

ARCHAEOLOGICAL DESK-BASED ASSESSMENT:

NO 219-227 HIGH STREET, SUTTON, LONDON BOROUGH OF SUTTON

Planning Reference: Pre-planning

NGR: TQ 2577 6459

AAL Site Code: SUHS 20



Report prepared for Reid Capital

By

Allen Archaeology Limited

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Allenarchaeology



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Executive Summary

- Reid Capital commissioned Allen Archaeology Limited to prepare a desk-based assessment to evaluate the potential for archaeological remains and heritage assets to be impacted by the proposed redevelopment of land at 219-227 High Street, Sutton, London Borough of Sutton, in advance of the submission of a planning application for mixed-use retail and residential redevelopment.
- Data was gathered from a range of primary and secondary sources, including the Greater London Historic Environment Record, the Sutton Local History Centre, historic maps, online resources and a site visit.
- There are a low number of prehistoric sites recorded in the 500m study area surrounding the site. These range from a single find of possible Mesolithic date and three sites of Neolithic or Bronze Age date, indicating some level of activity here during those periods. An Archaeological Priority Area lies to the south of the development site, identifying a band of land with increased earlier prehistoric potential. However, the assessment has found that the site lies some distance from any of the known areas of prehistoric activity and it is likely that later land use and development has removed any remains of this date, suggesting a negligible potential.
- No sites of Roman date are known within the study area. Consequently, there is a negligible potential for remains of this date within the site.
- No early medieval remains have been found within the search area although Sutton is likely to have originated during the 7th century as a farmstead or small settlement and the area around the site is designated as an Archaeological Priority Area for early medieval and medieval activity. No early medieval physical evidence has been recorded in several archaeological interventions along the High Street however, and later development is likely to have impacted on such remains, suggesting a negligible potential for this period.
- The medieval period saw expansion of the settlement, with remains of this date recorded during archaeological work to the north and south of the site, and mapping suggesting the early settlement developed along the High Street. No evidence of settlement is known from close to the site but its position fronting onto High Street suggests a moderate potential for medieval activity.
- During the post-medieval period, Sutton continued to expand and develop, but historic mapping suggests the site was unoccupied for a time until the end of the 19th century, when increasing urbanisation enveloped the site, with terrace housing occupying the western part of the site and a large building occupied the High Street frontage. Some traces of these buildings may have survived more recent development but the remains would be of limited local significance.
- The proposed development would not have any adverse impact on the setting or significance of the nearby Scheduled milepost or any other designated assets.

1.0 Introduction

- 1.1 Reid Capital commissioned Allen Archaeology Limited to prepare a desk-based assessment to evaluate the potential for impact to archaeological remains and heritage assets at 219-227 High Street, Sutton, London Borough of Sutton, in advance of the submission of a planning application for the demolition of the current retail building and the redevelopment of the site for a mixed retail, amenity and residential development. The development will provide four individual retail units and 42 1 and 2-bed apartments over 7 storeys.
- 1.2 The document has been completed with reference to current national guidelines, as set out in the Chartered Institute for Archaeologists 'Standard and guidance for historic environment desk-based assessment' (CIfA 2014), and the Historic England documents 'Management of Research Projects in the Historic Environment' (Historic England 2015a) and 'Historic Environment Good Practice Advice in Planning' (Historic England 2015b) and the GLAAS 'Guidelines for Archaeological Projects in Greater London' (GLAAS 2015)..

2.0 Site Location and Description

- 2.1 The proposed development site is located within the centre of Sutton, in the administrative district of the London Borough of Sutton. It is situated approximately 6.3km south of Wimbledon and 7km west of Croydon. The site is approximately 650m² in area and presently occupied by retail buildings. The site is centred at National Grid Reference (NGR) TQ 2577 6459 and is c.40m above Ordnance Datum (aOD).
- 2.2 The bedrock geology comprises London Clay Formation - Clay and silt, with Head - Clay, silt, sand and gravel superficial deposits recorded. There are no river terrace deposits recorded in proximity of the site (<http://mapapps.bgs.ac.uk/geologyofbritain/home.html>).

3.0 Planning Background

- 3.1 This assessment has been prepared to inform a planning application that will be submitted in due course for the demolition of the present building and the construction of a seven-storey mixed use replacement. This is the first stage of archaeological investigation, intended to provide detailed information that will allow the planning authority to make an informed decision as to whether further archaeological investigations will be required prior to or following the determination of a planning application for the proposed development.

National Planning Policy

- 3.2 The revised National Planning Policy Framework (NPPF) was published in February 2019 (Ministry of Housing, Communities and Local Government 2019).
- 3.3 The relevant sections of the NPPF (Department for Communities and Local Government 2018) concerning archaeological and cultural heritage assets, are Paragraphs 187 and 189 of 'Section 16. Conserving and enhancing the historic environment'. Paragraph 189 has special relevance concerning the responsibilities of planning applicant:

'In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including 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. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary. Where a site on which development is proposed includes or has the potential to include heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation’.

Local Planning Policy

- 3.4 The London Plan, including the Further Alterations London Plan (FALP), was adopted in March 2015 and includes the Revised Early Minor Alterations to the London Plan (REMA), which were published in October 2013. The London Plan states the following in Policy 7.8 Heritage Assets and Archaeology, “new development should make provision for the protection of archaeological resources, landscapes and significant memorials. The physical assets should, where possible, be made available to the public on-site. Where the archaeological asset or memorial cannot be preserved or managed on-site, provision must be made for the investigation, understanding recording, dissemination and archiving of that asset”.
- 3.5 The Sutton Local Plan 2016-2031 was adopted by the London Borough of Sutton in February 2018 (London Borough of Sutton 2018) and serves as the set of planning policies against which applications will be determined.
- 3.6 The relevant policies of the Sutton Local Plan concerning archaeological and cultural heritage assets is Policy 30: Heritage:

Policy 30: Heritage

General

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.

Listed Buildings and Structures

e The council will:

(i) not permit the total or substantial demolition of a Listed Building or Structure unless exceptional circumstances are shown that outweigh the case for retention.

(ii) expect proposals for a change of use or alteration or extension to a Listed Building or Structure to have no adverse impact on those elements which contribute to the Listed Building or Structure's special architectural or historic interest and significance, including its setting.

(iii) not permit development which it considers would cause harm to the setting of a Listed Building or Structure unless the public benefits outweigh the harm.

For Listed Buildings see Appendix 8, Schedule 8.A, Maps 8.1 to 8.6 and Policies Map.

Scheduled Ancient Monuments

f The Ancient Monuments and Archaeology Areas Act (1979) does not allow:

(i) the disturbance of or addition to a Schedule Ancient Monument by carrying out works without consent.

(ii) the reckless or deliberate damage to a Scheduled Ancient Monument.

(iii) the removal of an object without a licence from Historic England.

For Scheduled Ancient Monuments see Appendix 8, Schedule 8.G, Map 8.47 and Policies Map.

Conservation Areas

g The council will:

(i) expect development within a Conservation Area to conserve and, where practicable, to enhance those elements which contribute to the Conservation Area's special character or appearance. These elements may include landscaped areas, gardens, trees, hedges and boundary treatments as well as the built form. In considering development proposals, consideration will be given to matters including height, scale, massing, materials, urban grain and layout, the public realm and views into and out of the Conservation Area.

(ii) not permit the total or substantial demolition of an unlisted building which makes a positive contribution to the character and appearance of a Conservation Area and, when in

exceptional circumstances demolition is required, the replacement building will be expected to make the same or more of a positive contribution to the character and appearance of the Conservation Area.

(iii) expect development outside a Conservation Area but which would affect a Conservation Area to conserve and, where practicable, enhance those elements which contribute to the Conservation Area's special character or appearance.

For Conservation Areas see Appendix 8, Schedule 8.E, Maps 8.8 to 8.23 and Policies Map.

Historic Parks and Gardens (both nationally and locally designated)

h The council will:

(i) expect that development conserves and, where practicable, enhances Historic Parks and Gardens and their settings

(ii) not permit development which harms the enjoyment, layout, design, character and appearance of Historic Parks and Gardens

For Historic Parks and Gardens see Appendix 8, Schedule 8.D, Map 8.7 and Policies Map.

Areas of Special Local Character

i The council will:

(i) expect development within an Area of Special Local Character conserves and, where practicable, enhances those elements which contribute to the Area of Special Local Character's particular character or appearance. These elements may include landscaped areas, gardens, trees, hedges and boundary treatments as well as the built form.

(ii) expect development outside an Area of Special Local Character but which would affect an Area of Special Local Character to conserve and, where practicable, enhance those elements which contribute to the Area of Special Local Character's particular character or appearance.

For Areas of Special Local Character see Appendix 8, Schedule 8.F, Maps 8.24-8.46 and Policies Map.

Locally Listed Buildings and Structures

j The council will encourage the retention, repair and reuse of Locally Listed Buildings and Structures

For Locally Listed Buildings see Appendix 8, Schedule 8.B, Maps 8.1 to 8.6 and Policies Map.

Archaeological Priority Areas

k 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.

(ii) expect the applicant to have sought pre-application advice from the Greater London Archaeological Advisory Service before submitting an archaeological evaluation.

I Where a scheme should be submitted for archaeological site-based survey and/or intervention, in addition to the method statement it will need to include analysis, publication, and archive deposition of the material and the records made, and for the public dissemination of the results to further understanding.

For Archaeological Priority Areas see Appendix 9, Schedule 9.A, Maps 9.1 to 9.22 and Policies Map.

4.0 Methodology

Data Collection

4.1 A full range of primary and secondary archaeological and historical sources were consulted in the preparation of this document. The sources consulted were as follows:

- Greater London Historic Environment Record (GLHER) – a database of archaeological sites and artefacts, listed buildings and Scheduled Monuments. A search of this resource was undertaken for a study area extending for a 500m radius from the centre of the site.
- Sutton Records Office – holds a range of historic maps, for example enclosure maps, Tithe maps, estate plans, and former editions of Ordnance Survey maps of the development area.
- Allen Archaeology's own reference library – secondary sources pertaining to the archaeology and history of the region.
- A site visit was carried out on 3rd September 2020 in order to assess the present situation of the development area, to identify any areas where the potential archaeological resource may be particularly well preserved or damaged by recent development, and to observe the site in its landscape context.

4.2 Each archaeological and historic site and Listed Building identified in the study area has been allocated a one or two digit 'Site' number and assigned to a specific period according to the definitions outlined on the English Heritage Periods List (formerly the Royal Commission on the Historical Monuments of England (RCHME) Archaeological Periods List). These sites are described in the Archaeological and Historical Background section (See Section 5.0 below). Further details are provided for each site in Appendix 1, and where applicable the sites are depicted on Figure 3.

5.0 Archaeological and Historical Background

- 5.1 There are four sites of prehistoric date recorded within the study area, with the earliest a small number of flints of possible Mesolithic date (Site 1), recovered from 341 High Street, c.370m to the north of the proposed development site.
- 5.2 The remaining three sites are of Neolithic or Bronze Age date, with flints recovered from a colluvial deposit, c.350m southeast of the site (Site 2). An assemblage of 67 flints, and a single sherd of late Bronze Age pottery were recovered from works at the junction of St Nicholas Way and Crown Road, c.180m northwest of the site, with possible evidence for Iron Age iron working also recorded at the same site (Site 3). In the same area, further flints of likely Bronze Age date were recovered, along with material of medieval and post-medieval date (Site 4).
- 5.3 The North Downs Fringe and Springline Archaeological Priority Area (APA) is located c.50m south of the site at its closest. This APA has been defined due to the exposed strip of Thanet/Woolwich/Reading beds and the immediately adjoining terrace gravels at the foot of the Downs, and these deposits offer the greatest potential in the Borough for well-preserved early prehistoric sites, although in the current study area Palaeolithic remains are absent and only one Mesolithic site is known (Site 1).
- 5.4 No sites of Roman date have been recorded in the study area surrounding the site off High Street. Remains of this date are more frequent to the east of Sutton, with the Roman villa at Beddington, c.4km to the east being the primary site of this date within the borough.
- 5.5 The manor of Sutton formed part of a gift to the Abbey of Chertsey during the late 7th or early 8th century (Malden 1912). It appears to have been held by the Abbey of St Peters in Chertsey until the time of the Domesday Book in 1086, where it is described as holding 30 hides in the manor of Sutton. Mills notes that Sutton was named as '*Sudtone*' (or *Sudtuna* according to Weinreb *et al* 2008) in the Domesday Book, which probably meant 'south farmstead or village' (Mills 1991). Weinreb *et al* postulate that the settlement of Sutton was probably a small settlement or farmstead during the 6th or 7th century AD (Weinreb *et al* 2008).
- 5.6 Despite this postulated early settlement formation, there is no early medieval activity recorded within the study area. However, the site is located within the Sutton APA, which has been designated for its potential to contain archaeological remains of early medieval date.
- 5.7 Documentary sources relating to Sutton note that vineyards were growing within the manor during the 12th century. These were grown by the Prior and Convent of Merton and were used as collateral for a loan in 1154 AD (Cluett 1995).
- 5.8 The extent of the manor was described by Thomas Pigot, Abbot in 1496 as "*They begin at the enclosure of Robert de Cheyham, go to the Hale on the North, thence to Innemere, and thence to Pilford Bridge, thence to Wollardsfelde on the East, go up to Hethcroft on the South, thence to the South through Kynwardesley Field, thence descend to the two aldefeldes to Redorton, and thence to Esthelds, thence to Cayneres Bush, thence to Batheman, and thence down by Dolleway to Alveslaweshull and so down to Hertesden on the West, thence North-West to Beteburewe, thence to the enclosure of Robert de Cheyham above mentioned*" (Malden 1912).

- 5.9 The manor remained in the hands of Chertsey Abbey until the Dissolution of the Monasteries by Henry VIII in 1537.
- 5.10 Six sites of medieval date have been recorded within the study area, all but one to the south of the site. One of the two churches mentioned in the Domesday Survey was likely to have stood where the 19th Church of St Nicholas now stands, c.450m south of the site (Site 5). Work to the north of the site has found Bronze Age material (Sites 3 and 4) sealed by medieval and later deposits, with possible property boundaries of 13th century date and a beam slot found during archaeological work (Site 6).
- 5.11 Along High Street itself, archaeological investigations have recorded property boundaries, a pond, and settlement evidence consisting of postholes, pits, chalk floors and walls, and a hearth, all of medieval date, between Nos 123 and 211 High Street to the south of the site (Site 7). Along Throwley Way, just off High Street, archaeological investigations have found rubbish pits and postholes containing material of 11th and 12th century date (Site 8). Plough lines were also noted, potentially predating the pits and postholes.
- 5.12 Further along High Street, at Nos 101-103, medieval building foundations have been found (Site 9) and extant walls between 101 and 103 are likely to date to the 15th or 16th century, and are Grade II Listed (Site 10).
- 5.13 Following the Dissolution of the Monasteries, Henry VIII granted the manor of Sutton to Sir Nicholas Carew, who held the manor for two years, until Henry executed him (Cluett 1995). The manor then passed to the Honour of Hampton Court but was returned to the Carew family by 1554, whose ancestors had held Carshalton since at least 1408, where they appear in a dispute with Chertsey Abbey over lordship of Sutton Commons (Smith 1962). The manor subsequently went through a number of hands, and by 1716, belonged to Henry Cliffe, a captain of the East India Company (Cluett 1995). Henry passed the manor to his two sons, one of whom died heirless, with the other, also named Henry, having a daughter called Margaretta Eleanora, who married Thomas Hatch. Thomas Hatch died in 1822 leaving the manor to his son, also Thomas.
- 5.14 The construction of the Brighton Road in 1755 caused the manor to grow, as traffic to the south became focused on this new route and public houses and other industries appeared to take advantage of this increase in travellers. However, the manor did have a more mediocre growth in the 17th century when the Banstead Downs became a sports racing arena for London aristocracy, with Sutton being the closest place for refreshments, and the Royal horses were stabled at Belmont (Cluett 1995).
- 5.15 There are a number of post-medieval sites recorded within the study area. These include the Grade II* Listed Church of St Nicholas (Site 13), rebuilt during the 19th century. The churchyard (Site 20) contains a medieval piscina and a number of 17th century monuments and tombs, several of which are Grade II Listed (Sites 16 to 19). The only other designated site is a Scheduled milestone (Site 21), located c.60m south of 219-227 High Street. This milestone is one of a series of milestones that were erected in 1745 marked 'Whitehall XI Miles Royal Exchange XII Miles'.
- 5.16 Areas containing medieval settlement evidence have also produced evidence of post-medieval activity. 16th or 17th century chalk foundations have been found at No 48 Throwley Street beneath dumps of 19th and 20th century material (Site 11) whilst at the neighbouring 46, a wall constructed of handmade unfrosted red bricks, potentially 18th century in date, was found (Site 22).

- 5.17 A number of sites of post-medieval date are recorded along Sutton High Street. These include archaeological investigations at Nos 200-202 (Site 23), which found 19th century walls; at 262-270 (Site 24), which located a timber-lined ditch thought to relate to a nearby pond, and an 18th or early 19th century well; and at Nos 71-81, late 19th century remains associated with the former Baptist Church were found, although no evidence of the 'Fernwood Estate' (Site 29), recorded on the Sutton Enclosure map of 1815 was located. The final site on High Street was the Cricketers Public House (Site 28), at Nos 344-346, formed from two early 19th century terrace houses.
- 5.18 The Sutton Town Hall, also of post-medieval date, is located on St Nicholas Way (Site 30).
- 5.19 The earliest map showing Sutton High Street in any meaningful detail is John Rocque's map of Surrey dating to 1762 (Figure 4). The 18th century map shows extensive development lining the main route through Sutton at this time. It is not possible to determine the nature of any buildings within the general location of the site but it is likely to be a mix of dwellings, public houses, shops and workshops, with market gardens located behind the properties.
- 5.20 The 1840 Tithe Map of Sutton (Figure 5) is more detailed and suggests a much lower density of structures than on Rocque's 18th century map, with the site appearing to be undeveloped at this time, although buildings are shown immediately adjacent to the site to the north, south and east. A possible pond is depicted to the immediate west of the site boundary. The accompanying Tithe Apportionment was not available for viewing.
- 5.21 The 1866-67 Ordnance Survey (OS) map (Figure 6), appears to depict the site as still undeveloped. The map shows Greenford Lodge to the south and Glebe to the north, the latter presumably the house name rather than glebe land. Development is gradually beginning to expand away from the High Street, with Benhill Street (now Benhill Avenue) shown as a new road to the east of High Street.
- 5.22 One site of modern date is recorded; Manor Park (Site 31), located off Throwley Road, Carshalton Road and Manor Park Road. The site was acquired by the Local Planning Authority in 1914 and it was extended in 1921. The site is not on the Register of Historic Parks and Gardens.
- 5.23 The 1913 OS map (Figure 7) shows the site finally developed. Haddon Road marks the northern boundary of the site, which is occupied by a large building, fronting onto High Street, probably an industrial or commercial premises. Terrace housing runs along Haddon Road, and extends into the western part of the site. A Post Office is shown to the south of the site. The areas surrounding the site were fully urban and had developed extensively from the time of the previous map.
- 5.24 By the date of the 1933-38 OS map (Figure 8), little had changed within the site or its surroundings. At some stage post-WWII, the area was redeveloped and the Argos store was built.
- 5.25 One site of uncertain date is recorded within the study area. An evaluation at 341 High Street (Site 32) recovered two bags of building material fragments and a bag of animal bone. Its considered likely that the building material fragments likely dates from the medieval period onwards but they have been classified as undated.

6.0 Site Visit

- 6.1 The site was visited by Louise Clempson on Thursday 3rd of September 2020. Selected photographic images taken during the site visit are reproduced below and their locations indicated on Figure 2.
- 6.2 The proposed development site currently functions as an Argos store and is accessed directly from High Street (Plates 1 and 2).



Plate 1: View of the development site (Argos), looking northwest



Plate 2: View of High Street and the proposed development site, looking south



Plate 3: View along High Street from the development site, looking north

- 6.3 Immediately to the north of the Argos site is an unnamed alleyway (Plate 4), separating the Argos store from the Asda supermarket to the north.



Plate 4: View of alleyway separating the development site from Asda, looking west-southwest

- 6.4 The rear of the development site functions as a fenced and gated delivery yard for the Argos store and access was not possible (Plate 5).



Plate 5: View towards the rear of the development site, looking east-northeast



Plate 6: View towards the southern extent of the development site, looking north

- 6.5 Situated along the High Street approximately 50m from the development area is a Scheduled Monument, a milestone dated to 1745 (Site 21, Plate 7).



Plate 7: High Street milestone, looking west

7.0 Assessment of Significance

7.1 The assessment of significance and impacts has been undertaken in accordance with 'Conservation Principles' (Historic England 2008), the *Setting of Heritage Assets* (Historic England 2015) and *Statements of Heritage Significance* (Historic England 2019). The assessment methodology and criteria for understanding the significance of heritage values is described below, taken from *Statements of Heritage Significance* (ibid 2019):

- Archaeological interest

There will be archaeological interest in a heritage asset if it holds, or potentially holds, evidence of past human activity worthy of expert investigation at some point.

- Architectural and artistic interest

These are interests in the design and general aesthetics of a place. They can arise from conscious design or fortuitously from the way the heritage asset has evolved. More specifically, architectural interest is an interest in the art or science of the design, construction, craftsmanship and decoration of buildings and structures of all types. Artistic interest is an interest in other human creative skills, like sculpture.

- Historic Interest

An interest in past lives and events (including pre-historic). Heritage assets can illustrate or be associated with them. Heritage assets with historic interest not only provide a material record of our nation's history, but can also provide meaning for communities derived from their collective experience of a place and can symbolise wider values such as faith and cultural identity.

7.2 The NPPF para 189 states: *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. Significance is one of the guiding principles running through the historic environment section of the NPPF. The NPPF defines significance as ‘the value of a heritage asset to this and future generations because of its heritage interest’. Such interest may be archaeological, architectural, artistic or historic’ and it may derive ‘not only from a heritage asset’s physical presence, but also from its setting.

- 7.3 There are no designated heritage assets within the site boundary.
- 7.4 Only one designated asset is within proximity of the proposed development site, the Scheduled milepost. The milepost has clear architectural and artistic significance and historic interest, particularly when considered for group value, as it was one of a series of milestones that were erected in 1745 from Westminster and London Bridge to Banstead Downs. However, its setting is now considerably changed from the original surroundings in the 18th century, now being located within the heart of a bustling urban High Street.
- 7.5 Although there are no known non-designated archaeological sites within the development plot, given its High Street frontage, within the early medieval and medieval core of Sutton, it is anticipated that at some stage the plot was utilised, although the later post-medieval maps suggest it was undeveloped for at least part of that time.

8.0 Assessment of Impact

- 8.1 The proposed development is for the demolition of the existing Argos store and the construction of a new mixed-use development comprising retail and residential elements. The development will provide four individual retail units and 42 one and two-bedroom apartments set over seven storeys.
- 8.2 The development proposals do not include any basement area or underground parking, potentially limiting the level of intrusive groundworks required. However, it is anticipated that the construction methodology will include piling, as well as other groundworks such as soakaways, lift shafts and services, so some degree of ground disturbance is inevitable.
- 8.3 A development of this scale will likely last for some time, with the consequence of building works continuing and affecting the setting of the surrounding area. Given that this is temporary however and the area is already a busy shopping street, this is not anticipated to cause any significant adverse impacts on the APA within which the site falls.

9.0 Discussion and Conclusions

- 9.1 The assessment has looked at all available material, including a search of the Greater London Historic Environment Record, material and maps held at the Sutton Archives, a site visit and AAL’s in-house library.
- 9.2 The assessment has found some evidence for prehistoric archaeology within the area, dating from the Mesolithic, Neolithic and Bronze Age, with an Archaeological Priority Area immediately to the south of the site designated for its potential for prehistoric activity. However, none of the prehistoric sites are close to the Argos site, which has seen prior development and it is likely that any such remains may have been truncated by later activity. Consequently, there is a negligible potential for prehistoric archaeology to be affected by the development.

- 9.3 There is no Roman activity recorded within the study area. Given the level of archaeological investigations occurring along High Street and Throwley Road, it could perhaps be anticipated that any Roman material, even residual, would have been identified and thus it is deemed that there is a negligible potential for remains of this date within the site.
- 9.4 Early medieval remains are not recorded within the study area although it is presumed that Sutton began life as an early medieval farmstead or cluster of farms around the 7th century AD. The whole of the High Street area is identified as an Archaeological Priority Area, due to the early medieval and medieval potential and the High Street may have been an early route from Saxon London to the south coast. However, given the absence of physical evidence of early medieval date from the numerous interventions along the High Street, and the likely impact of later development, the archaeological potential for this period is negligible.
- 9.5 The medieval period saw growth and expansion of Sutton, with the manor passing through a number of hands and its fortunes rising and falling. It seems likely that there would have been a focus of settlement to the south of the site, around the Church of St Nicholas and this is supported by excavated evidence in this area, although similar medieval settlement evidence has been recorded to the north of the site, and latter mapping indicates a linear development of settlement along High Street. As such, there is considered to be a moderate potential for archaeology of medieval date to be present within the site, although some truncation by later development is very likely.
- 9.6 The post-medieval period saw continued development of the town, but mapping suggests the site may have been unoccupied for at least part of the period, until the late 19th/20th century. Some remains of the early 20th century buildings on the site may have survived the more recent development of the Argos store, but these remains would be of limited local significance, and there is considered to be a low potential for post-medieval and later activity.
- 9.7 Although the potential is considered generally to be low, the site is within one Archaeological Priority Area and close to a second, and therefore the site cannot be considered to be without any archaeological potential. The level of assessment required for developments within an APA is usually higher than for those outside an APA, and it is anticipated that some further archaeological work may be necessary, either prior to or following determination of a planning application. The scope of such works should be agreed in consultation with the LPA and their archaeological advisors.

10.0 Acknowledgements

- 10.1 Allen Archaeology Limited would like to thank Reid Capital for this commission.

11.0 References

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Cartographic Sources

John Rocque Map of Surrey 1762 (Sutton History Centre)

Sutton and Cheam Tithe Map 1840 (Sutton History Centre)

Ordnance Survey Map 1866-67 (Sutton History Centre)

Ordnance Survey Map 1913 (Sutton History Centre)

Ordnance Survey Map 1933-38 (Sutton History Centre)

Appendix 1: List of GLHER Entries within a 500m search area

Site No.	HER No.	Grade & Listing No.	Easting	Northing	Description	Date
1	021576/00/00		525710	164970	High Street (No 341), Benhilton. An evaluation by A Mudd for OAU in 1994. Four struck flints were recovered from shallow hole, possibly a tree-hole. Mesolithic?	Prehistoric
2	023250/00/00		526085	164385	Manor Lane. Evaluation undertaken by JMC Bowsher for Museum of London Archaeology Service, 1998. Neolithic/Bronze Age struck and burnt flints were recovered from a colluvial subsoil deposit.	Prehistoric
3	025647/00/000 & 025648		525701	164726	St Nicholas Way Junction. Excavation undertaken by Robin Densem and Geoff Potter for CA, March 2000. 67 struck flints and a potsherd of late bronze age date were recovered, the majority of which were residual in medieval or later contexts. A circular pit that seems to have been used for iron working was recorded. C14 dating produced a date ranging from the late 5 th to the later 3 rd century BC.	Prehistoric
4	MLO75634 & MLO77356		525725	164725	St Nicholas Way/Crown Road. An archaeological evaluation was carried out by Pre-Construct Archaeology. Three trenches were excavated. Tree clearance holes were found in all trenches, associated with Bronze Age lithics. Medieval ploughsoil sealed a chalk floor and wall foundation. Post-medieval pits and ditches, delineating garden plots were also found.	Prehistoric
5	030329/00/00		525785	164145	St Nicholas Rd. 2 churches mentioned in Domesday one of which is likely to have been on the site now occupied by church of St Nicholas which was entirely rebuilt in 1864.	Medieval
6	025650/00/000 02651		525701	164726	St Nicholas Way Junction. Excavation undertaken by Robin Densem and Geoff Potter for CA, March 2000. Several medieval features were recorded including two ditches, probably representing the boundaries of properties fronting onto the High St and dating to the 13 th century. One of these was recut in the post-medieval period. A right-angled cut was also uncovered and its thought it was a beam slot for a timber building.	Medieval
7	021191/00/00 & 021192 & 021193		525800	164400	123-211 High St. Excavations by Department of Greater London Archaeology revealed evidence of med and post med occupation, including two med boundary ditches a late med ditch, a medieval pond feature, late medieval	Medieval

Site No.	HER No.	Grade & Listing No.	Easting	Northing	Description	Date
					postholes, pits, chalk floor and walls and a hearth.	
8	021196/00/00 & 021197		525970	164180	3 Throwley Way. Excavations by Department of Greater London Archaeology revealed 4 rubbish pits and postholes all containing 11 th to 12 th century pottery this post-dated possible plough lines aligned N-S also found on the site	Medieval
9	021198/00/00		525870	164230	101-103 High St. Excavation revealed evidence of 2 buildings. One dated to the medieval period and one dated to the 16 th century. one represented by a single wall aligned e-w along modern boundary between 103 & 105 High St. 11.5m long, 2.5m high. Flint with chalk & flint chequerboard effect. Forms s wall of building underlying no 105.second building late 16 th century? Foundations & floor/hearth surfaces found fronting High St. Two phases of development apparent.	Medieval
10	MLO92656/206843	II/1357639	525877	164227	Walls set against Party Wall of Numbers 101-103. Sections of walling, set on continuous foundations. Probably later 15 th century or early 16 th century. Set into party wall of present plots. Function not known, but proximity to Medieval Church of note. Relates to other foundations excavated on No 101 High Street.	Medieval
11	MLO76021/ MLO78306 & MLO78307		525924	164550	48 Throwley Way, Sutton {Post-Medieval Wall}. Evaluation carried out by Museum of London Archaeology Service 2003. A chalk wall footing dated to the 16 th or 17 th century was recorded. Later an archaeological watching brief was carried out by R Nielsen on behalf of Museum of London Archaeology Service. One sherd of late medieval pottery was found within the colluvium and wall foundations and levelling dumps of the 19 th and 20 th centuries were found.	Post-medieval
12	025652/00/000 & 025653 & 025649		525701	164726	St Nicholas Way Junction. Excavation undertaken by Robin Densem and Geoff Potter for CA, March 2000. A single residual Roman pot sherd was recovered from a post-medieval soil horizon. A 16 th century Nuremberg jetton was recovered. Later features included 19 th century drains and a well.	Post-medieval
13	MLO92512	II*/1065629	525772	164158	Church of St Nicholas. Parish Church. Rebuilt 1862-4 by Edwin Nash, incorporates monuments from the old building. Dressed flint with stone dressings. Red tile roof. Gothic style. The present structure incorporates a medieval piscina and a	Post-medieval

Site No.	HER No.	Grade & Listing No.	Easting	Northing	Description	Date
					number of 17 th century and onwards monuments from the old church.	
14	MLO92596/ 206817	II/1183980	525677	164299	42 West Street. Early 18 th century. 2 storeys, later plaster rendering, 4 sash windows. Slate roof with 2 flat-topped dormers. Shop built out over forecourt. Nos 42 and 48 and Nos 50 to 64 (even) and Nos 70 to 80 (even) form a group.	Post-medieval
15	MLO109032	II/ 449875	525751	164180	Gibson Road/St Nicholas Way [St Nicholas Churchyard] Sutton. The headstone is commemorating an unknown woman and depicts a relief carving of the Good Samaritan. This is unusual in a churchyard memorial of this date.	Post-medieval
16	MLO109031	II/ 1449874	525747	164167	Gibson Road/St Nicholas Way [St Nicholas Churchyard] Sutton. The tomb of Elizabeth Beacham is situated a short distance to west of the church. The inscription is only partly legible, but the date of death appears to be 1716, which would be consistent with the style of the headstone. The inscription tells us that Elizabeth was the wife of John Beacham, a citizen and vintner of London.	Post-medieval
17	MLO109030	II/ 1449867	525740	164166	Gibson Road/St Nicholas Way [St Nicholas Churchyard] Sutton. 1720. The tomb commemorates Cecil Talbot, daughter and heir of a prominent Welsh landowner, and wife of a future Lord Chancellor; she is the subject of a powerful eulogy inscribed on the tomb.	Post-medieval
18	MLO92513/ 206796	II/ 1065630	525726	164145	Gibson Mausoleum in St Nicholas' Churchyard. Erected 1777 to contain the remains of James Gibson and his family. One storey, painted stone, round-arched entrance with "Gibbs" surround. Inscription on east wall.	Post-medieval
19	MLO108977	II/ 1449841	525750	164151	St Nicholas Church, Tomb of the Hall Family. The tomb of the Hall family, a prominent local merchant family, is located immediately south of the west door of St Nicholas Church, Sutton. The tomb is dated to 1812 when Ann Hall, wife of Ambrose Hall, died. Ambrose joined his wife in the tomb, along with their son Humphrey, his wife Maria Jane and their son Ambrose William Hall. The chest tomb has a moulded base and reeded top with engraved inscriptions. The original paint, used to highlight the inscriptions, survives. The inscriptions are set in engraved panels and consist of Roman lettering.	Post-medieval
20	MLO104160		525758	164158	St Nicholas Way/Gibson Road [St Nicholas Churchyard] Sutton. The current church	Post-medieval

Site No.	HER No.	Grade & Listing No.	Easting	Northing	Description	Date
					was rebuilt by Edwin Nash in 1862-4. In the churchyard are many tombs including an interesting mausoleum of 1777.	
21	030422/00/00	SAM/ 1001998	525806	164537	High St. Milestone High St Sutton. 1745 weathered rectangular block of stone with peaked capping. In E front towards Redhill Avenue this inscription: "Whitehall XI Miles Royal Exchange XII Miles". Inscription on N and S sides indecipherable.	Post-medieval
22	MLO98629		525937	164551	Throwley way, 46/46A, Sutton. A wall constructed of handmade unfrogged red bricks was recorded during a watching brief on the site, along with some dark garden soils. The walls may be related to the 18 th century wall foundations recorded at 48 Throwley Way	Post-medieval
23	MLO77353/ MLO75594		525825	164555	200-202 High Street, Sutton. Evaluation by Compass Archaeology. A 19 th century brick wall was recorded. Three trenches were excavated. A Post medieval cut feature. No earlier features were observed.	Post-medieval
24	025471/00/000		525805	164774	262-270 High St Sutton. Watching brief undertaken by J.G. Perry and A.C. Skelton for SAS, 1998. On the W side of the site, close to Sutton High St, a ditch with a timber base was found. It was thought to relate to ponds shown on the site in the early part of the 19 th century. A brick built well c.1.1m in diameter dating to the 18 th century or early part of the 19 th century was also found.	Post-medieval
25	021499/00/00		525915	164145	71-81 High St. Evaluation n by J. Perry and A. Skelton for SAS 1993. No evidence earlier than the late 19 th century was recovered. Substantial remains of basements and foundations from the former Baptist Church and surrounding properties were found, as well as brick-built rubbish and cess pits.	Post-medieval
26	MLO101204		525956	164627	Benhill Avenue (Nos. 48-50), SM14. A post medieval cistern tank or well and a possible cellar or drain were found through excavation at 48-50 Benhill Avenue, Sutton, by Archaeology South-East in 2009. Due to the depth of excavation, neither of the features could be fully exposed.	Post-medieval
27	023251/00/00		526085	164385	Manor Lane. Evaluation undertaken by JMC Bowsher for Museum of London Archaeology Service 1998. Fragments of post-medieval ceramic building materials were recovered from a colluvial subsoil deposit.	Post-medieval
28	MLO92636		525765	165011	High Street (Nos 344-346) [The Cricketer's Inn], Benhilton, Sutton. A former pub,	Post-medieval

Site No.	HER No.	Grade & Listing No.	Easting	Northing	Description	Date
					created from two early 19 th century terraced houses, with extensive later 19 th and 20 th century alterations and extensions.	
29	025268/00/00		525727	164933	High Street (Nos 71-81), Sutton {Site of Fernwood Estate}. A small estate recorded as "Fernwood" is recorded on the Sutton Enclosure Map of 1815. It consists of an extensive house set in the north east corner of the grounds covering more than three acres.	Post-medieval
30	025506/00/000		525705	164105	St Nicholas Way. Town Hall	Post-medieval
31	MLO104145		526098	164184	Throwley Road/Carshalton Road/Manor Park Road [Manor Park] Sutton. Manor Park was created to its current extent over a period of time, with land taken from the grounds of a number of neighbouring houses, three along Carshalton Road and a fourth along Manor Park Road, Manor Park House, which gave the park its name. In 1914 Sutton Urban District Council acquired Manor Park House and grounds, then neglected and overgrown, converting it into a public park that was opened on May 1914. The War Memorial Committee subsequently purchased and demolished two houses east of the park and erected the war memorial on the land. The Portland stone memorial was unveiled in 1921. In 1924 Nos. 6 and 8 Throwley Road were added to the park, and in 1931 No.10 Throwley Road. Manor Park House was used as a school in the 1920s, then as Sutton Public Library from 1937, but was finally demolished in mid 1970s when Central Library was relocated. The park is sub-divided into areas by hedges, fences and trees, which include firs and deciduous trees, many of them mature or semi-mature specimens.	Modern
32	021578/00/00 & 021579		525710	164970	High Street (No 341), Benhilton, An evaluation by A Mudd for OAU in 1994 . Two bags of building material fragments and a bag of animal bones	Uncertain



Figure 1: Site location outlined in red

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Site Code	SUHS 20
Scale	1:10,000,000 1:1,000,000 1:25,000 @ A4
Drawn by	L Clempson
Date	18/09/2020

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Figure 2: Location and direction of site visit photographs shown on google maps with site outlined in red

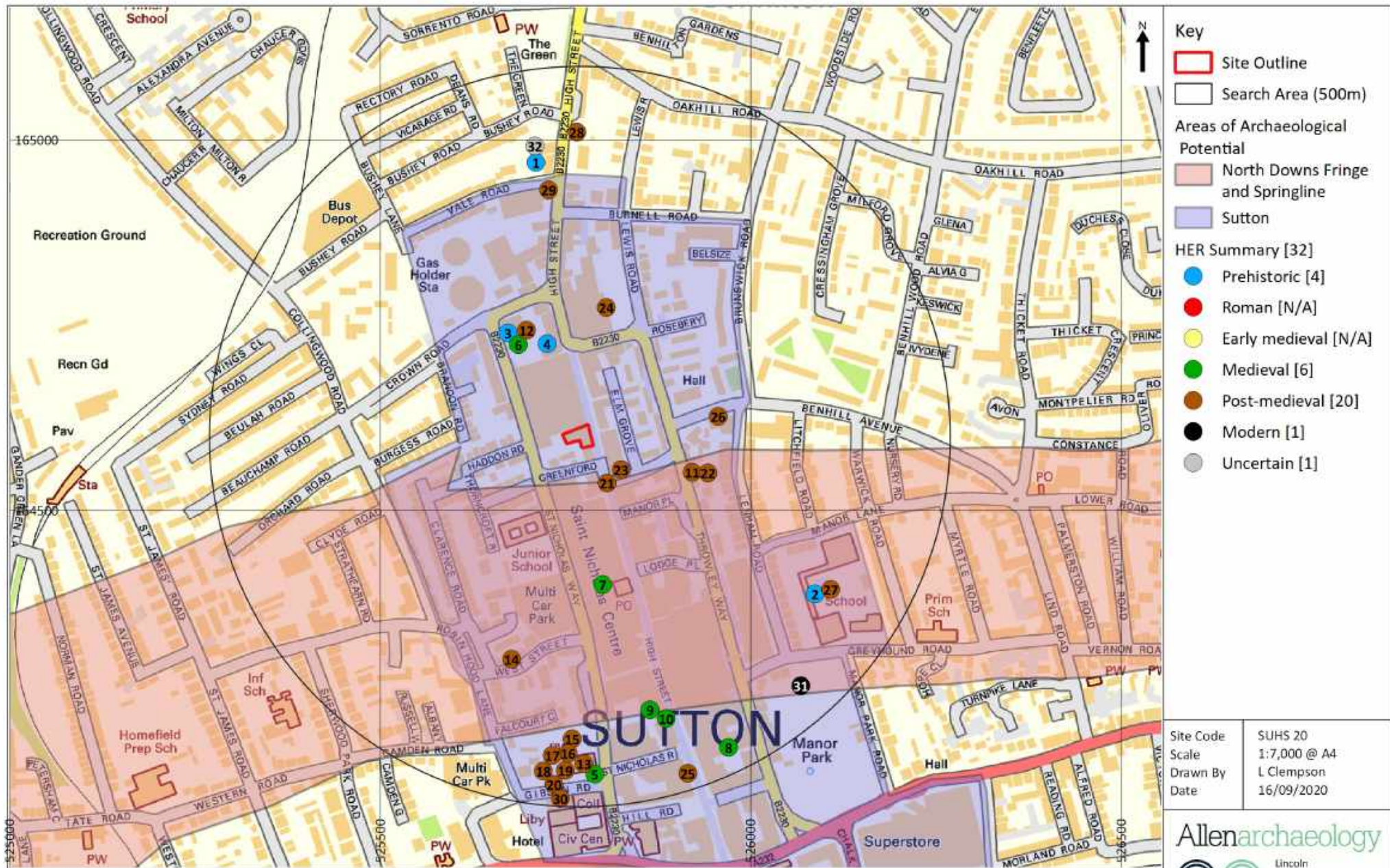


Figure 3: Extract of HER data with site outlined in red



Site Code	SUHS 20
Scale	1:7,000 @ A4
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Date	16/09/2020

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Figure 4: Extract of 1762 Rocques map of Surrey with site circled in red





Figure 5: Extract of 1840 Tithe map with site outlined in red

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Scale	1:3,000 @ A4
Drawn By	L Clempson
Date	18/09/2020

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Figure 6: Extract of 1866-1867 Ordnance Survey map with site outlined in red



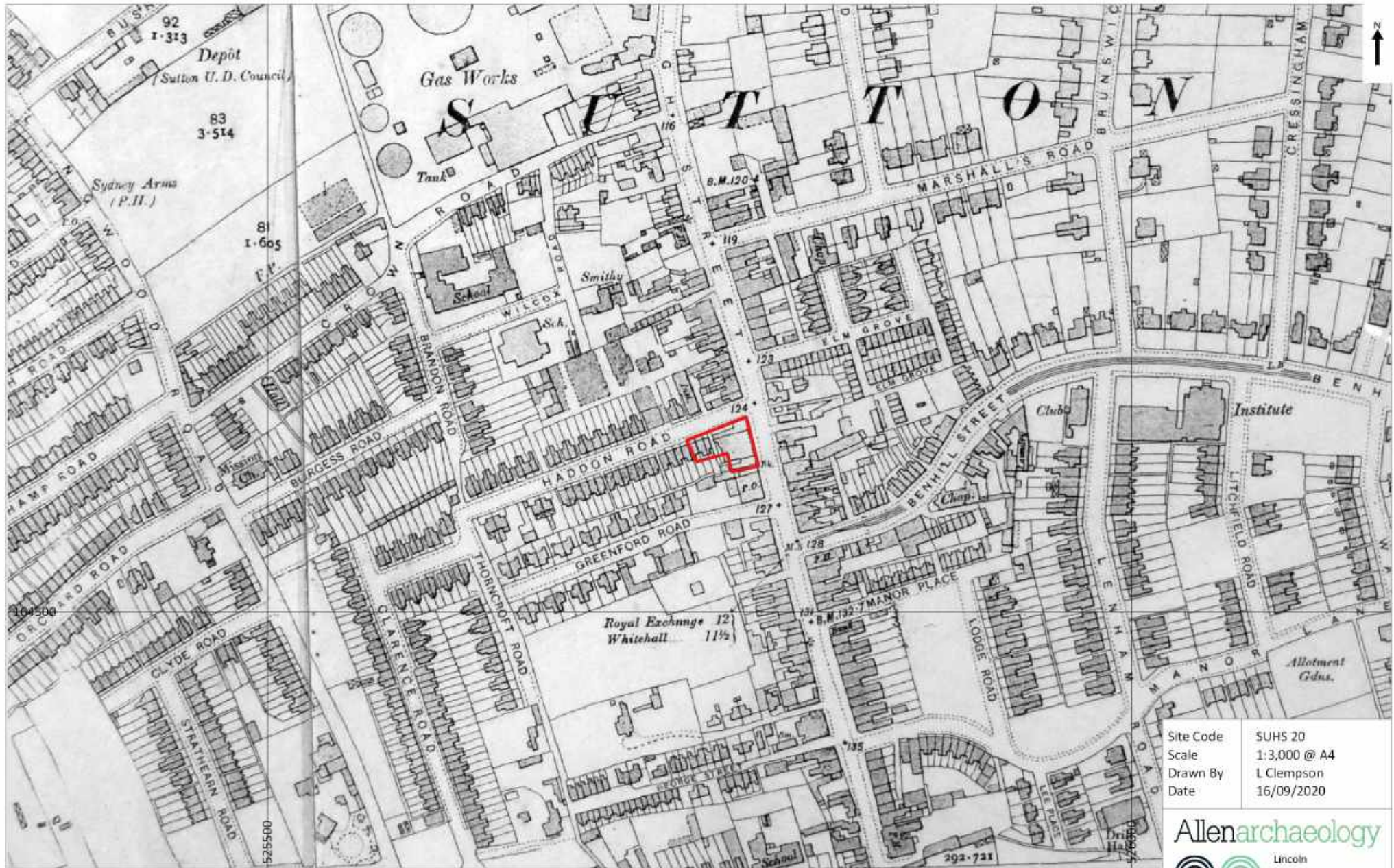


Figure 7: Extract of 1913 Ordnance Survey map with site outlined in red



Site Code	SUHS 20
Scale	1:3,000 @ A4
Drawn By	L Clempson
Date	16/09/2020

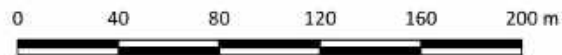
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Figure 8: Extract of 1933-1938 Ordnance Survey map with site outlined in red



Site Code	SUHS 20
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