

Archaeological Desk-Based Assessment



**The Bungalow
Wandle Bank
Beddington
London CR0 4SN**

On behalf of

Mr T. Parratt

October 2020

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Cover: View looking W towards the modern bungalow, constructed in about 1970

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1 Non-Technical Summary

Border Archaeology (BA) has been commissioned to carry out an Archaeological Desk Based Assessment (ADBA) regarding the demolition of the existing modern bungalow and garage and erection of two detached bungalows on land at Wandle Bank, Beddington London CR0 4SN. The results of this Assessment are briefly summarised below:

Prehistoric: The potential for encountering evidence of buried remains of prehistoric date has been assessed as **Moderate**. Although evidence for prehistoric activity in the immediate vicinity of the site is limited, significant multi-period prehistoric remains have been identified in the wider locality. The location of the site on a low gravel terrace adjacent to the River Wandle suggests that there is some potential to encounter lithic finds of early prehistoric date and good potential to reveal evidence of later prehistoric activity, in terms of occupation and cultivation features, deposits and finds. Its proximity to the river suggests the possibility of encountering buried alluvial and peat deposits overlying the gravels, which could have significant potential for the recovery of well-preserved organic remains including waterlogged wood.

Romano-British: The potential to encounter Romano-British remains has been assessed as **Moderate**. Although few recorded sites of this period in close proximity to the site, significant evidence of Romano-British occupation has been identified in the wider locality, in particular the Scheduled villa site at Beddington Park, located on the northwestern fringes of the study area. The site appears to have lain within a wider rural hinterland associated with this villa site and consequently there is potential to encounter cultivation or field boundaries of Roman date.

Medieval: The potential to encounter evidence of medieval occupation in the vicinity of the site has been assessed as **Moderate**. The remains of an extensive early Anglo-Saxon cemetery have been identified to the northwest of the site and it is possible that further evidence of burial activity might be encountered in this area. The site appears to have been located to the east of the main focus of the later medieval settlement of Beddington, centered on the parish church and the moated manor house at Beddington Place. However, the site of a long-established mill complex on the River Wandle, possibly of medieval origin, lies about 90m southeast of the proposed development and it is possible that evidence of activity associated with this nearby mill might be encountered.

Post-Medieval: The potential for encountering evidence of archaeological features of post-medieval date has been assessed as **Low**. Historic mapping shows that the site remained as undeveloped meadows from the 18th century through to the early 20th century, when the existing row of terraced houses at Wandle Bank to the south of the site was built, with the modern bungalow currently occupying the site being constructed in or shortly before 1970.

Summary Conclusion & Recommendations: The overall potential of the site in archaeological terms has been assessed as **Moderate**, with particular reference to encountering evidence of prehistoric, Romano-British and medieval remains. The potential to encounter evidence of post-medieval remains has been assessed as **Low**. However, it is BA's considered opinion that, *prima facie*, based on the available evidence, the archaeological potential of the site does not present an impediment to the development.

Recommendations: Given the **Moderate** archaeological 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.

2 Introduction

Border Archaeology (BA) was instructed by RTPi Chartered Town Planners on behalf of Mr T. Parratt to undertake an Archaeological Desk Based Assessment with regard to a planning application relating to the demolition of the existing bungalow and garage and erection of two detached bungalows with accommodation in the roof including provision of car parking bays to the front and side of the new properties with a designated refuse collection point (Sutton Council Planning Ref. DM2020/00064) (*fig. 1*). The grid reference for the site is NGR TQ 30178 65202.

This ADDBA 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 and Geology

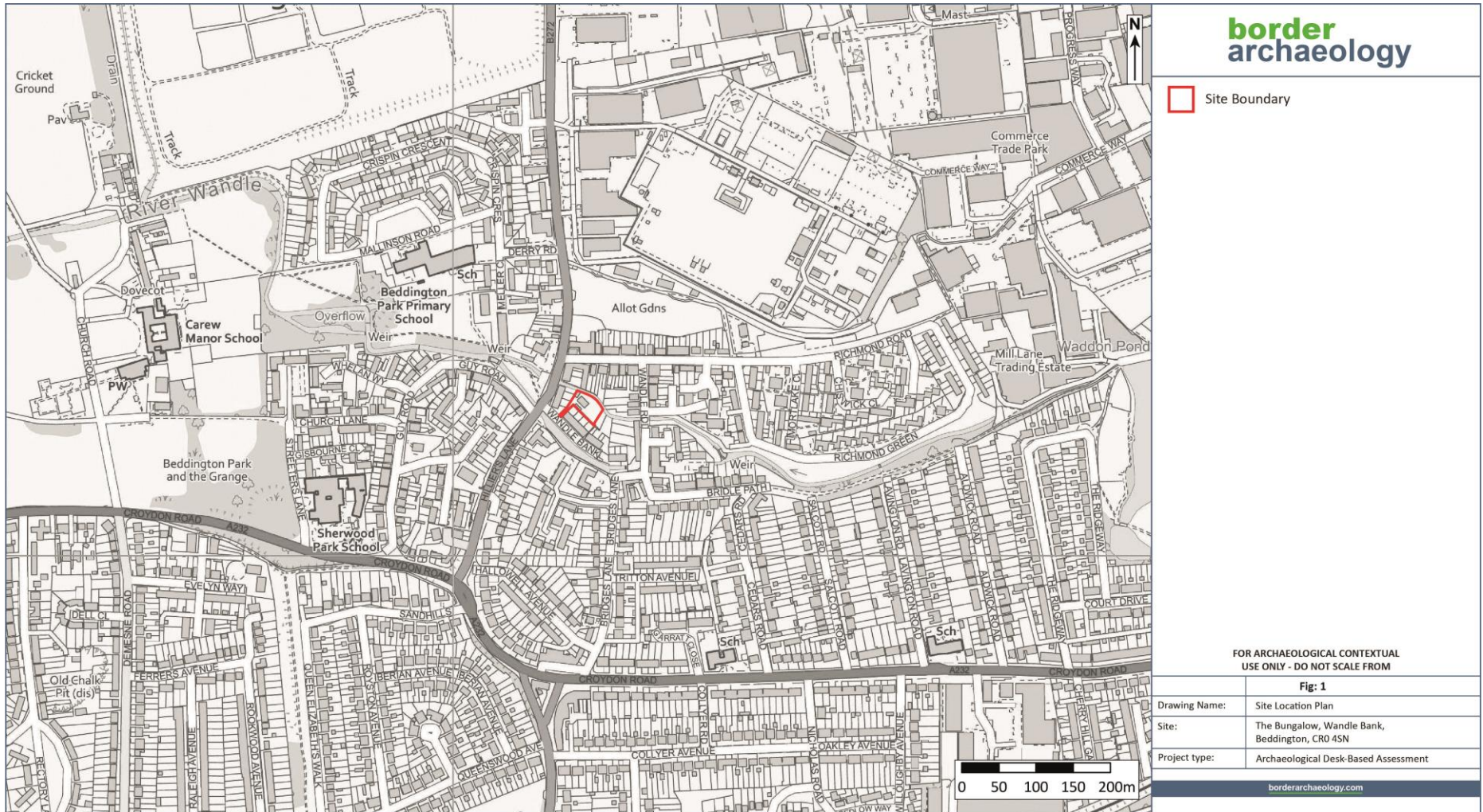
The site of the proposed development, which stands at an approximate height of 34m AOD, comprises a detached modern bungalow with a garage and several outbuildings situated within a sub-rectangular garden plot to the rear (N) of houses fronting Wandle Bank and to the S of the northern channel of the River Wandle. The site is accessed from a trackway leading to the side of the terraced houses on Wandle Bank and is bordered by gardens to the E and to the W by rear gardens associated with houses fronting onto Beddington Lane.

The site located within the Beddington Village Conservation Area (Richmond Road/Wandle Road Character Area) and an Archaeological Priority Area (APA) associated with the Wandle Gravels (DLO33271) as designated by the London Borough of Sutton and the Greater London Archaeology Advisory Service. Another APA associated with the medieval and post-medieval settlement of Beddington is located to the W and SW of the site (DLO33022)

The British Geological Survey lists the underlying solid geology within the site as comprising Chalk bedrock of the Lewes Nodular Chalk Formation, Seaford and Newhaven Chalk Formations (undifferentiated), formed approximately 72 to 94 million years ago in the Cretaceous Period. The superficial deposits are recorded as comprising Sand and Gravel of the Hackney Gravel Member, formed up to 2 million years ago in the Quaternary Period within a local environment previously dominated by rivers. Immediately to the N of the site, the solid geology is recorded as comprising Thanet Sands, with overlying superficial deposits consisting of Hackney Gravels (BGS 2020).

No records of geotechnical investigations have been identified within the site itself. Records of a geotechnical borehole excavated in 1970 at Beddington Lane Bridge about 30m NW of the site, recorded the following sequence of deposits, namely:

- 0-0.61m: Made Ground (sand and gravel and bricks and flints)
 - 0.61-1.37m: Flint gravel with some sand
 - 1.37-1.67m: Chalk with sand and some flint gravel
 - 1.67-4.56m: Hard fissured chalk with flints
-



3 Methodology

3.1 Aims and Objectives

This ADDBA 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 *Sutton Local Plan 2016-2031* (adopted February 2018) in particular Policy 30 (Heritage).

Particular attention may be drawn to Policy 30 Section A (General) which states that:

'A/ The council will conserve and, where practicable, enhance the borough's historic environment. This comprises: Listed Buildings and structures, Scheduled Ancient Monuments, Conservation Areas, Historic Parks and Gardens, Areas of Special Local Character, Locally Listed Buildings and undesignated archaeological remains.

B/ Development that has an impact upon a heritage asset will be expected to conserve and, where practicable, enhance its significance. The council will expect that new development integrates into the historic environment and will look for opportunities from new development affecting heritage assets and their settings to enhance or better reveal their significance.

C/ Great weight will be given to conservation of Sutton's heritage assets. Any harm to the significance of a designated or non-designated heritage asset, or their loss, must be justified.

Proposals will be weighed against:

(i) the public benefits of the proposal.

(ii) whether it has been demonstrated that all reasonable efforts have been made to sustain the existing use, find new uses or mitigate the extent of the harm to the significance of the asset.

(iii) whether the works proposed are the minimum required to secure the long-term beneficial use and retain the significance and conservation of the asset.

D/ Proposals likely to affect the significance of a heritage asset, including the contribution made by its setting, should be accompanied by a description of its significance in sufficient detail to allow the potential impacts to be adequately assessed.'

Section K (Archaeological Priority Areas) further states that *'the Council will (i) in consultation with the Greater London Archaeological Advisory Service, require the necessary level of investigation and recording for development proposals that affect, or have the potential to affect Sutton's archaeological heritage. Remains of archaeological importance, whether scheduled or not, should be protected in situ, or if this is not possible, excavated and removed as directed by the Greater London Archaeological Advisory Service and (ii) expect the applicant to have sought pre-application advice from the Greater London Archaeological Advisory Service before submitting an archaeological evaluation.'*

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. 2-5; 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 50 archaeological monuments, 31 events and five 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, the London Metropolitan Archives and the Surrey History Centre– 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 vertical and oblique aerial photographs dating back to 1934 were consulted.

A site visit was carried out on 5th October 2020, which determined the topography of the site and existing land use and provided further information on possible past ground disturbance within the site.

4 Archaeological Assessment

4.1 Prehistoric

The site is located on a gravel terrace within the floodplain of the Wandle Valley, an area which has yielded significant evidence of prehistoric activity dating back to the Palaeolithic. The Wandle terrace gravels have been designated as an Archaeological Priority Area (DLO33271). The site lies just to the N of an interface between the river terrace gravels and the Thanet Sand spring-line on the northern foothills of the North Downs, which has been identified as having significant potential for early prehistoric activity, as evidenced by an extensive Mesolithic flint working and occupation site found at Orchard Hill in Carshalton, about 2.3km SW of the site (Turner 1966; English et al., 2016).

Scattered finds of Mesolithic and Neolithic flints and pottery have been recorded within the 500m search radius selected for this study (mostly as a result of finds made during sand and gravel extraction nearby) which would appear to indicate sporadic (possibly seasonal) hunter-gatherer activity on the gravel terraces in this area. Finds of Mesolithic flints have been recorded in old sand pits to the W of Beddington Lane, about 180m NW of the site (MLO4142; Carpenter 1958) and sherds of Neolithic decorated pottery were found in a gravel pit W of Beddington Lane about 290m to the N (MLO9800).

Other isolated lithic finds of early prehistoric date have also been recorded in the surrounding locality, including fire cracked flint of possible Mesolithic or later date found during an evaluation in 1991 at No. 34 Beddington Lane, about 190m to the N (ELO2826; Saxby 1991) and a small number of lithic finds of Mesolithic and Neolithic date found during the 1980s excavations on the Beddington Roman villa site, on the NW periphery of the study area (Howell 2005, 7).

Further to the NE along the River Wandle, archaeological investigations on the Philips Factory site at Beddington Farm Road (about 770m NE of the site) in the early 1990s produced lithic finds of Mesolithic date recovered from the upper silts of a former palaeochannel (MLO58096; Tucker 1991), while excavations at 14 Commerce Way/222 Purley Way revealed evidence of a series of gullies and pits containing worked flint and a clay-lined Late Neolithic cooking pit which contained burnt flint and carbonized wood dated to c.2565-2140 BC (MLO76762; Tucker 1994; Tucker 1996, 12-17).

Within the 500m search radius, relatively little evidence of later prehistoric activity has been recorded, represented by unstratified sherds of Late Bronze Age/Early Iron Age pottery which were found during a watching brief at The Brandries, Wallington (MLO78183; Turner & Sayer 2004). However, significant evidence of Bronze Age and Iron Age occupation and agricultural activity has been identified in the wider surrounding area, focused along the gravel terraces of the Wandle, where the proximity to water and well-drained, easily-cultivated soils would have been attractive to farming and settlement. Excavations at Beddington Roman villa to the NW of the site revealed evidence of a Late Bronze Age/Early Iron Age rectilinear field system and the remains of a large enclosed Late Iron Age settlement to the S of the later Roman villa complex with roundhouses, enclosure and field boundary ditches and storage pits (Howell 2005, 10-13).

Further remains associated with later prehistoric occupation has been identified on the NE periphery of the study area during archaeological excavations on the Philips Factory site, which revealed evidence of buried soil horizons, a possible burnt mound, field boundary ditches and palaeochannels variously dated to the Bronze Age and Iron Age periods (MLO5839; MLO5854; MLO58095-7; Tucker 1991).

Conclusion: The potential for encountering evidence of buried remains of prehistoric date has been assessed as **Moderate**. Although recorded evidence for prehistoric activity in the immediate vicinity of the site is relatively limited, the location of the site on a low gravel terrace adjacent to the River Wandle suggests that there is good potential to encounter evidence of later prehistoric activity, in terms of occupation and cultivation features, deposits and finds. Its riverine location suggests the possibility of encountering buried alluvial and peat deposits which could have significant potential for the recovery of well-preserved organic remains including waterlogged wood. Significant evidence of Bronze Age and Iron Age settlement and field systems has been identified in the wider surrounding area. Evidence for earlier prehistoric activity is more suggestive of occasional (perhaps seasonal) habitation, reflected by scatters of lithic finds found in the natural gravels. Should groundworks for the proposed development reveal evidence of prehistoric remains, these would be considered to be of **High** significance, as they could potentially contribute to the existing body of information regarding the nature and density of prehistoric activity and environmental changes along this stretch of the Wandle Valley over time.

4.2 Romano-British

Archaeological evidence of Romano-British activity in close proximity to the site is limited in scope, consisting of two vessels of unspecified Roman date found at Beddington Brickworks (MLO10744). However, the site lies within a wider landscape containing significant evidence of Romano-British rural settlement. Located c.420m NNW of the site is the southern boundary of the Scheduled Romano-British villa site to the E of Beddington Park, situated on a gravel terrace to the N of the Wandle (DLO13227). The site of the main villa complex (about 700m NW of the proposed development) now largely lies beneath the modern sludge beds associated with the Beddington Sewage Treatment Works. The villa, which appears to have lain to the N of an earlier Iron Age enclosed settlement, was first discovered during ploughing in 1736 when footings of buildings were discovered (Malden 1912, 358).

The first organized excavations on the site were undertaken in 1871 during the initial construction of the Treatment Works (Addy 1874, 117-21), followed by further investigations between 1959 and 1963 (Keulemans 1963, 37-44). A more substantial programme of archaeological excavations was undertaken in advance of gravel extraction between 1981 and 1987 (Adkins & Adkins 1986; Howell 2005). The villa complex appears to have been occupied from the late 1st century AD through to about 400 AD and consisted of several buildings, including the main villa range, a masonry bathhouse which underwent several phases of construction, a series of timber and clay-walled barns and outbuildings, as well as cobbled yards, a well, ditches, pits and enclosures. The northern portion of the villa was probably destroyed by the installation of sewage tanks in the 1930s but the remaining parts of the complex appeared to have survived largely intact beneath the sludge beds.

Relatively little information is available regarding the pattern of outlying rural settlement and field systems in the wider hinterland of the Beddington villa site, although it may be noted that several Roman burials have been

discovered within Beddington churchyard (about 600m WSW of the site), consisting of a Roman lead coffin of 3rd century date and a large stone sarcophagus found c.1893 and 1931 respectively (Bentham 1923, 64) and evidence of a larger Roman cremation cemetery has been identified about 480m SSW of the site in the vicinity of present-day Bandon Hill (DLO33017).

Located about 500m E of the site is the line of the Mere Bank (MLO118618), a linear earthwork which originally measured c.4ft high and 30ft wide and extended from Mitcham via Waddon to Purley. The Mere Bank was clearly a long-established feature in the landscape, denoting the parish boundary between Beddington and Croydon; much of it now lies beneath the modern Beddington Industrial Estate and the former Croydon Aerodrome although some sections of it have survived. The origins of the earthwork are unclear; it is possible that it may represent the *agger* or embankment of a minor Roman road, an offshoot of the major routeway from London to Brighton, although another possibility is that it represents an estate boundary of Roman or Anglo-Saxon origin (Margary 1948, 116; Gower 2004, 3-5).

Conclusion: The potential to encounter Romano-British remains has been assessed as **Moderate**. Although there are few recorded sites of this period in close proximity to the site, significant evidence of Romano-British occupation has been identified in the wider locality, most notably the Scheduled villa site at Beddington Park, on the NW periphery of the study area. It is likely that the site lay within a broader agricultural hinterland associated with this villa site and thus the possibility of encountering evidence of cultivation or field boundary features should certainly be considered. In the event of groundworks revealing Romano-British remains within the site, these would be considered to be of **Medium to High** significance as they might shed valuable light on the pattern of Romano-British rural settlement and agricultural activity associated with the nearby villa at Beddington Lane.

4.3 Medieval

Archaeological investigations have yielded significant evidence of early Anglo-Saxon activity to the NW of the proposed development, represented by the remains of an extensive cemetery site situated on a low lying gravel terrace on the N bank of the Wandle, to the W of Beddington Lane, comprising both urned cremations and inhumations with associated grave goods, ranging in date from the 5th century through to the 7th century AD, which were found shortly after the discovery of the Roman villa site further to the N in the early 1870s (MLO4440; MLO8688). The presumed extent of the cemetery has been designated as an Archaeological Priority Area (DLO33264) and lies about 200m NNW of the site at its closest point.

The first account of the discovery of the burial ground in 1871 refers to it as being situated 'about 500 yards (455m) in a southerly direction from the villa' with the grave cut for the inhumation being 'very distinct to a depth of 18 inches (c. 0.45m) below the ground surface', although the accuracy of this description has been questioned and modern accounts place the cemetery about 350m S of the villa site (Flower 1874, 122-4; Howell 2005, 47).

The full extent of the early Saxon cemetery site has yet to be established and consequently the possibility that it might have extended further eastwards cannot entirely be discounted. In connection with this, it may be noted that human remains were found about 260m N of the site, during building work at the Ariston Alloys factory on

the E side of Beddington Lane in 1988 (MLO23745), which were provisionally interpreted as a possible outlier of the Anglo-Saxon cemetery and fragments of human vertebrae were also noted in a medieval plough soil deposit revealed during an evaluation at 6 Hilliers Lane (about 165m SSW of the site) in 1998 (MLO77360; Perry & Skelton, 1998). A watching brief at The Brandries, W of Hilliers Lane (about 180m SW of the site) revealed a pit and a posthole feature cut into natural sands at a depth of c. 0.40m below existing ground level, both containing a single sherd of Early Saxon pottery (MLO77976; Turner & Sayer 2004). It is unclear whether these features represent evidence of early Anglo-Saxon occupation or a further southward extension of activity associated with the cemetery site W of Beddington Lane.

The site is also located about 50m to the E of an Archaeological Priority Area associated with the medieval settlement of Beddington, a settlement of Anglo-Saxon origin which is first documented in an alleged charter of AD 675 by which Frithuwold 'subregulus' of Surrey granted various estates including 20 hides of land in 'Bedintone' to Chertsey Abbey. The charter itself is spurious although elements of it may reflect a genuine grant. The place name of Beddington is of Old English origin, denoting 'an estate or farmstead associated with a man called Beadda' (Gover, Mawer & Stenton 1934, 40).

Documentary evidence existence of a substantial manorial estate at Beddington by the early to mid-10th century is confirmed by a letter from Bishop Denewulf of Worcester to King Edward dated c.900-908 concerning 60 hides of land at 'Beaddinctun' and a later confirmation of lands there made by King Edgar to Winchester Cathedral dated c.963-975 (Blair 1991, 49).

By the late 11th century, the pre-Conquest manor of Beddington had ceased to be in monastic hands and appears to have been broken up into much smaller landholdings. Domesday Book (1086) records Beddington as comprising two separate estates, both of three hides; one being held by Robert de Wateville as a tenancy of Richard fitz Gilbert de Clare while the other portion was held by William son of Tuold from Miles Crispin. The Wateville estate at Beddington (which appears to have encompassed the southern portion of Beddington, focused on the church and the manor house at Beddington Place) passed through various hands before coming into the hands of the Carew family in the mid-14th century, while the latter estate (known as Beddington Huscarls) was acquired by the Carews in about 1390 and remained in their possession until 1859 (Malden 1912, 168-70). The Carews appear to have established a substantial deer park around the manor house by the late 14th century, the eastern boundary of which was represented by the line of present-day Hillier's Lane/Beddington Lane.

The principal focus of medieval settlement appears to have been located about 520m to the W of the site, in the vicinity of the manor house of Beddington Place (which retains a great hall of mid-16th century date although much of the house was rebuilt in the 1860s) and the parish church of St Mary the Virgin further to the SW, which mostly dates from the 14th-15th centuries (Cherry & Pevsner 1983, 640). The manor house originally stood within a quadrangular moated site (MLO55962), remains of which were revealed by excavations in 1979 including a stone revetment wall around the inner edge of two arms of the moat. Further evidence for the moat was revealed during a watching brief in 1990 and subsequent excavations in 1992; it appears that it was backfilled during the early 18th century, contemporary with the rebuilding of the manor house. Evidence of late medieval masonry fragments found during a watching brief in Church Lane Beddington in 1997 may well represent building material re-used after the rebuilding of the manor house in the early 18th century (MLO7091).

Limited evidence of medieval activity has been identified in the immediate locality of the site, based on the results of previous investigations nearby, which appear to suggest that this area remained as marginal, agricultural land to E of the main focus of medieval settlement associated with the parish church and manor house at Beddington Place. An archaeological evaluation undertaken in 1998 at 6 Hilliers Lane (about 160m SW of the site) revealed a possible ploughsoil horizon containing medieval pottery, animal bone and two fragments of human bone (ELO131; MLO77360). A subsequent watching brief on the same site in 1998 revealed further evidence of medieval pottery and animal bone and the footings of a post-medieval barn (ELO132).

While later medieval occupation is only sketchily represented in the archaeological record for this site, it may be noted that the proposed development is located about 90m NW of a mill complex on the River Wandle to the E of present day Wandle Road, where a substantial mid-19th century mill house (Wandle Flour Mills, designated as a locally listed building) represents the chief surviving remnant. Documentary evidence indicates that there was most likely a mill on the same site in the late 17th century, belonging to the Carew family, and it has been plausibly suggested that the site may have been occupied by one of the medieval mills recorded in Beddington in Domesday Book and later medieval manorial records (Malden 1912). The site of the proposed development is recorded in the Beddington tithe map of 1840 as lying within a field called 'Mill Paddock' and on that basis, it is possible that there may once have been activity associated with the mill within the site, although there is little evidence from post-medieval mapping to indicate the presence of buildings within the site boundary.

Conclusion: The potential to encounter evidence of medieval occupation in the vicinity of the site has been assessed as **Moderate**. The remains of a substantial early Anglo-Saxon cemetery, including cremations and inhumations, have been identified to the NW of the site and the possibility remains that evidence of burial activity might be encountered within the site, especially since the full extent of the burial ground has yet to be established. The site appears to have been located well to the E of the principal focus of the later medieval settlement of Beddington, focused on the parish church and the moated manor house at Beddington Place. However, it is worth noting that the site of a long-established mill complex on the River Wandle, possibly of medieval origin, lies about 90m SE of the proposed development and it is possible that evidence of activity associated with this nearby mill might be revealed within the site. Evidence of Anglo-Saxon burials, if encountered, would be considered to be of **Medium to High** importance, while features associated with medieval occupation or cultivation activity may be assessed as being of **Medium** significance in archaeological terms.

4.4 Post-Medieval

Cartographic and documentary records indicate that the site remained as undeveloped meadows until the early 20th century, when the existing row of terraced houses at Wandle Bank to the S of the site was built, with the modern bungalow currently occupying the site being constructed in about 1970.

The earliest available cartographic source to show the site of the proposed development in appreciable detail is John Rocque's 1768 map of Surrey (*fig. 8*). Rocque's map shows the site as lying within the NW portion of an elongated spur of land lying to the W of Beddington Lane and bounded to the S by the main course of the River Wandle and to the N by a curvilinear watercourse branching off and running to the N of the river (equating to the

present-day North Channel), crossing Beddington Lane and entering the Beddington Park estate. It is unclear whether the North Channel represents a natural feature or it was modified in connection with the mill site located to the SE.

A small square building is depicted on Rocque's map at the point where the North Channel branches off from the Wandle which may be identifiable with the mill marked on 19th century historic mapping. A road is shown running E from Beddington Lane along the S side of the River Wandle towards the mill site, marked as Mill Lane. This mill appears to have been in existence by c.1690 and documentary records indicate that it was leased by the Carew family as a snuff mill in the early 1780s (<http://www.wandle.org/mills/beddingtonmill.pdf>). Although Rocque's map is somewhat schematic in its depiction of field boundaries, the spur of land W of Beddington Lane is shown as divided into two enclosures, both of which appear to be under meadow or pasture, with a small building marked on its W side fronting onto Beddington Lane.

An Ordnance Survey drawing of Beddington and district surveyed by William Stanley in 1804 (*fig. 9*) depicts a broadly similar landscape to that recorded in 1768, with the site recorded as being located within a spur of rough pasture or meadow to the E of Beddington Lane, between the River Wandle to the S and the North Channel.

Considerably more detail is provided by the inclosure award map for Beddington and Bandon dated 1820 (*fig. 10*) which shows the site as lying within the N portion of a sub-rectangular field marked as Plot No. 84 (Mill Paddock) at the W end of a sinuous spur of land immediately E of Beddington Lane, sandwiched between the River Wandle and the North Channel. A small rectangular building aligned N-S, probably a barn, is marked towards the E end of the field (outside the site boundary), with orchards depicted further to the E and an extensive complex of buildings marked as a Snuff Mill straddling the River Wandle further to the SE.

The Beddington tithe map of 1840 (*fig. 11*) shows that the pattern of fieldscape and land usage in the immediate vicinity of the site had changed little since 1820. The boundaries of the field containing the site (Plot 216 – Mill Paddock) had remained unchanged since 1820 and the rectangular building at the E end of the field is still shown as intact. Mill Paddock is recorded as a pasture field belonging to Captain Charles Carew and occupied by one Mary Meeke. The field to the immediate E of the site is recorded as an orchard which was leased by the tenant of the nearby Snuff Mill, one Charles Lambert (d.1820). Comparison between the 1820 enclosure map and the tithe map indicates that the buildings associated with the mill had been extended slightly further to the N of the river during the intervening twenty years.

The OS 1st edition 6-inch map of 1872 (*fig. 12*) shows the boundaries of the field containing the site had remained unchanged since 1840, although the S boundary of the site adjoining the Wandle is shown as tree-lined and the E half of the site is shown as planted with trees, representing a westward extension of the orchard immediately to the E. The rectangular barn structure in the E half of the field is also shown as intact. Further to the SE, the extensive complex of buildings associated with the Snuff Mill are depicted and appear to have changed little since c.1840. The surrounding landscape still appears to have been predominantly rural in character with little evidence of suburban growth at that time, although some landscaping activity had occurred to the W of the site within Beddington Park, which had been sold by the Carew family in 1859. The mansion of Beddington Place had also been partially rebuilt in the late 1860s and converted to use as a 'Female Orphans Asylum' (Phillips 2008).

The OS 2nd edition 25-inch map of 1897 (*fig. 13*) shows that the site still lay within an undeveloped pasture field at that time and the barn structure in the E half of the field appears to have remained intact. However, some residential development had occurred in the immediate locality during the 1880s/early 1890s, with the laying out of Richmond Road and its rows of terraced cottages to the N of the site, while further to the E, Wandle Road had also been laid out, crossing the North Channel. To the SE of the site, the former Snuff Mills had been largely rebuilt and a new mill complex established on the site by James Wallis in the early 1890s, known as the Wandle Flour Mills. The imposing four-storey mill building associated with the Flour Mills still survives in Wandle Road.

Significant changes to the pattern of land usage in the immediate vicinity of the site occurred in the early 20th century as shown on the OS 3rd edition map of 1913 (*fig. 14*), with the laying out of Wandle Bank and the construction of the existing row of two-storey terraced houses within the S half of 'Mill Paddock', which were built in 1909 on land formerly belonging to the Carew estate (Shew 2012, 32). The W half of the same field had also been developed for housing, with the construction of another row of terraced houses fronting onto Beddington Lane. The site of the existing bungalow is still shown as undeveloped ground at that date, accessed from an alleyway to the rear of the properties in Wandle Bank.

Little change to the overall layout of the site appears to have occurred between c.1913 and 1970, based on the evidence of OS maps dated 1933, 1947 and 1953 (*figs. 15 & 16*), although there had clearly been an intensification of suburban residential development in the surrounding area, with the laying out of the existing grid of streets lined with terraced and semi-detached properties. The existing modern single-storey dwelling (The Bungalow) and adjoining garage and outbuilding appear to have been constructed in or shortly before 1970 and are first shown on an OS 1:2500 map of that date.

Conclusion: The potential for encountering evidence of archaeological remains of post-medieval date has been assessed as **Low**. Cartographic evidence shows that the site remained as meadow or pasture from the 18th century through to the early 20th century when the terrace of houses at Wandle Bank to the immediate S of the site were erected. The site still remained undeveloped until c.1970 when the existing modern bungalow and outbuildings were constructed. There is limited potential to encounter evidence of post-medieval drainage and field boundary features, however these would be considered to be of **Low** importance in archaeological terms.

5 Historic Environment Record Gazetteers and Maps

#	MonUID	PrefRef	Name	Date	NGR
1	MLO9020	020051/00/00	Findspot: Flake, Beddington	Mesolithic	TQ 3000 6500
2	MLO4142	030210/00/00	Findspot: Flint, Croydon Road	Mesolithic	TQ 3000 6530
3	MLO9800	020366/00/00	Findspot: Neolithic Pottery, Near Beddington Lane	Neolithic	TQ 3010 6550
4	MLO2080	021226/00/00	Findspot: Neolithic Axe, 46 Lavington Road	Neolithic	TQ 3061 6509
5	MLO78183	MLO78183	Findspot: BA/IA Pottery	BA/IA	TQ 2998 6511
6	MLO4636	021284/00/00	Findspot: Flint, 34 Beddington Lane	Prehistoric	TQ 3020 6540
7	MLO58790	021438/01/00	Findspot: Struck Flint, 207 Croydon Road	Prehistoric	TQ 2990 6503
8	MLO71418	023160/00/00	Findspot: Flint Flake, 256-264 Croydon Road	Prehistoric	TQ 2998 6500
9	MLO10744	030297/00/00	Findspot: RB Pottery, Beddington Brick Works	Romano-British	TQ 2975 6506
10	MLO118618	MLO118618	Mere Bank	Romano-British	TQ 3077 6442
11	MLO8688	020318/00/00	Early Medieval Cemetery, Beddington Park Farm	Medieval	TQ 3000 6540
12	MLO70915	023119/00/00	Medieval Building Material, Church Lane	Medieval	TQ 2973 6518
13	MLO4440	030324/00/00	Early Medieval Cemetery, Beddington Lane	Medieval	TQ 2990 6540
14	MLO4441	030325/00/00	Findspot: A/S Pottery, Bandon Hill	Medieval	TQ 3020 6480
15	MLO55967	MLO55967	Medieval Moated Site, Carew Manor School	Medieval	TQ 2985 6528
16	MLO77360	MLO77360	Possible Medieval Plough Soul, 6 Hilliers Lane	Medieval	TQ 3007 6504
17	MLO77976	MLO77976	Early Medieval Pit, The Brandries	Medieval	TQ 2998 6511
18	MLO78181	MLO78181	Plough Soil, The Brandries	Medieval	TQ 2998 6511
19	MLO65977	022063/00/00	C15/C16 Building Rubble, Carew Manor	Med./PM	TQ 2970 6531
20	MLO4505	030421/00/00	Foundation Raft, Carew Manor School	Med./PM	TQ 2980 6540
21	MLO65975	022061/00/00	C18 Path, Carew Manor Garden	Post-medieval	TQ 2970 6531
22	MLO65976	022062/00/00	PM Gullies, Carew Manor Garden	Post-medieval	TQ 2970 6531
23	MLO58316	032032/00/00	C18 Building Rubble, Carew Manor School	Post-medieval	TQ 2972 6529
24	MLO58317	032033/00/00	Possible C18 Ditch & Trackway, Carew Manor School	Post-medieval	TQ 2972 6529
25	MLO38350	MLO38350	C18 Garden Features, Carew Manor Garden	Post-medieval	TQ 2970 6530
26	MLO60230	MLO60230	PM Pit, Carew Manor School	Post-medieval	TQ 2975 6527
27	MLO8343	021184/00/00	Sewage Works, 36 Beddington Lane	Post-medieval	TQ 3020 6551
28	MLO67125	022171/00/00	PM Wall, Riverside Works, Bridges Lane	Post-medieval	TQ 3025 6510
29	MLO67126	022172/00/00	PM Building, Riverside Works, Bridges Lane	Post-medieval	TQ 3025 6510
30	MLO67127	022173/00/00	PM Cellar, Riverside Works, Bridges Lane	Post-medieval	TQ 3025 6510
31	MLO67128	022174/00/00	PM Drain, Riverside Works, Bridges Lane	Post-medieval	TQ 3025 6510

#	MonUID	PrefRef	Name	Date	NGR
32	MLO68062	022293/00/00	Water Course, Carew Manor School	Post-medieval	TQ 2970 6531
33	MLO68063	022294/00/00	C18 Garden Walk, Carew Manor School	Post-medieval	TQ 2970 6531
34	MLO69378	022372/00/00	C18 Building Rubble, Carew Manor School	Post-medieval	TQ 2970 6531
35	MLO28026	MLO28026	C18 Lake, Carew Manor School	Post-medieval	TQ 2982 6533
36	MLO75632	MLO75632	PM Demoliton Layer, 6 Hilliers Lane	Post-medieval	TQ 3006 6506
37	MLO75633	MLO75633	PM Foundations, 6 Hilliers Lane	Post-medieval	TQ 3005 6505
38	MLO78182	MLO78182	PM Wall, The Brandries	Post-medieval	TQ 2998 6511
39	MLO92557	MLO92557	Remains of C17 Orangery, Beddington Place	Post-medieval	TQ 2970 6526
40	MLO92562	MLO92562	Brandries Cottage (GII)	Post-medieval	TQ 2992 6505
41	MLO92563	MLO92563	Rear Garden Walls to Brandries Cottage & Former Kitchen Garden Walls & Gate to Camden House (GII)	Post-medieval	TQ 2995 6506
42	MLO92575	MLO92575	Camden House (GII)	Post-medieval	TQ 3001 6510
43	MLO92631	MLO92631	Boundary Walls to Beddington Place - E Side of Churchyard & Church Lane (GII)	Post-medieval	TQ 2970 6518
44	MLO58788	021438/00/00	Cultivation Soil, 270 Croydon Road	Undated	TQ 2990 6503
45	MLO68929	022334/00/00	Undated Ditch, 110 Beddington Lane	Undated	TQ 3015 6560
46	MLO71419	023161/00/00	Undated Structure, 256-264 Croydon Road	Undated	TQ 2998 6500
47	MLO23745	030309/00/00	Human Remains, Ariston Alloys Factory Site	Undated	TQ 3015 6549
48	MLO4457	030343/00/00	Cave, Plough Lane	Undated	TQ 3010 6481
49	MLO4501	030412/00/00	Site of Well, Beddington Brick Works	Undated	TQ 2990 6520
50	MLO20464	MLO20464	Former Channel of the River Wandle, Whelan Way	Undated	TQ 2978 6536

Table 2: Gazetteer of archaeological monuments recorded on the GLHER within a 500m radius of the site

#	EvUID	Name	Date	NGR
E1	ELO5295	Chance Finds: Beddington Lane	1870s	TQ 2990 6540
E2	ELO3499	Eval.: 56-60 Guy Road	1988	TQ 3003 6524
E3	ELO3532	Eval.: 37a Guy Road	1993	TQ 2991 6513
E4	ELO10690	WB: 270 Croydon Road	1993	TQ 2989 6503
E5	ELO10767	Eval.: 138 Croydon Road	1996	TQ 3034 6486
E6	ELO3022	WB: Church Lane	1997	TQ 2973 6518
E7	ELO10689	WB: 33 Church Lane	1997	TQ 2978 6514
E8	ELO10790	Eval.: 256-264 Croydon Road	1997	TQ 2997 6500
E9	ELO131	Eval.: 6 Hilliers Lane	1998	TQ 3007 6505
E10	ELO132	WB: 6 Hilliers Lane	1998	TQ 3006 6506

#	EvUID	Name	Date	NGR
E11	ELO10794	DBA: Orchard Works, Streeters Lane	1998	TQ 2977 6522
E12	ELO10796	Eval.: Orchard Works, Streeters Lane	1999	TQ 2977 6522
E13	ELO2571	WB: The Brandries	2003-2004	TQ 2998 6511
E14	ELO7160	WB: Rowdown To Beddington Lane Pipeline	2006	TQ 3471 6441
E15	ELO8284	WB: 1-10 Mallinson Road	2008	TQ 2998 6548
E16	ELO11629	DBA: Recycling Centre, 112 Beddington Lane	2009	TQ 3032 6566
E17	ELO11624	Eval.: Beddington Park Primary School	2010	TQ 2997 6541
E18	ELO13885	DBA: Wandle Mill Yard	2014	TQ 3030 6513
E19	ELO18018	DBA: Beddington Park & Carew Manor	2014	TQ 2940 6539
E20	ELO18015	DBA: Land at Richmond Green	2015	TQ 3057 6517
E21	ELO19167	DBA: 112 Beddington Lane	2017	TQ 3032 6566
E22	ELO19375	Eval.: The Firs, Hilliers Lane	2017	TQ 2999 6502
E23	ELO20345	DBA: Land to the Rear of 16 Church Lane	2018	TQ 2986 6523
E24	ELO2836	Eval.: 110 Beddington Lane	N/R	TQ 3015 6560
E25	ELO5292	Excavation: Brandon Hill	N/R	TQ 3035 6485
E26	ELO5294	Chance Finds: Beddington Lane	N/R	TQ 2990 6540
E27	ELO5296	Chance Finds: Beddington Lane	N/R	TQ 2991 6540
E28	ELO5297	Chance Finds: Beddington Lane	N/R	TQ 2991 6540
E29	ELO2766	Excavation: Ariston Alloys	N/R	TQ 3020 6551
E30	ELO2826	34 Beddington Lane	N/R	TQ 3020 6540
E31	ELO3141	Eval.: 256-264 Croydon Road	N/R	TQ 2998 6500

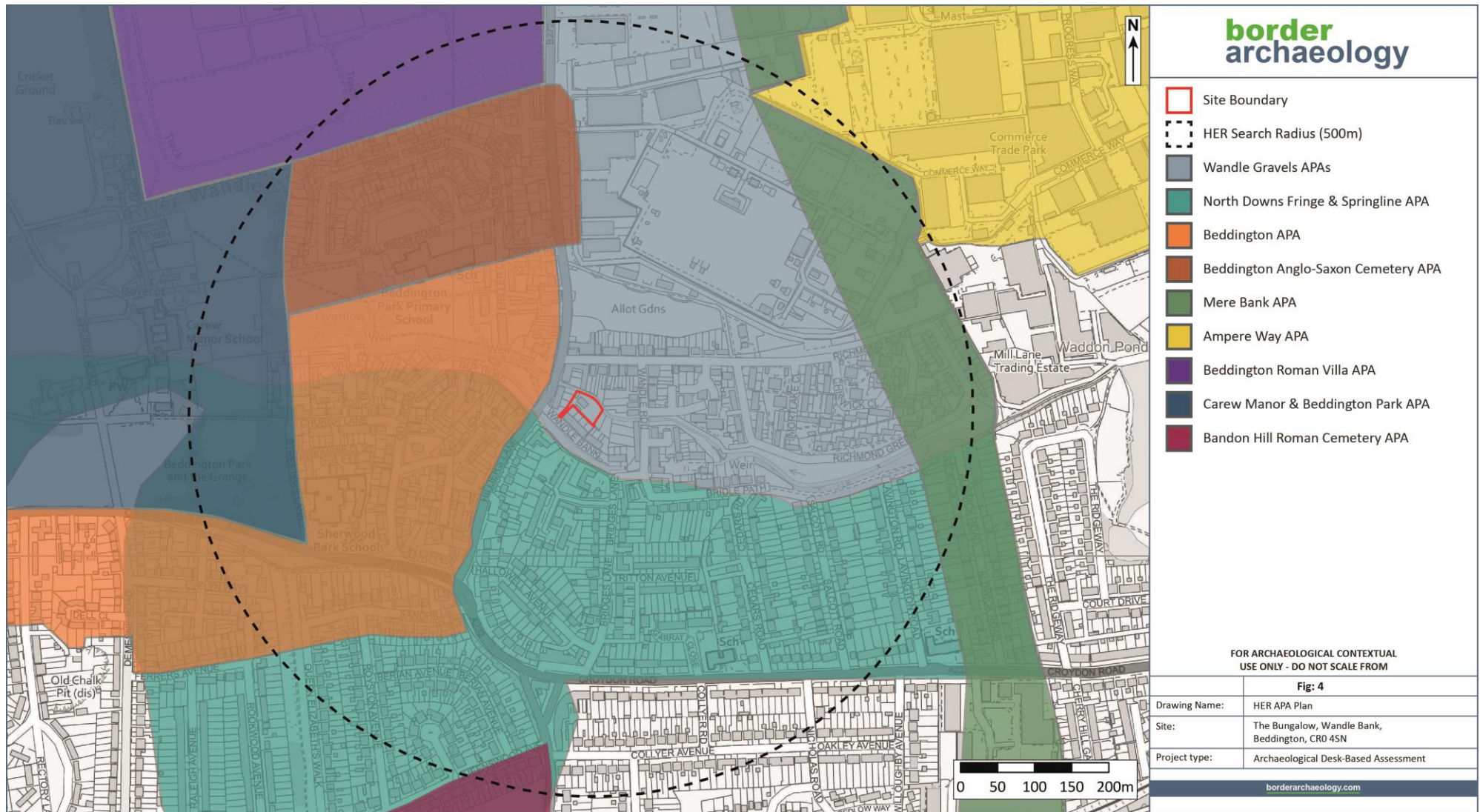
Table 3: Gazetteer of archaeological events recorded on the GLHER within a 500m radius of the site

#	PrefRef	DesigUID	Name	Grade	NGR
B1	DLO27515	1065673	Orangery Wall at Beddington Place	II	TQ 2970 6526
B2	DLO27520	1065678	Brandries Cottage	II	TQ 2992 6505
B3	DLO27521	1065679	Rear Garden Walls to Brandries Cottage & Former Kitchen Garden Walls & Gate to Camden House	II	TQ 2995 6506
B4	DLO27533	1065700	Camden House	II	TQ 3001 6510
B5	DLO27602	1357592	Boundary Walls to Beddington Place - E Side of Churchyard & Church Lane	II	TQ 2970 6518

Table 4: Gazetteer of listed buildings and locally listed buildings recorded on the GLHER within a 500m radius of the site







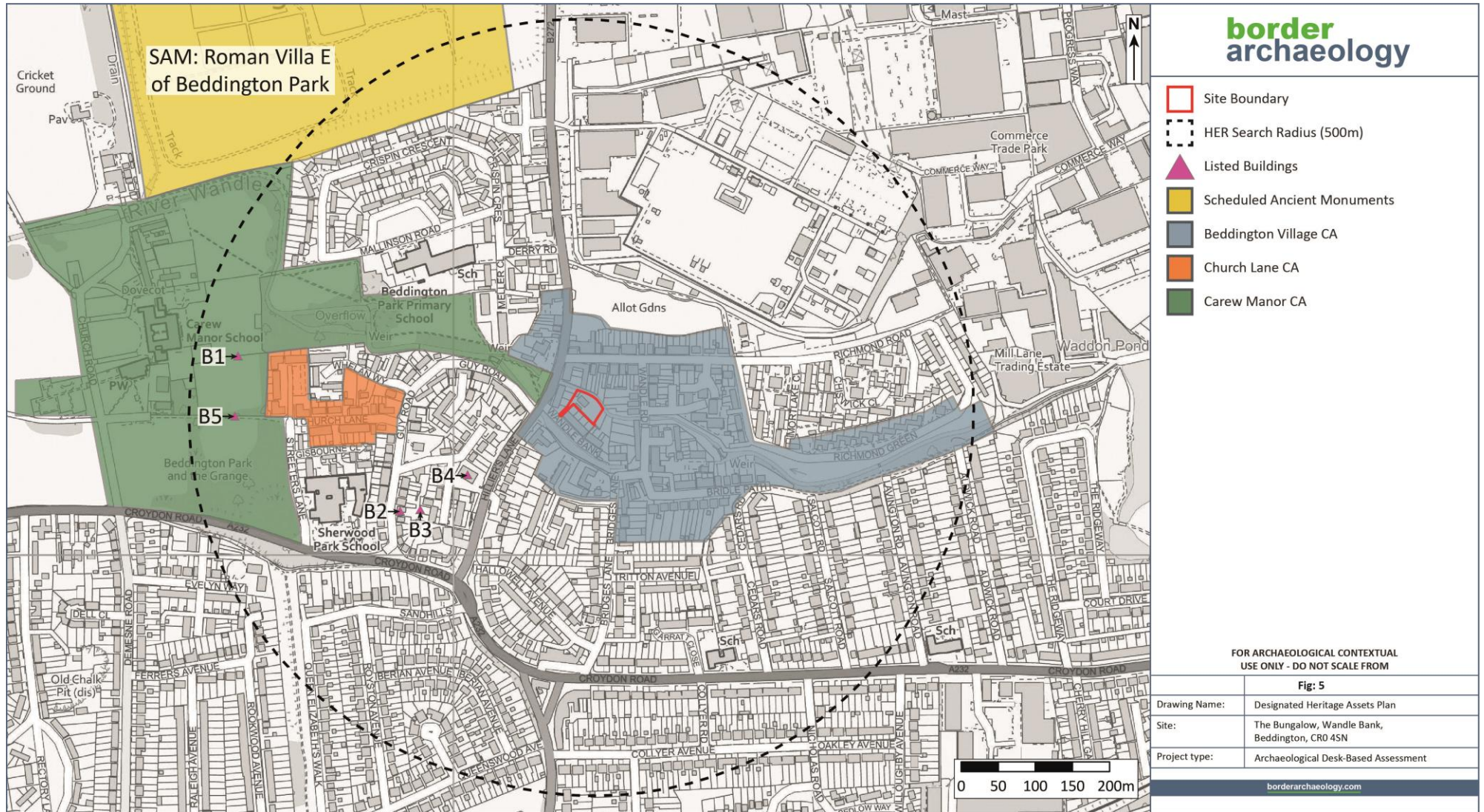




Fig. 6: Proposed site layout plan
(Reproduced by courtesy of Tomes
Architects)



Fig. 7: Proposed floor plans (Reproduced by courtesy of Tomes Architects)

6 Site Visit

A site visit was undertaken on 5th October 2020 to determine the presence of visible features of archaeological interest in the immediate vicinity. The site is accessed from a tarmac driveway leading to the W side of the early 20th century terraced houses fronting onto Wandle Bank (Nos. 1-8) adjoining the rear gardens of properties fronting onto Beddington Lane (Plate 1). The N boundary of the site adjoins the North Channel, a long-established branch of the River Wandle running W towards Beddington Park which is shown on historic mapping dating back to the 18th century (Plate 2)

The main portion of the site comprises a rectangular garden plot which is in a heavily overgrown state. Within the W portion of the plot is a detached single storey bungalow of brick and concrete construction, oriented NW-SE with pebbledashed walls constructed in or shortly before 1970, to the NW of which is a detached garage of similar construction. A separate detached garage/storage shed of brick construction is located to the immediate N of the bungalow.

No visible features of archaeological interest were noted within the site, although it should be noted that much of the site was concealed beneath dense foliage and undergrowth. It seems likely that the eastern portion of the site has not been heavily developed in comparison to the W part which is occupied by the existing bungalow and outbuildings.



Plate 1: View looking NE showing driveway to site, adjoining early 20th century terraced houses at Nos. 1-8 Wandle Bank

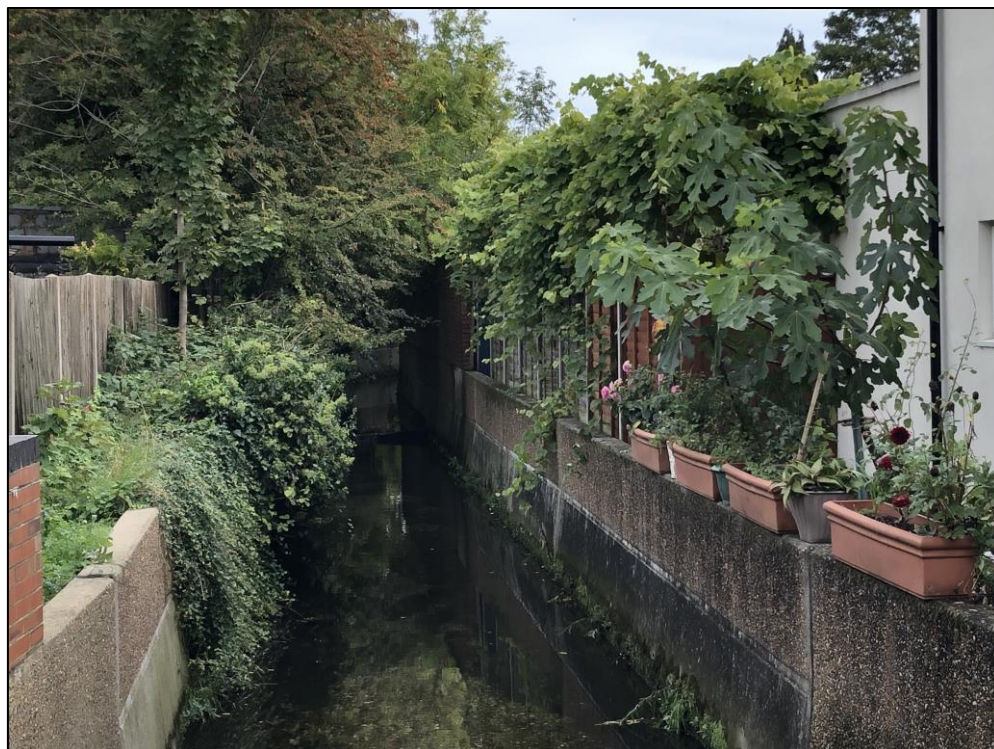


Plate 2: View from Beddington Lane along the North Channel of the River Wandle which denotes the N boundary of the site



Plate 3: View looking W towards the modern bungalow, constructed in about 1970



Plate 4: View N showing the detached garage to the NW of the bungalow



Plate 5: View looking NE showing modern brick garage/storage shed to the N of the bungalow

7 Conclusions

7.1 Potential Impacts

The following brief description of the development is based on revised plans dated 23rd September 2019 submitted with the current planning application (*figs. 6 & 7*). Subsequent publication of 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.

In brief, the proposed development comprises the demolition of the existing modern bungalow, garage and outbuildings and the construction of two detached bungalows with accommodation in the roof including provision of car parking bays to the front and side of the new properties with a designated collection point for refuse (Sutton Council Planning Ref. DM2020/00064)

Full details of groundworks required for the proposed new apartment building were unavailable at time of writing. Potential impacts on sub-surface remains may include topsoil removal, excavations of foundations for the proposed new building 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.

In view of the fact that natural gravels have been identified to the NW of the site at an approximate depth of 0.60m below existing ground level, this suggests that sub-surface features could possibly be encountered at a relatively shallow depth within the site, cut into the gravels. It should be noted that, while the western part of the site is likely to have been disturbed by the construction of the late 20th century bungalow and associated outbuildings, the eastern portion of the site appears to have remained undeveloped and consequently there would appear to be greater potential in this area for the survival of undisturbed archaeological features and deposits.

7.2 Overall Conclusion

The overall potential of the site in archaeological terms has been assessed as **Moderate**, with particular reference to encountering archaeological remains of prehistoric, Romano-British and medieval date, while the potential for revealing evidence of post-medieval activity has been assessed as **Low**. This assessment reflects the location of the site within the Archaeological Priority Area associated with the Wandle Gravels and the multi-period nature of the archaeological resource identified in the vicinity of the site and its wider periphery.

Recommendations: Given the **Moderate** archaeological potential of the site in overall 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

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10 Cartography and Aerial Photography

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

1768: Rocque's Map of Surrey

1804: Ordnance Survey drawing of Beddington and district surveyed by William Stanley (British Library)

1820: Inclosure award map for Beddington and Bandon manors (Surrey History Centre)

1840: Tithe map and award for Beddington and Wallington (NA IR 30/34/10)

1872- OS 1st edition 6-inch Map

1897: OS 2nd edition 25-inch Map

1913: OS 3rd edition 25-inch Map

1933: OS 4th edition 25-inch Map

1947: OS provisional edition 25-inch map

1956: OS National Survey 1:2500 Map

1970: OS National Survey 1:2500 Map

(Aerial photographs of the study area dating back to 1934 were consulted using records held at the Historic England Archive).

11 Appendix 1: Historic Maps



Fig.8: Extract from John Rocque's Map of London and its environs (1746) with site circled in red
(Reproduced by courtesy of the National Archives)



Fig.9: Extract from an Ordnance Survey drawing of Beddington and district (1804) with site circled in red
(Reproduced by courtesy of the British Library)



Fig.10: Extract from the Beddington and Bandon inclosure award map (1820) with site marked in red
(Reproduced by courtesy of the Surrey History Centre)

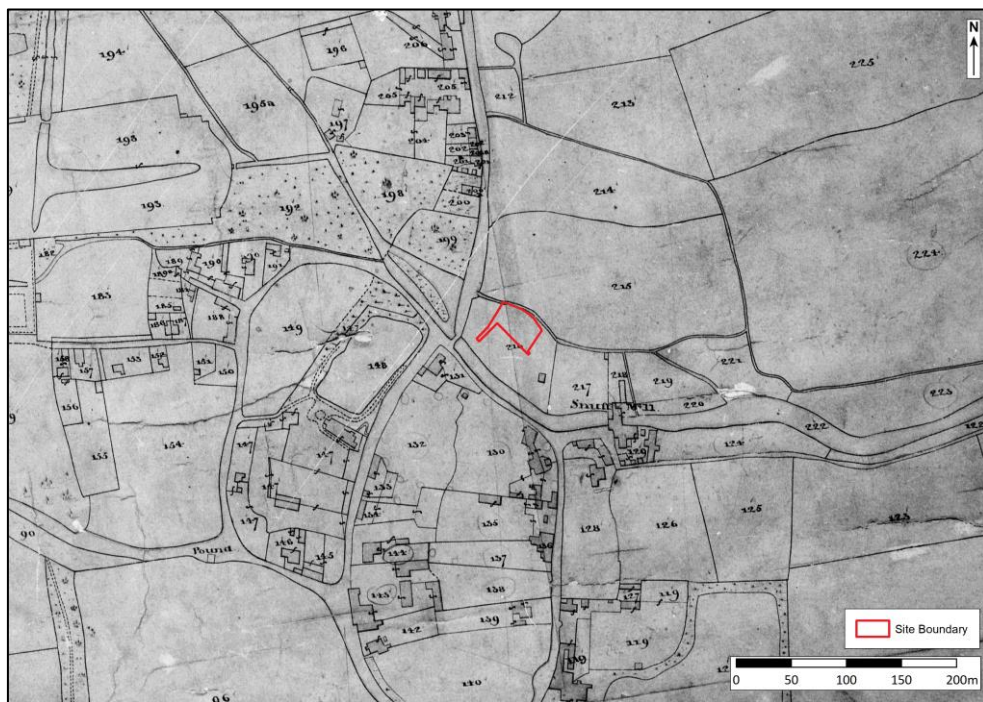


Fig.11: Extract from the Tithe Map of Beddington and Wallington (1840) with site marked in red
(Reproduced by courtesy of the National Archives)



Fig.12: Extract from the OS 1st edition 6-inch map (1872) with site marked in red
(Reproduced by courtesy of the National Archives)

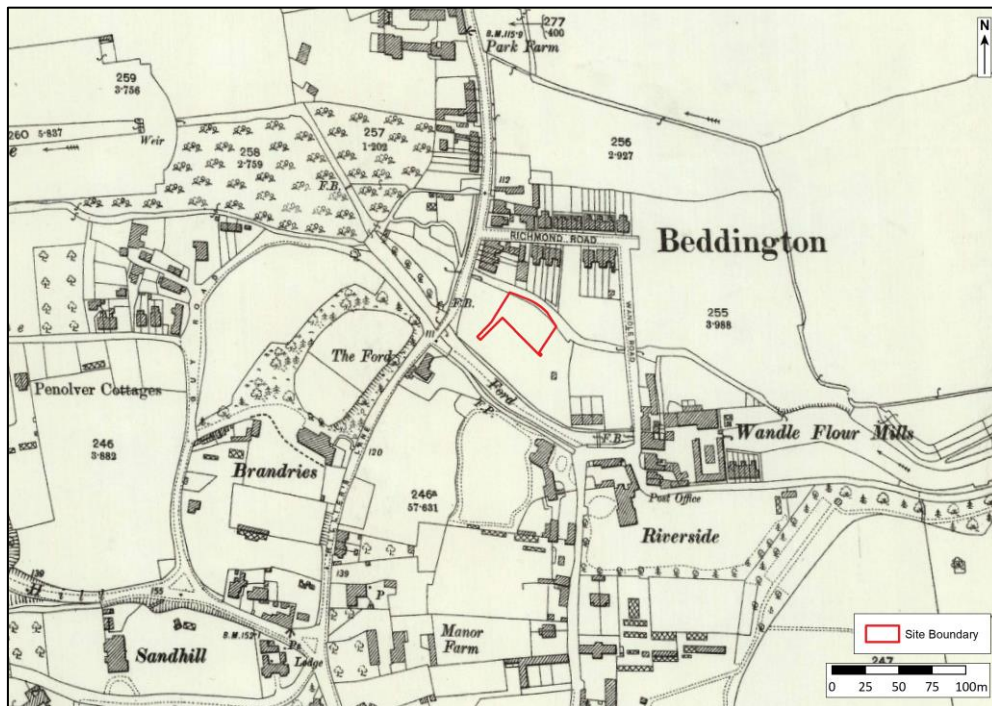


Fig.13: Extract from the OS 2nd edition 25-inch map (1897) with site marked in red
(Reproduced by courtesy of the National Archives)

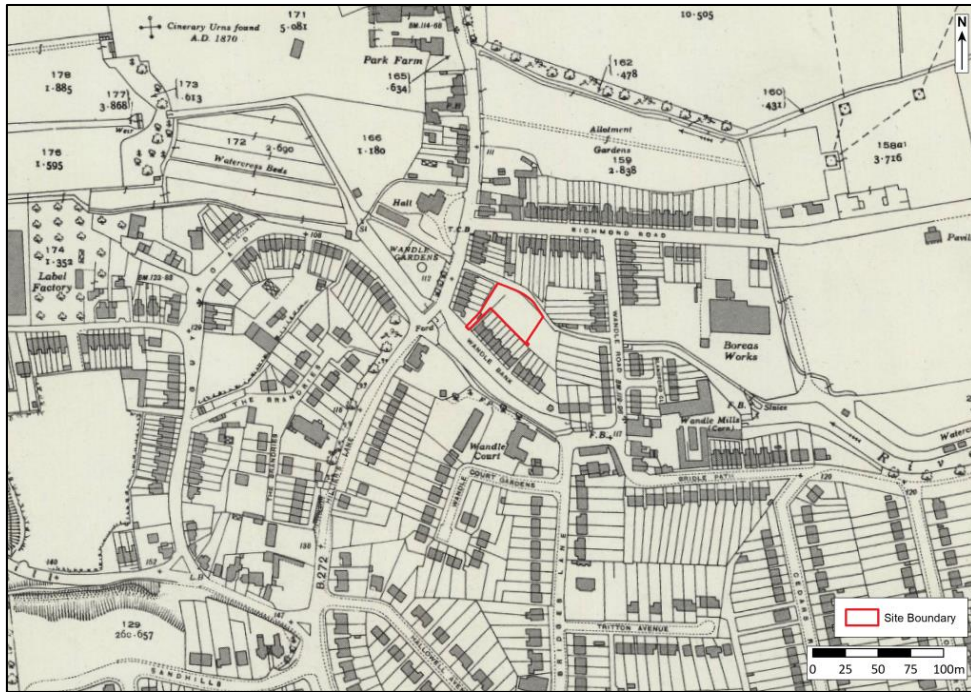


Fig.14: Extract from the OS 3rd edition 25-inch map (1913) with site marked in red
(Reproduced by courtesy of the National Archives)



Fig.15: Extract from the OS 4th edition 25-inch map (1933) with site marked in red
(Reproduced by courtesy of the National Archives)

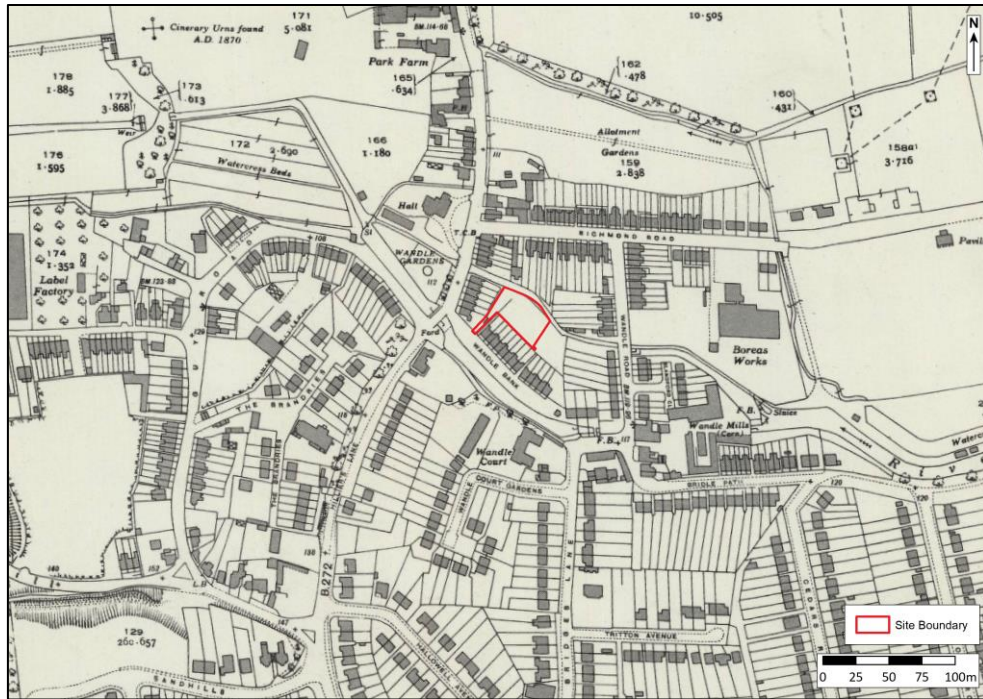


Fig.16: Extract from the OS provisional edition 25-inch map (1947) with site marked in red
(Reproduced by courtesy of the National Archives)

Document Title		Document Reference	
Archaeological Desk Based Assessment: The Bungalow Wandle Bank Beddington London CR0 4SN		BA2062WBB	
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Editing	George Children MA MCI fA		
Artwork	Owain Connors MA PhD		
Artwork approved by:	Holly Litherland BA (Hons.)		
Issue No.	Status	Date	Approved for issue
1	Final	October 2020	George Children MA MCI fA