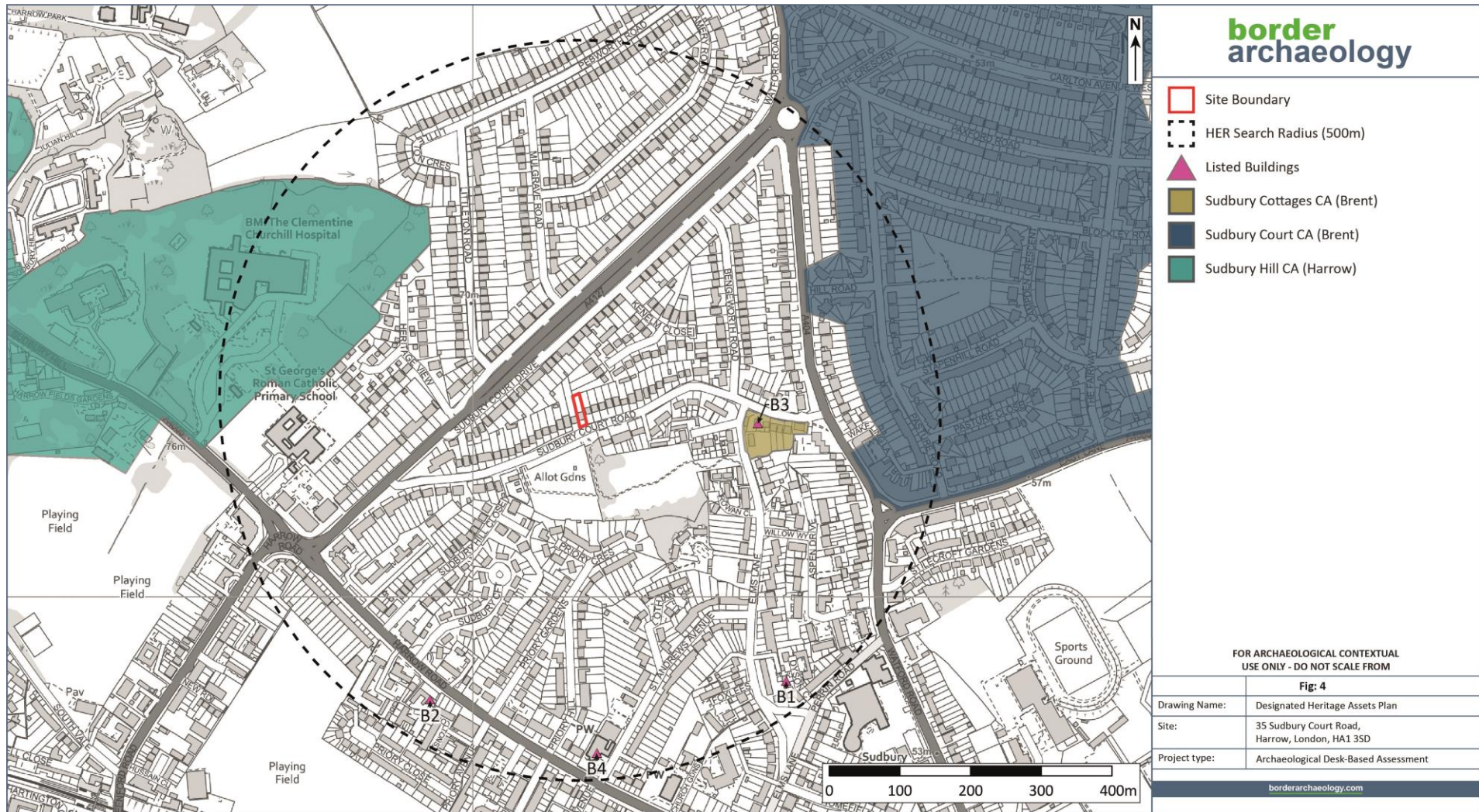
Table 3: Gazetteer of archaeological events recorded within a 500m radius of the site based on consultation of the Greater London HER

#	DesigUID	PrefRef	Name	Grade	NGR
B1	DLO14192	1078876	Hundred Elms Farm Outbuilding	II*	TQ 1644 8588
B2	DLO14197	1078880	971 Harrow Road	II	TQ 1593 8585
B3	DLO14205	1078888	96 & 98 Sudbury Court Road	II	TQ 1640 8624
B4	DLO14220	1252751	St George's Church & Presbytery	II	TQ 1617 8578

Table 4: Gazetteer of listed buildings recorded within a 500m radius of the site based on consultation of the Greater London HER







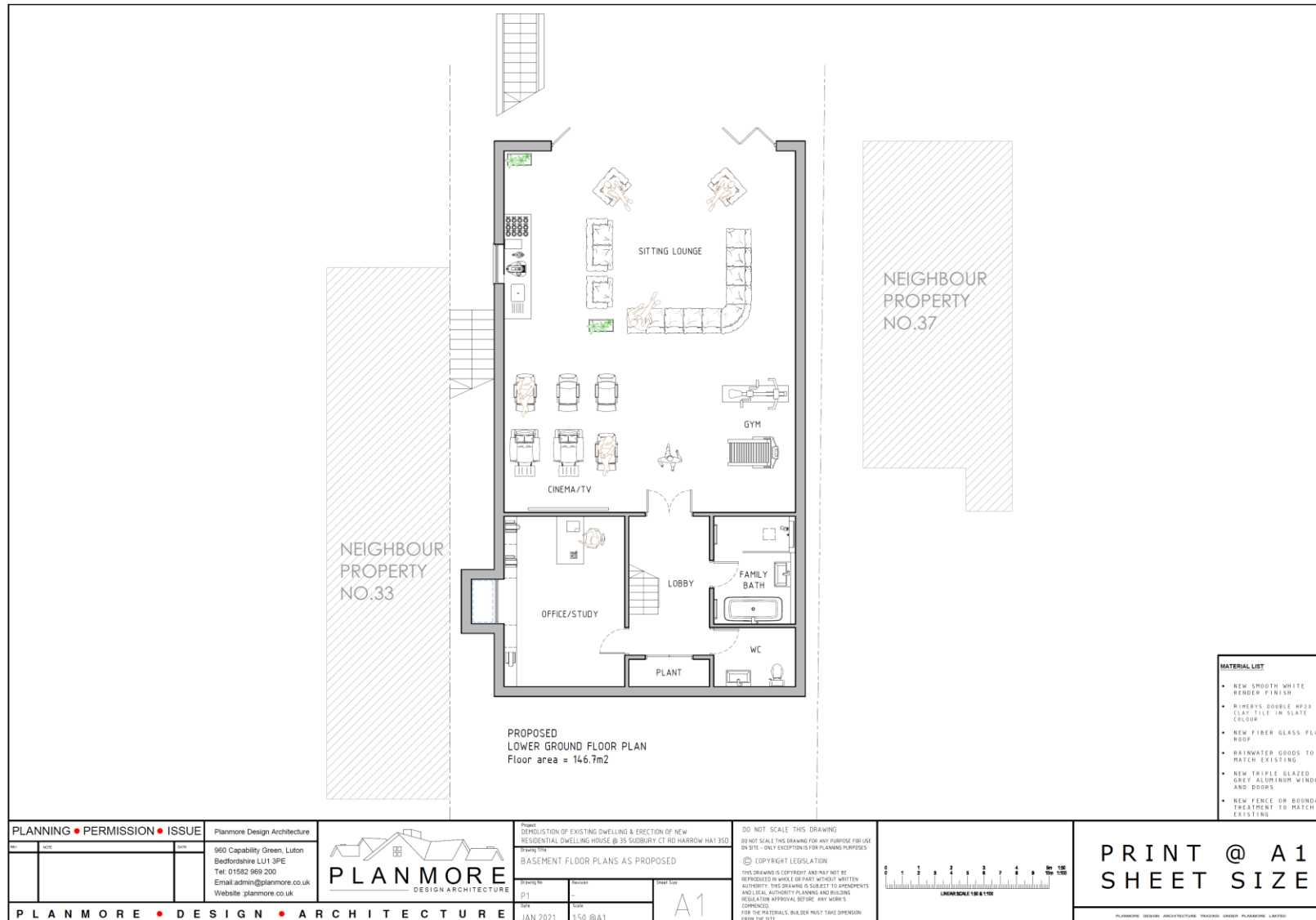


Fig. 5: Proposed Basement Plan (Reproduced by courtesy of Planmore)

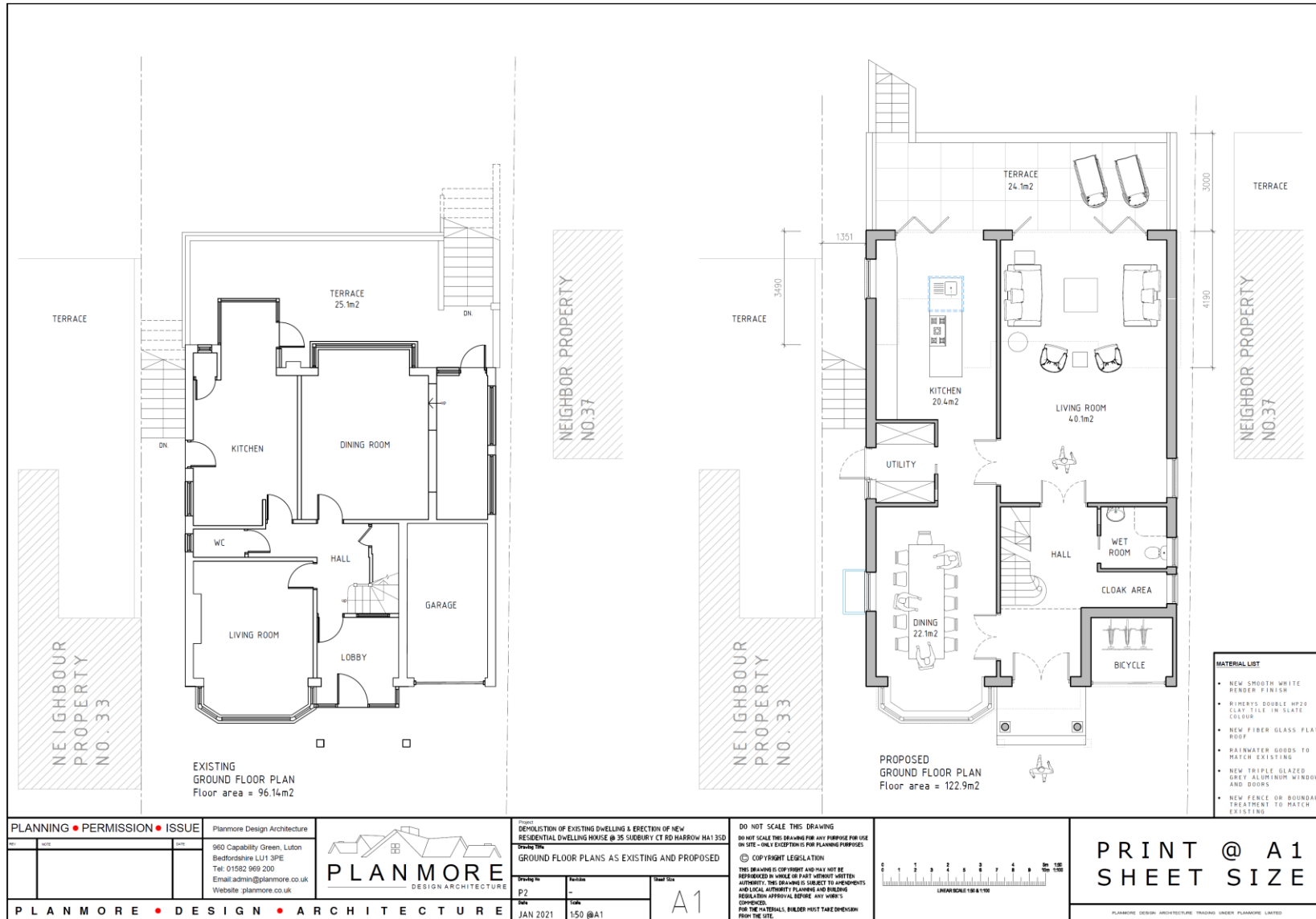


Fig. 6: Proposed Ground Floor Plan (Reproduced by courtesy of Planmore)

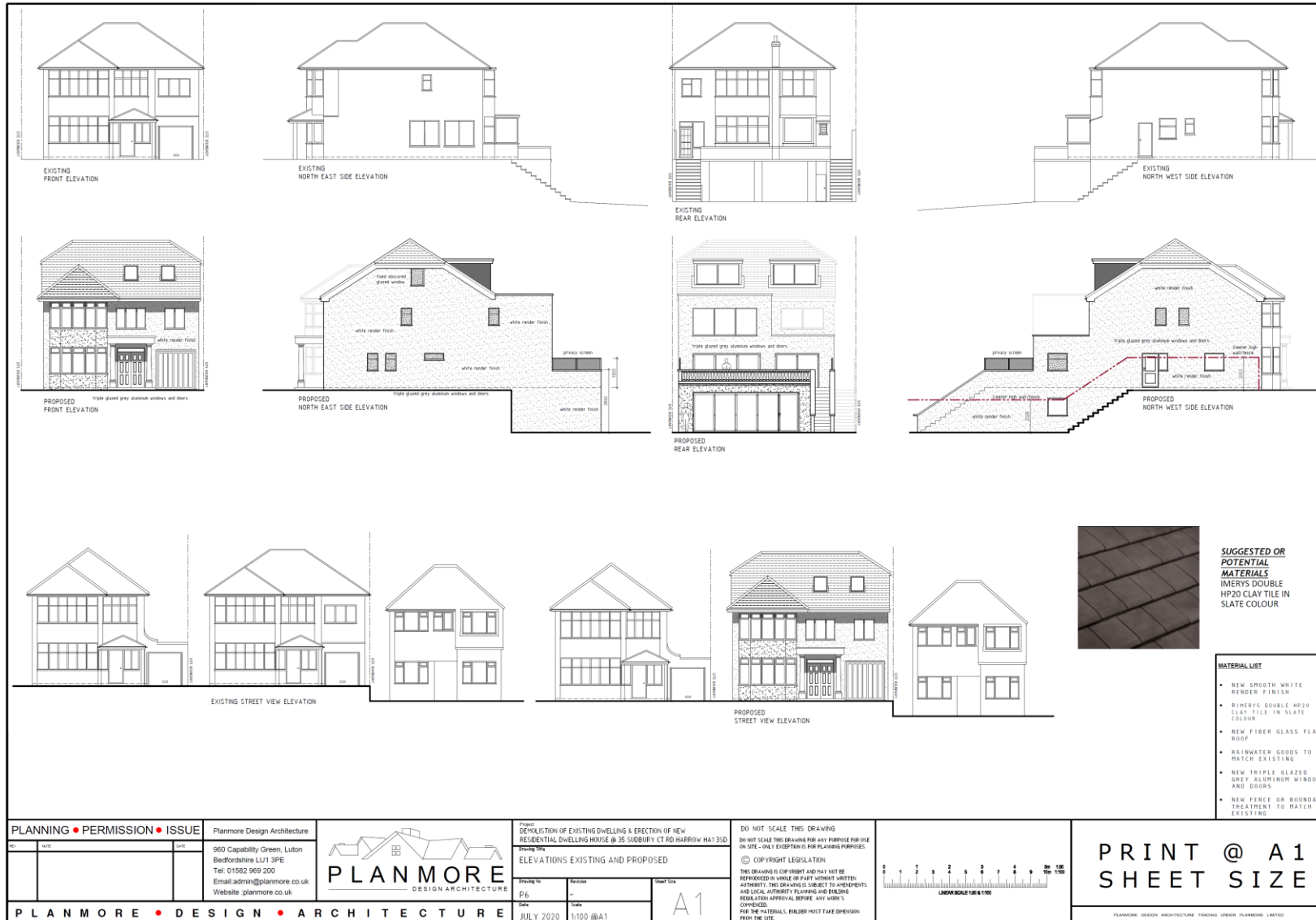


Fig. 7: Existing and Proposed Elevations (Reproduced by courtesy of Planmore)

6 Site Visit

The site of the proposed development is located on the N side of Sudbury Court Road, within the outer London residential suburb of Sudbury Hill. It is currently occupied by a large two-storey detached house of late 1940s date with later 20th century additions (No. 35) and is bordered to the W by a detached house of similar date (No. 33) and to the E by a late 20th century two storey house (No. 37).



Plate 1: View looking N showing front elevation of existing detached house at No. 35 Sudbury Court Road



Plate 2: View looking N showing rear elevation of existing house with raised terrace at No. 35 Sudbury Court Road

The property has a two-storey extension with garage on the E side of the property and to the immediate rear of the house is a substantial raised terrace overlooking the long rear garden which is heavily overgrown with a mixture of dense shrubbery and areas of hardstanding (*Plate 2*). The garden drops sharply downslope to the N, its northern boundary is defined by gardens to the rear of modern residential properties in Kenelm Close (*Plate 3*). No visible features of archaeological interest were noted within the site boundary.



Plate 3: View looking N showing heavily overgrown garden to rear of No. 35 Sudbury Court Road

7 Conclusions

7.1 Potential Impacts

The following brief description of the development is based on plans and elevations and a draft Design and Access Statement provided by the client on 23rd March 2021 (*figs. 5-7*). Subsequent publication of more detailed, revised proposals and specifications for the proposed development, together with updated plans and elevation drawings, may necessitate revisions to this report and the conclusions reached. The proposed development would involve the demolition of the existing two storey residential dwelling and the erection of a new three storey dwelling with a basement.

The new dwelling, which would occupy roughly the same footprint as the existing house, comprises a lower-ground floor or basement level with home office, bathroom, home cinema, gym and sitting room with some kitchen facilities. The ground-floor would contain a garage, dining room, shower-room, living room, kitchen and utility room with direct access to the rear terrace. The first-floor is shown as having four bedrooms with *en-suite* facilities, while the second-floor would contain two bedrooms with *en-suite* facilities and a prayer room.

Full details of groundworks required for the proposed new extensions were unavailable at time of writing. Potential impacts on sub-surface remains may include excavations for the foundations and lower ground floor/basement level of the new house and trenching for new services, including drainage and electricity. Trenching for standard strip foundations and new service trenches, drains and other landscaping features, could potentially extend to a depth of at least 1.0 – 1.5m below existing ground level as assumed for the purposes of this assessment. The depth of excavation required for the lower ground floor/basement level has not been specified.

7.2 Overall Conclusions

The overall archaeological potential of the site has been assessed in overall terms as **Low to Moderate**, with particular reference to encountering possible evidence of medieval occupation associated with the hamlet of Sudbury and the nearby manorial site at Sudbury Court (designated as an Archaeological Priority Area). Although the site is located about 150m WSW of the manorial site at Sudbury Court, evidence of medieval occupation has been identified in the surrounding vicinity. The potential for prehistoric, Romano-British and post-medieval remains has been assessed as **Low**.

However, as the site of the new dwelling will be largely located within the footprint of the existing house, it is likely that any buried features and deposits will already have been disturbed by previous groundworks, thus reducing the likelihood of encountering significant archaeological remains.

Recommendations: It is BA'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 suggested that a limited watching brief on the excavation of the basement and foundations for the proposed new dwelling may be the most appropriate form of mitigation, in this instance

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10 Cartography

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

1757: A map of the county of Middlesex surveyed by John Rocque

1807: Ordnance Survey Map of Harrow and district

1851: Parochial assessment map for the parish of Harrow (LMA Ref. Acc/0590/1-3)

1868- OS 1st edition 6-inch Map

1877: OS 1st edition 25-inch Map

1897: OS 2nd edition 6-inch Map

1914: OS 3rd edition 25-inch Map

1939: OS 4th edition 25-inch Map

1957: OS National Survey 1:1250 Map

1964: OS National Survey 1:1250 Map

(Historic illustrations of the study area, dating back to the early 19th century were consulted using records at the British Library and the London Metropolitan Archives. Aerial photographs of the study area dating back to c.1930 were consulted using records held at the London Metropolitan Archives and the Historic England Archive)

12 Appendix 1: Historic Maps

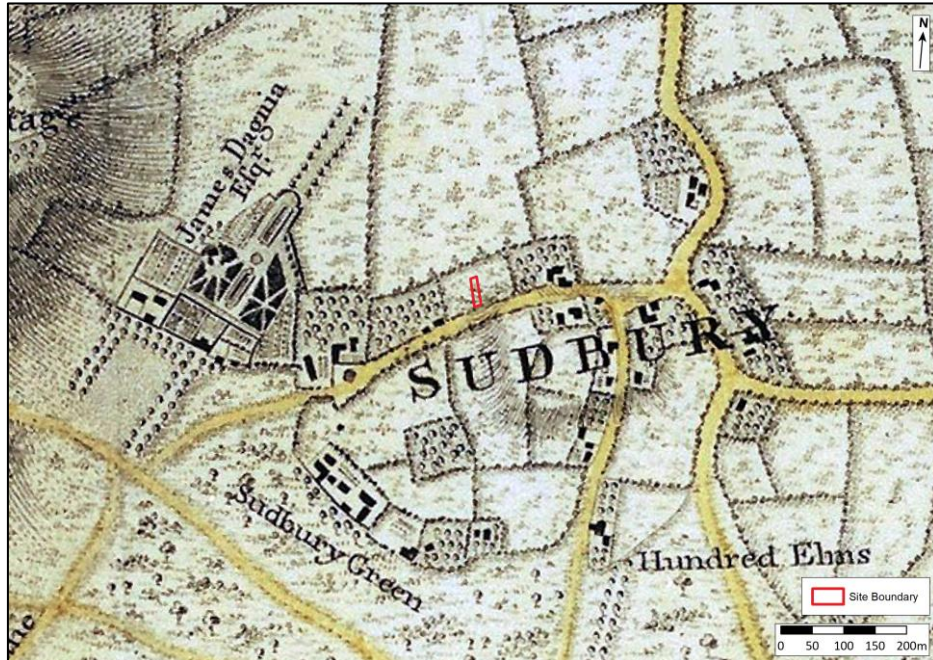


Fig. 8: Extract from John Rocque's Map of Middlesex (1757) with site circled in red
(Reproduced by courtesy of the National Archives)

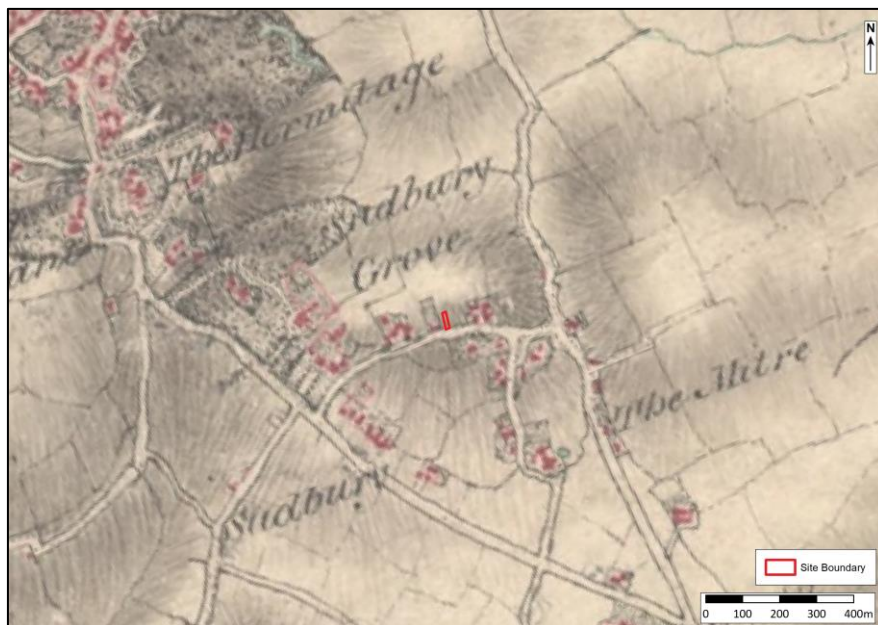


Fig.9: Extract from an Ordnance Survey drawing of Harrow and its environs (1807) with site marked in red
(Reproduced by courtesy of the British Library)

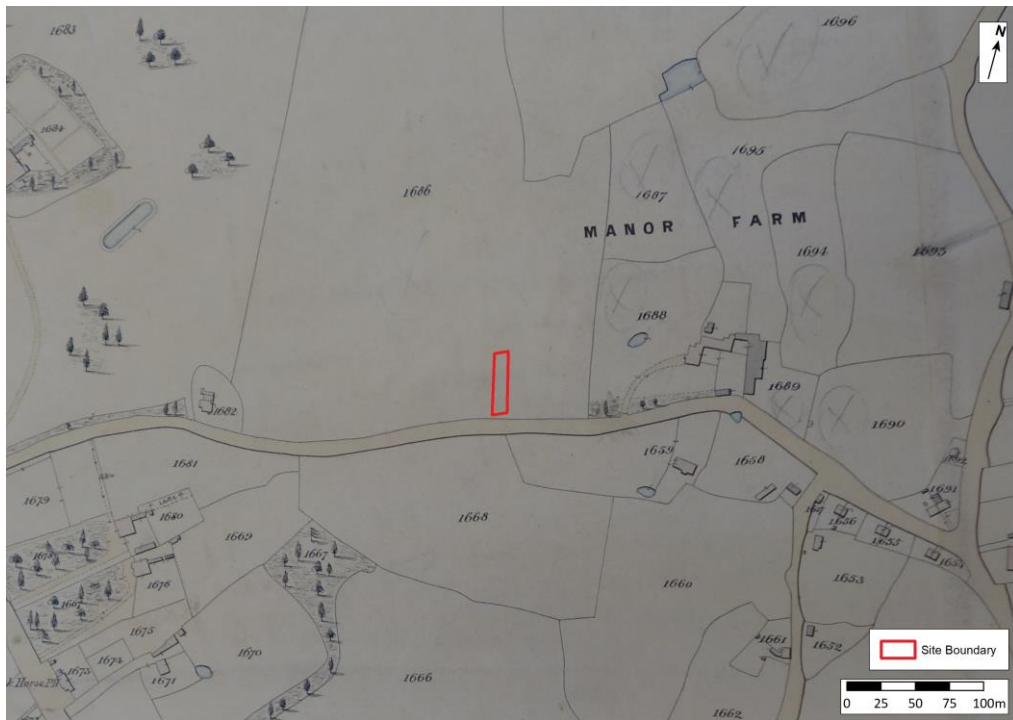


Fig.10: Extract from the Harrow parochial assessment map (1851) with site marked in red
(Reproduced by courtesy of the London Metropolitan Archives)

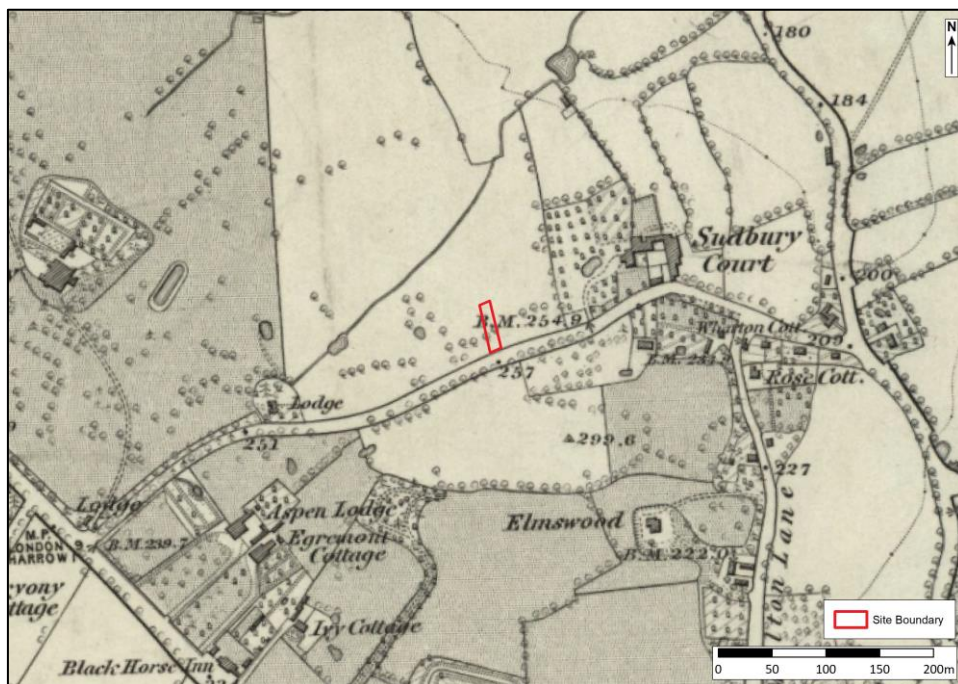


Fig. 11: Extract from the OS 1st edition 6-inch map (1864)
(Reproduced courtesy of the National Archives)

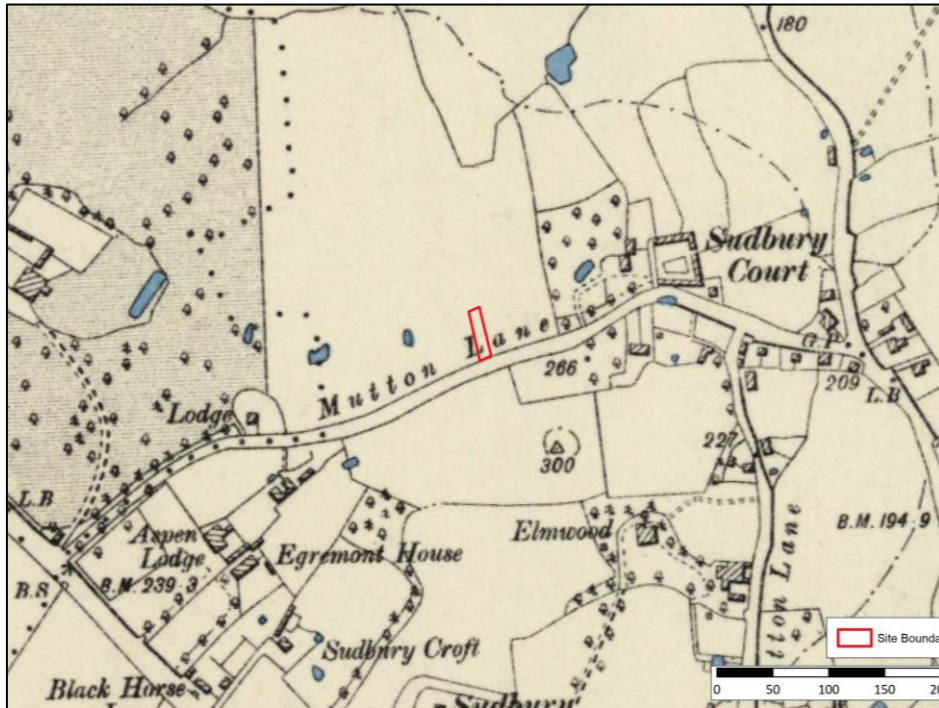


Fig. 12: Extract from the OS 2nd edition 6-inch map (1897) with site marked in red
(Reproduced courtesy of the National Archives)

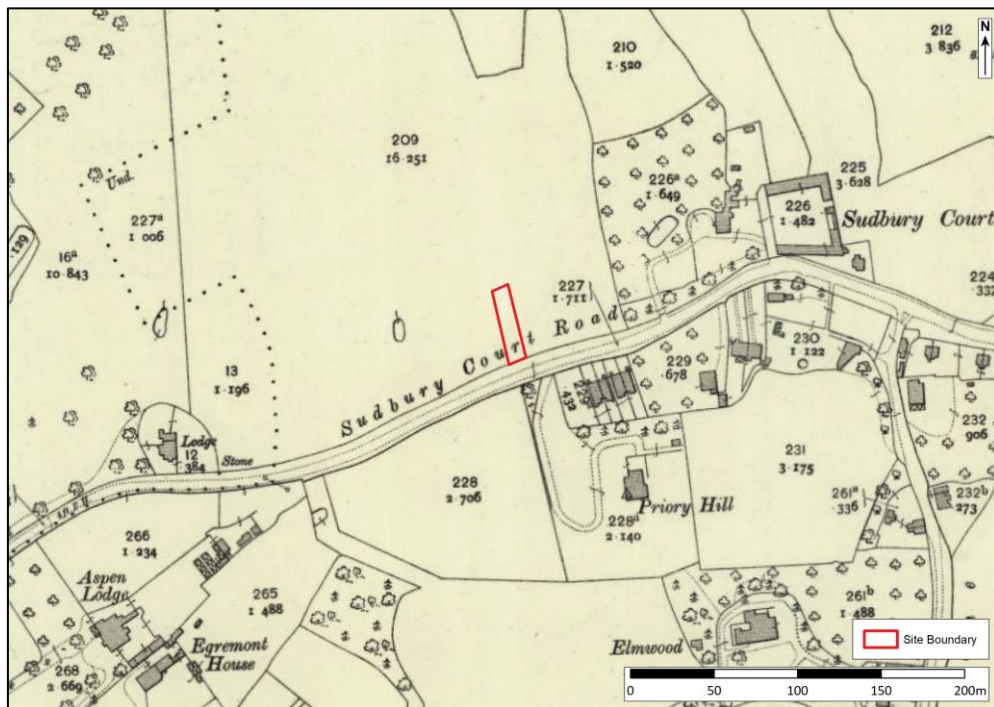


Fig. 13: Extract from the OS 3rd edition 25-inch map (1914) with site marked in red
(Reproduced by courtesy of the National Archives)

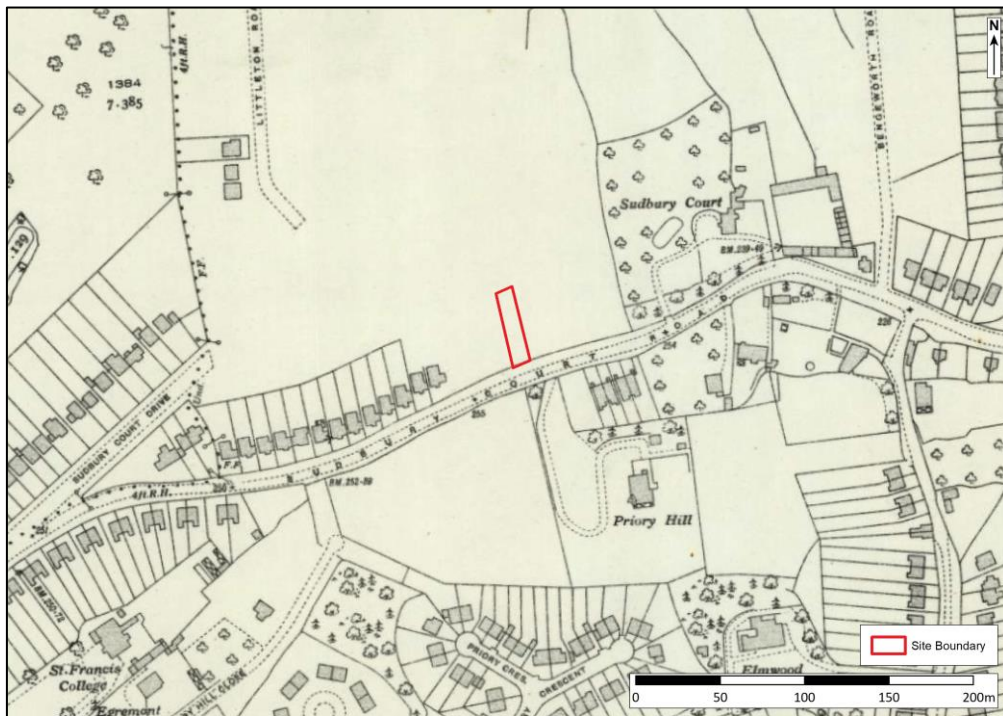


Fig. 14: Extract from the OS 4th edition 25-inch map (1939) with site marked in red
(Reproduced courtesy of the National Archives)

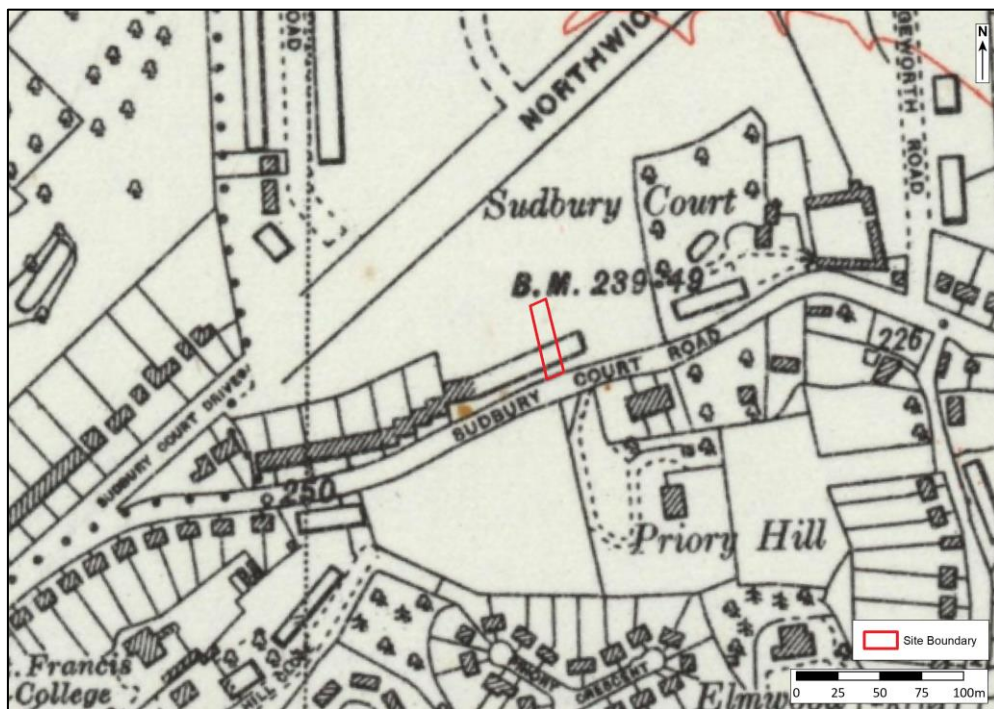


Fig. 15: Extract from the OS provisional edition 6-inch map (1947)
(Reproduced courtesy of the National Archives)

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