

# ARCHAEOLOGICAL DESK BASED ASSESSMENT

212 High Street, Sutton, SM1 1NU

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212 High Street, Sutton,  
SM1 1NU  
Version 1 Draft for Comment  
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**Quality Management**

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## EXECUTIVE SUMMARY

- The site of 212 High Street, Sutton, SM1 1NU, has been assessed for its below ground archaeological potential in advance of proposed development.
- The proposed development will not impact any designated archaeological assets.
- The study site lies within the Sutton Archaeological Priority Area (APA), as defined by the London Borough of Sutton and their archaeological planning advisors at the Greater London Archaeological Advisory Service (GLAAS).
- This assessment has identified a low to moderate archaeological potential for residual finds dating to the Prehistoric periods of a similar nature to those found in the wider study area. The study site is also considered to have a moderate archaeological potential for remains of likely low (local) significance dating to the Medieval period.
- Past ground disturbance across the study site is likely to have been severe as a result of the various developments and redevelopments since at least the later 19th Century.
- The proposed development comprises conversion of the first and second floors to Class Sui Generis (Larger HMO) to provide 8 rooms. This will involve the erection of a part one part two-storey rear extension and the erection of a third-floor rear extension along with the provision of refuse storage to the rear and cycle stores to the ground and first floor rear.
- The proposed developments at ground level are limited to the eastern end of the study site, with the erection of a small rear extension along with the provision of a refuse storage and cycle stores. No basements are proposed. The below ground impact of the development proposals is therefore expected to be minimal and unlikely to extend beyond modern made ground deposits.
- On account of the past ground disturbance, the small-scale nature of development proposals and the expected limited below ground impact of the development works, it is suggested that no further archaeological works be required. In the event the Archaeological Advisor takes a precautionary approach to the site and further works are required, it is recommended these would be in the form of archaeological monitoring of development groundworks, to assess the extent of past ground disturbance and safeguarding of any archaeological remains that may be present.
- Archaeological remains are unlikely to be encountered and remains of national significance, which might preclude development, are not anticipated at the study site. It is therefore suggested that should any further works be required, they could reasonably be secured by attaching an appropriately worded planning condition to the granting of planning consent.

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# 1 INTRODUCTION AND SCOPE OF STUDY

- 1.1 This below ground archaeological desk-based assessment has been prepared by Alex Slater and edited by Matthew Smith of RPS Heritage on behalf of Tulip Investment Limited.
- 1.2 The subject of this assessment, also known as the study site, is 212 High Street, Sutton, SM1 1NU. The site is approximately 121m<sup>2</sup> (0.0121ha) in extent and is centred at National Grid Reference (NGR) TQ 25817 64582 within the administrative area of the London Borough of Sutton (Figure 1).
- 1.3 Tulip Investment Limited has commissioned RPS Heritage to establish the archaeological potential of the site and to provide guidance on ways to address any archaeological constraints identified.
- 1.4 In accordance with relevant policy and guidance on archaeology and planning, and in accordance with the 'Standard and Guidance for Historic Environment Desk-Based Assessments' (Chartered Institute for Archaeologists October 2020), this assessment draws together the available archaeological, topographic, and land-use information in order to clarify the archaeological potential of the site.
- 1.5 This desk-based assessment comprises an examination of evidence on the Greater London Historic Environment Record (GLHER), and other sources, and includes the results of a comprehensive map regression exercise.
- 1.6 This assessment thus enables relevant parties to assess the archaeological potential of various parts of the site and to consider the need for design, civil engineering, and archaeological solutions to the archaeological potential identified.

## 2 PLANNING BACKGROUND AND DEVELOPMENT PLAN FRAMEWORK

### National Legislation

- 2.1 National legislation regarding archaeology, including Scheduled Monuments, is contained in the Ancient Monuments and Archaeological Areas Act 1979, amended by the National Heritage Act 1983 and 2002, and updated in April 2014.

### National Planning Policy & Guidance

- 2.2 In March 2012, the government published the National Planning Policy Framework (NPPF), which was most recently revised in September 2023. The NPPF is supported by the National Planning Practice Guidance (NPPG), which was published online 6th March 2014 and has since been periodically updated.
- 2.3 The NPPF and NPPG are additionally supported by three Good Practice Advice (GPA) documents published by Historic England: GPA 1: The Historic Environment in Local Plans; GPA 2: Managing Significance in Decision-Taking in the Historic Environment (both published March 2015). The second edition of GPA3: The Setting of Heritage Assets was published in December 2017.
- 2.4 Section 16 of the NPPF, entitled 'Conserving and Enhancing the Historic Environment' provides guidance for planning authorities, property owners, developers and others on the conservation and investigation of heritage assets. Overall, the objectives of Section 16 of the NPPF can be summarised as seeking the:
- Delivery of sustainable development;
  - Understanding the wider social, cultural, economic and environmental benefits brought by the conservation of the historic environment;
  - Conservation of England's heritage assets in a manner appropriate to their significance; and
  - Recognition of the contribution that heritage makes towards our knowledge and understanding of the past.
- 2.5 Section 16 of the NPPF recognises that intelligently managed change may sometimes be necessary if heritage assets are to be maintained for the long term. Paragraph 194 states that planning decisions should be based on the significance of the heritage asset and that the level of detail supplied by an applicant should be proportionate to the importance of the asset and should be *no more than sufficient* to review the potential impact of the proposal upon the significance of that asset.
- 2.6 *Heritage Assets* are defined in Annex 2 of the NPPF as: a building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. It includes designated heritage assets and assets identified by the local planning authority (including local listing).
- 2.7 Annex 2 also defines *Archaeological Interest* as a heritage asset which holds, or potentially holds, evidence of past human activity worthy of expert investigation at some point.
- 2.8 A *Nationally Important Designated Heritage Asset* comprises a: World Heritage Site, Scheduled Monument, Listed Building, Protected Wreck Site, Registered Park and Garden, Registered Battlefield or Conservation Area designated under the relevant legislation.

- 2.9 *Significance* is defined as: The value of a heritage asset to this and future generations because of its heritage interest. This interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting.
- 2.10 *Setting of a heritage asset* is defined as: The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral.
- 2.11 In short, government policy provides a framework which:
- Protects nationally important designated Heritage Assets;
  - Protects the settings of such designations;
  - In appropriate circumstances seeks adequate information (from desk based assessment and field evaluation where necessary) to enable informed decisions;
  - Provides for the excavation and investigation of sites not significant enough to merit *in-situ* preservation.
- 2.12 The NPPG reiterates that the conservation of heritage assets in a manner appropriate to their significance is a core planning principle, requiring a flexible and thoughtful approach. Furthermore, it highlights that neglect and decay of heritage assets is best addressed through ensuring they remain in active use that is consistent with their conservation. Importantly, the guidance states that if complete, or partial loss of a heritage asset is justified, the aim should then be to capture and record the evidence of the asset's significance and make the interpretation publicly available. Key elements of the guidance relate to assessing harm. An important consideration should be whether the proposed works adversely affect a key element of the heritage asset's special architectural or historic interest. Additionally, it is the degree of harm, rather than the scale of development, that is to be assessed. The level of 'substantial harm' is considered to be a high bar that may not arise in many cases. Essentially, whether a proposal causes substantial harm will be a judgment for the decision taker, having regard to the circumstances of the case and the NPPF. Importantly, harm may arise from works to the asset or from development within its setting. Setting is defined as the surroundings in which an asset is experienced and may be more extensive than the curtilage. A thorough assessment of the impact of proposals upon setting needs to take into account, and be proportionate to, the significance of the heritage asset and the degree to which proposed changes enhance or detract from that significance and the ability to appreciate it.
- 2.13 In considering any planning application for development, the planning authority will be mindful of the framework set by government policy, in this instance the NPPF, by current Development Plan Policy and by other material considerations.

## Local Planning Policy

### London Plan

- 2.14 The proposed development has been assessed against relevant policies in the London Plan (March 2021). Chapter 7 'Heritage and Culture' contains relevant policies. Of particular relevance to archaeological sites within Greater London is policy HC1 as follows:

#### **Policy HC1 Heritage conservation and growth**

- A. Boroughs should, in consultation with Historic England, local communities and other statutory and relevant organisations, develop evidence that demonstrates a clear understanding of London's historic environment. This evidence should be used for identifying, understanding, conserving, and enhancing the historic environment and**



heritage assets, and improving access to, and interpretation of, the heritage assets, landscapes and archaeology within their area.

- B. Development Plans and strategies should demonstrate a clear understanding of the historic environment and the heritage values of sites or areas and their relationship with their surroundings. This knowledge should be used to inform the effective integration of London's heritage in regenerative change by:**
- 1. setting out a clear vision that recognises and embeds the role of heritage in place-making**
  - 2. utilising the heritage significance of a site or area in the planning and design process**
  - 3. integrating the conservation and enhancement of heritage assets and their settings with innovative and creative contextual architectural responses that contribute to their significance and sense of place**
  - 4. delivering positive benefits that conserve and enhance the historic environment, as well as contributing to the economic viability, accessibility and environmental quality of a place, and to social wellbeing.**
- C. Development proposals affecting heritage assets, and their settings, should conserve their significance, by being sympathetic to the assets' significance and appreciation within their surroundings. The cumulative impacts of incremental change from development on heritage assets and their settings should also be actively managed. Development proposals should avoid harm and identify enhancement opportunities by integrating heritage considerations early on in the design process.**
- D. Development proposals should identify assets of archaeological significance and use this information to avoid harm or minimise it through design and appropriate mitigation. Where applicable, development should make provision for the protection of significant archaeological assets and landscapes. The protection of undesignated heritage assets of archaeological interest equivalent to a scheduled monument should be given equivalent weight to designated heritage assets.**
- E. Where heritage assets have been identified as being At Risk, boroughs should identify specific opportunities for them to contribute to regeneration and place-making, and they should set out strategies for their repair and re-use.**

## **London Borough of Sutton Local Plan**

- 2.15 The study site is located within the administrative area of the London Borough of Sutton, which adopted the Sutton Local Plan in February 2018. It contains the following policy relating to the historic environment:

### **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.

### Scheduled Ancient Monuments

e) 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.

### 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.

l) 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.

## Relevant Designations

- 2.16 In terms of relevant designated heritage assets, as defined above and as shown on Figure 2, no designated World Heritage Sites, Scheduled Monuments, Historic Battlefield sites or Historic Wreck sites lie on or within the immediate vicinity of the study site. The Milestone in Sutton High Street Scheduled Monument is located c.45m to the south of the study site (List Entry Number: 1001998).
- 2.17 Given that the development proposals are limited in scale and primarily located at the rear part of the study site (Figures 16 and 17), which is surrounded by existing buildings that provide no

intervisibility, the proposed development will not have any adverse impact on the Scheduled Monument. A detailed assessment of impacts on the Scheduled Monument is therefore not required.

- 2.18 The study site lies within the Sutton Archaeological Priority Area (APA), as defined by the London Borough of Sutton and their archaeological planning advisors at the Greater London Archaeological Advisory Service (GLAAS). This APA covers the extent of historic settlement at Sutton.
- 2.19 In line with relevant planning policy and guidance, this desk-based assessment seeks to clarify the site's archaeological potential and the need or otherwise for additional mitigation measures.

## 3 GEOLOGY AND TOPOGRAPHY

### Geology

- 3.1 The solid geology of the London area is shown by the Institute of Geological Sciences (IGS 1979) as London Clay deposits forming the London Basin. Overlying the London Clay is a series of gravel terraces deposited during periods of glacial and inter-glacial conditions (Bridgland 1996).
- 3.2 Further detail is provided by the British Geological Survey Online (BGS Online 2023), which shows the underlying geology at the study site to comprise London Clay Formation (clay and silt), overlain by Head deposits (clay, silt, sand and gravel).
- 3.3 No site specific or British Geological Survey borehole data is currently available for the study site.

### Topography

- 3.4 The study site lies in a generally level area at c.42m Above Ordnance Datum (AOD), at the foot of the dip slope of the North Downs fringe and spring-line.
- 3.5 No watercourses or naturally occurring bodies of water are mapped within the immediate vicinity of the study site. The closest watercourse to the study site is Pyl Brook, located 750m to the north-west, which flows as a tributary of Beverley Brook, which is a tributary to the River Thames.

## 4 ARCHAEOLOGICAL AND HISTORICAL BACKGROUND WITH ASSESSMENT OF SIGNIFICANCE

### Timescales used in this report

#### Prehistoric

Palaeolithic	900,000 -	12,000 BC
Mesolithic	12,000 -	4,000 BC
Neolithic	4,000 -	2,500 BC
Bronze Age	2,500 -	800 BC
Iron Age	800 -	AD 43

#### Historic

Roman	AD 43 -	410
Saxon/Early Medieval	AD 410 -	1066
Medieval	AD 1066 -	1485
Post Medieval	AD 1486 -	1799
Modern	AD 1800 -	Present

### Introduction

- 4.1 This chapter reviews the available archaeological evidence for the study site and the archaeological/historical background of the study site and surrounding area, and, in accordance with NPPF, considers the potential for any as yet to be discovered archaeological evidence on the study site prior to any assessment of any later development or below ground impacts.
- 4.2 What follows comprises a review of known archaeological assets within a 500m radius of the study site (Figure 2), also referred to as the study area, held on the Greater London Historic Environment Record (GLHER), together with a historic map regression exercise charting the development of the study area from the 18<sup>th</sup> century onwards until the present day.
- 4.3 In general, the majority of GLHER records within the study area comprise evidence for Post Medieval and Modern remains associated with the historic core of Sutton. A full summary of all GLHER monument, event and findspot records is given at Appendix 1. These records are shown on Figure 2 and discussed in the report where relevant to an assessment of archaeological potential at the study site.
- 4.4 The map regression exercise has demonstrated that the study site comprised has remained a part of the historic core of Sutton, fronting onto the High Street since at least the early 18<sup>th</sup> Century.
- 4.5 Chapter 5 subsequently considers the site conditions, later development and below ground impacts, and whether the proposed development is likely to impact archaeological assets and potential archaeological assets identified below.

### Previous Archaeological Work

- 4.6 No previous archaeological investigation work has been undertaken on the study site.

- 4.7 Previous archaeological works within the 500m search area are shown on Figure 2 as 'Events' and are focused along the High Street historic core of Sutton which is marked by an Archaeological Priority Area (77929; TQ2591664396).
- 4.8 Alongside the archaeological investigation works have been various desk-based studies and assessments. Oxford Archaeology and Historic England for instance recently undertook an assessment of the archaeological evidence within Sutton Town Centre from 2017-18 with aims to enhance the understanding of the town's archaeological potential, its early development and relationship with the surrounding landscape (153571, TQ2595164340; Historic England 2018).

### Prehistoric

- 4.9 No finds of Palaeolithic date are recorded on the GLHER within the study area.
- 4.10 The presence of Palaeolithic material can be notoriously difficult to predict and is typically dependent upon the presence of an appropriate underlying geology sequence (such as terrace gravels or brickearth), as well as suitable topography and access to nearby resources and water.
- 4.11 At 335-341 High Street, c.400m north-west of the study site, archaeological excavation undertaken by the Oxford Archaeological Unit in 1994 revealed an irregular shaped and shallow feature thought to be a tree-hole (165821, TQ2571064972). Four knapped flints of possible Mesolithic date, including a bladelet and a small, truncated flake showing evidence of some retouching were found just above the base fill of the hole (100552 and 116683, TQ2571064969).
- 4.12 On the basis of the available evidence, the archaeological potential of the study site for the Palaeolithic and Mesolithic periods is considered to be generally low.
- 4.13 An archaeological evaluation undertaken by the Museum of London Archaeology Service in 1998 at Sutton Grammar School for Boys, c.325m south-east of the study site, recovered Neolithic/Bronze Age struck and burnt flints from a colluvial subsoil deposit (147285, TQ2608464385; 155439, TQ2612464400). Another evaluation was carried out at the school in 2010 by Sutton Archaeological Services, however only one late Neolithic to Bronze Age blade was recovered (170637, TQ2615664376).
- 4.14 Pre-construct Archaeology undertook an archaeological evaluation c.175m north-west of the study site and revealed tree clearance holes which were associated with Bronze Age lithics (103175, 158547 and 112715, TQ2572564724). Subsequent archaeological excavations here by Compass Archaeology revealed a circular pit seemingly used for small-scale iron working; radiocarbon analysis of charcoal recovered from the feature produced an Early to Mid-Iron Age date (131865, 168445 and 161813, TQ2570164725). A total of 67 struck flints and a potsherd dating to the Late Bronze Age period were also recovered, however the majority of these were residual in Medieval or later contexts (149265, TQ2570164725).
- 4.15 At 48 Throwley Way, Sutton, c.100m south-west of the study site, archaeological evaluation works recovered a piece of struck flint from within one of the fills of an irregular cut feature, though the feature is thought to have likely been of natural origin (128771 and 169265, TQ2592464549).
- 4.16 Archaeological evidence recorded within the 500m GLHER study area for the Prehistoric periods primarily comprises stray findspots of material. The only features that may indicate some form of settlement evidence comprise tree clearance pits and a pit potentially used for iron working dating to the Iron Age period. It is therefore considered that the archaeological potential for settlement evidence at the study site for the Prehistoric periods can be considered to be generally low, with a low to moderate potential for residual finds of a similar nature to those recorded from the wider area.

### Roman

- 4.17 The study site does not lie within the vicinity of any known major Roman road or settlement. The closest major routeway to the study site is Roman Stane Street, connecting London to Chichester, recorded c.2.25km north-west of the study site (Margary 1955).
- 4.18 The only evidence for Roman activity within the 500m radial search of the GLHER comprises a single residual potsherd found within a Post Medieval soil horizon, found c.175m north-west of the study site during excavation works at the junction of St Nicholas Way and Crown Road (112719 and 161813, TQ2570164725).
- 4.19 The overall paucity of evidence for Roman activity within the study area indicates that a generally low archaeological potential can be suggested for remains dating to the Roman period at the study site.

### Anglo-Saxon/Early Medieval & Medieval

- 4.20 No archaeological finds of Anglo-Saxon date have been recorded within the vicinity of the study site.
- 4.21 The only reference to the Anglo-Saxon period within the GLHER data relates to the place name of Sutton, which is thought to have derived its name from '*Sudtuna*', meaning southern farmstead, which was likely acquired and held by Chertsea Abbey from the 7<sup>th</sup> or 8<sup>th</sup> Century (77929, TQ2591664396; Mills 2011). In 1537 the estate passed into private ownership and subsequently changed hands frequently. A sub-manor known as Hall may have also been. There may also have been a sub-manor known as Hall may have also existed during the Late Medieval period (77929, TQ2591664396).
- 4.22 The Domesday Survey of 1086 records Sutton (by Cheam) as a taxable manorial settlement of 27 households held by the Abbey of Chertsey (Domesday Online 2023). Two churches are mentioned for Sutton in the Domesday, one of which is thought to have been located on the site now occupied by the Church of St Nicholas, c.425m south of the study site; the location of the other church is unknown (125380 and 153526, TQ2578464144; 123169, TQ2575564157)
- 4.23 At 3 Throwley Way, c.425m south-east of the study site, archaeological excavations in 1989 recorded a series of north-south aligned plough marks cutting into the natural chalk, which predated four rubbish pits and postholes, all found to contain 11<sup>th</sup>-12<sup>th</sup> century pottery (96840 and 118328, TQ2596964159; 159882, TQ2597464170; 160710, TQ2596164266). A single residual sherd of Late Medieval pottery was also found within colluvium at 48 Throwley Way, c.100m south-west of the study site (146285, TQ2592464548; 169265 and 155585, TQ2592464549).
- 4.24 Various buildings along the High Street are of Medieval origin. For instance at 123-211 High Street, c.150m south of the study site, archaeological excavation revealed evidence of Late Medieval/Post Medieval structures including a posthole, chalk floors and walls, a cellar and a hearth (102278, TQ2580564430; 158342, TQ2581164429). At 101-103 High Street, c.350m south of the study site, an east-west aligned wall of flint and chalk with a chequerboard effect, as well as floor and hearth surfaces fronting the High Street were recorded from excavations in 1989 (128418, TQ2587064230; 163856, TQ2587464234). At Crown Road, c.175m north-west of the study site, archaeological works have revealed a Medieval beam slot and a Medieval ploughsoil sealing a chalk floor and wall foundation (147134, TQ2570164725; 112715 and 158547, TQ2572564724).
- 4.25 Further evidence of Medieval occupation around Sutton includes a Medieval pond feature and two boundary ditches at 123-211 High Street (104725 and 126313, TQ2580564430; 158342, TQ2581164429) and several Medieval features including two ditches dating to the 13<sup>th</sup> Century, thought to represent property boundaries, recorded from excavation at St Nicolas Way and junction with Crown Road (120121, 158547 and 161813, TQ2570164725).

- 4.26 Evidence for activity dating to the Anglo-Saxon period in the study area is limited to place-name evidence and documentary sources only, and so a generally low archaeological potential can be considered for this period at the study site. In the Medieval period, the study site appears to have formed part of the expanded settlement area focussed along the High Street, evidenced from Medieval remains recorded to the north and south. The archaeological potential for evidence of settlement activity dating to the Medieval period is therefore considered to be moderate.

### **Post Medieval & Modern (including map regression exercise)**

- 4.27 A number of the HER records within the study area refer to Post Medieval and Modern archaeological remains which are not discussed in detail here unless relevant to the study site.
- 4.28 During the later Post Medieval and Modern periods, our understanding of settlement, land-use and the utilisation of the landscape is enhanced by cartographic and documentary sources, which can give additional detail to data contained within the HER.
- 4.29 The earliest such cartographic source reproduced here is Senex's 1729 Map of Surrey (Figure 3), which shows the main settlement at Sutton focussed along the modern-day High Street, with the study site located at the eastern side of the settlement; the Church of St Nicholas is recorded towards the south-western extent of the settlement (see also 123169, TQ2575564157).
- 4.30 Further detail is provided on the 1768 Rocque Map of Surrey (Figure 4), which shows a watercourse a short distance to the rear of the study site, and a milestone towards the centre of the High Street. The milestone remains today as a rectangular block of weathered stone with peaked capping, c.45m to the south of the study site, and was designated as a Scheduled Monument in 1974. Inscriptions on its north and south sides are no longer decipherable, however the inscription on its eastern face reads: 'Whitehall XI miles. Royal Exchange XII miles'. This milestone formed one of a series that were erected in 1745 from Westminster and London Bridge to Banstead Down (95666 and 78268, TQ2580564536; List Entry Number: 1001998).
- 4.31 No major changes to the study site or Sutton are present on the 1804 Ordnance Survey Drawing (Figure 5). The Sutton Parish Tithe Map of 1839 (Figure 6) shows the site undeveloped as open land, and associated with a house, various outbuildings with more land to the immediate south and east, all labelled as plot 485. No apportionment information is recorded for this plot.
- 4.32 By 1871, the property adjacent to the study site is shown on Ordnance Survey mapping to have been removed, and the study site is shown to have been developed as a terraced building fronting the High Street, with a yard to the rear (Figure 7). Further developments around Sutton are shown on the 1913 Ordnance Survey map (Figure 8). The study site also appears to have had some part of the building along its northern edge removed.
- 4.33 The 1933-34 Ordnance Survey map (Figure 9) shows the study site remains unchanged, though in the post-war period sees the northern edge and rear part of the site largely built up (Figure 10, 1955 Ordnance Survey map). The study site is labelled as a bank on the 1972 Ordnance Survey map (Figure 11), with a small yard now present at the rear of the property.
- 4.34 The study site appears to have since remained largely unchanged (Figure 12, 2003 Ordnance Survey map; Figure 13, 2020 Google Earth image).
- 4.35 Overall, historic cartographic evidence has shown the study site has remained within Sutton's historic core throughout the Post Medieval and Modern periods. The study site's archaeological potential for the Post Medieval and Modern periods can therefore be identified to comprise remains associated with the series of buildings, gardens and yards that formerly occupied the study site. Aside from remains associated with known Modern development, a low archaeological potential is



considered at the study site for the Post Medieval and Modern periods. Modern building foundations related to the various developments and redevelopments at the study site are likely to be present, though are of negligible significance and hence not discussed further in this assessment.

### Negative Evidence

- 4.36 Monitoring and evaluation at the site of the former gasworks, c.300m north-west of the study site revealed Post Medieval and Modern truncation as well as remains dating to the periods (165171, TQ2569564864; 158865, TQ2567264838). Modern remains were identified during monitoring at 262-270 High Street, c.200m to the north of the study site (153595 and 153833, TQ2581764779). Further instances of only Modern and Post Medieval remains being recorded are from a watching brief and excavation at 71-81 High Street, c.450m to the south of the study site (166762, TQ2587964137; 161420 and 142828, TQ2591564144), excavations at 48-50 Benhill Avenue c.125m to the east (163375, TQ2595364615; 96576, TQ2595664626), trial trenching at West Street/St Nicholas' Way c.250m to the south-east (165790, TQ2575564344), at 46-46A Throwley Way c.100m to the south-east (165223, TQ2593864540; 99055, TQ2593664550), at 200-202 High Street a short distance to the south of the study site (100914, TQ2582564555; 127193 and 127193, TQ2582664554) and during an evaluation at 46 Throwley Way c.100m to the south-east (107659, TQ2592464549; 147682, TQ2592464548).
- 4.37 Archaeological trial trenching at 201 High Street, c.75m south-west of the study site, did not record anything of archaeological significance (162903, TQ2578264506). Additionally, no archaeological finds or features have been recorded from archaeological works at Windsor House, c.150m south-east of the study site (156943, TQ2589864453), Sutton Palace Superbowl located c.325m to the south (159787, TQ2582364254),

### Assessment of Significance (Designated Assets)

- 4.38 Existing national policy guidance for archaeology (the NPPF as referenced in section 2) enshrines the concept of the 'significance' of heritage assets. Significance as defined in the NPPF centres on the value of an archaeological or historic asset for its 'heritage interest' to this or future generations.
- 4.39 No relevant nationally significant designated heritage assets as defined in the NPPF are recorded within, or within the immediate vicinity of, the study site. The Milestone in Sutton High Street Scheduled Monument is located c.45m to the south of the study site (List Entry Number: 1001998). Given that the development proposals are limited in scale and primarily located at the rear part of the study site (Figures 16 and 17), which is surrounded by existing buildings that provide no intervisibility, the proposed development will not have any adverse impact on the Scheduled Monument.

### Assessment of Significance (Non-Designated Assets)

- 4.40 The study site lies within the Sutton Archaeological Priority Area (APA), as defined by the London Borough of Sutton and their archaeological planning advisors at the Greater London Archaeological Advisory Service (GLAAS). This APA covers the extent of historic settlement at Sutton.
- 4.41 No non-designated archaeological assets have been recorded within the study site by the GLHER.
- 4.42 Based on current evidence, a low to moderate archaeological potential is considered for residual finds dating to the Prehistoric periods of a similar nature to those found in the wider study area. The study site is also considered to have a moderate archaeological potential for remains dating to the Medieval period.
- 4.43 The significance of any archaeological remains which may be present would be derived from their evidential value and contributions that could be made towards local research agendas.

## ARCHAEOLOGICAL DESK BASED ASSESSMENT

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4.44 Whilst it is possible that archaeological remains could be present within the study site, any remains, should they occur on the study site, would in the context of the Secretary of State's non-statutory criteria for Scheduled Monuments (DCMS 2013) most likely be of local significance.

4.45 As identified by desk-based work, archaeological potential by period and the likely significance of any archaeological remains which may be present within the study site is summarised in table form below:

<b>Period:</b>	<b>Identified Archaeological Potential</b>	<b>Identified Archaeological Significance</b>
Early Prehistoric (Palaeolithic & Mesolithic)	Low to moderate potential, likely to comprise residual finds rather than settlement activity	Low (Local)
Later Prehistoric (Neolithic, Bronze Age & Iron Age)	Low to moderate potential, likely to comprise residual finds rather than settlement activity	Low (Local)
Roman	Low potential for evidence of occupation activity and settlement,	Low (Local)
Saxon	Low potential	Low (Local)
Medieval	Moderate potential	Low (Local)
Post Medieval & Modern	Low potential (likely to be entirely invested in evidence of ground consolidation and surviving traces of 19 <sup>th</sup> and 20 <sup>th</sup> century developments	Negligible to Low (None/Local)

## **5 SITE CONDITIONS, THE PROPOSED DEVELOPMENT & REVIEW OF POTENTIAL DEVELOPMENT IMPACTS ON ARCHAEOLOGICAL ASSETS**

### **Site Conditions**

- 5.1 The study site currently comprises a later 20<sup>th</sup> Century commercial, fronting onto the High Street, with a small yard area to the rear (Figures 12 and 13). The existing ground floor plan is provided at Figure 14, showing the current floor layout and the yard to the rear.
- 5.2 Construction of the existing buildings at the study site can be considered likely to have had a negative archaeological impact. The various phases of development, demolition and redevelopment on the study site since at least the later 19<sup>th</sup> Century are likely to have had a cumulative negative archaeological impact, through the cutting of basements/cellars, foundations and services, along with their subsequent removals.
- 5.3 Past agricultural or horticultural use of the study site prior to any recorded development can also be considered to most likely have had a widespread negative below ground impact.

### **Proposed Development**

- 5.4 The proposed development comprises conversion of the first and second floors to Class Sui Generis (Larger HMO) to provide 8 rooms. This will involve the erection of a part one part two-storey rear extension and the erection of a third-floor rear extension along with the provision of refuse storage to the rear and cycle stores to the ground and first floor rear.
- 5.5 Proposed development plans are shown at Figures 16 and 17. Groundworks associated with the development proposals are limited to the rear part of the study site and there are no basements planned.

### **Review of Potential Development Impacts on Designated Archaeological Assets**

- 5.6 Existing national policy guidance for archaeology (the NPPF as referenced in section 2) enshrines the concept of the 'significance' of heritage assets. Significance as defined in the NPPF centres on the value of an archaeological or historic asset for its 'heritage interest' to this or future generations.
- 5.7 No relevant nationally significant designated heritage assets as defined in the NPPF are recorded within, or within the immediate vicinity of, the study site. The Milestone in Sutton High Street Scheduled Monument is located c.45m to the south of the study site (List Entry Number: 1001998).
- 5.8 Given that the development proposals are limited in scale and primarily located at the rear part of the study site (Figures 16 and 17), which is surrounded by existing buildings that provide no intervisibility, the proposed development will not have any adverse impact on the Scheduled Monument.

## Review of Potential Development Impacts on Non-Designated Assets

- 5.9 The study site lies within the Sutton Archaeological Priority Area (APA), as defined by the London Borough of Sutton and their archaeological planning advisors at the Greater London Archaeological Advisory Service (GLAAS).
- 5.10 There are not any non-designated archaeological assets recorded within or immediately adjacent to the study site by the GLHER.
- 5.11 As determined in Section 4 above, a low to moderate archaeological potential has been identified for remains, likely to comprise residual finds rather than features that may be associated with settlement activity, dating to the Prehistoric date. A moderate archaeological potential is considered for remains dating to the Medieval period. If present, any remains would likely be of local (low) significance.
- 5.12 Past ground disturbance across the study site is likely to have been severe as a result of the various developments and redevelopments since at least the later 19<sup>th</sup> Century.
- 5.13 The proposed developments at ground level are limited to the eastern end of the study site, with the erection of a small rear extension along with the provision of a refuse storage and cycle stores. No basements are proposed. The below ground impact of the development proposals is therefore expected to be minimal and unlikely to extend beyond modern made ground deposits.
- 5.14 On account of the past ground disturbance, the small-scale nature of development proposals and the expected limited below ground impact of the development works it is considered unlikely that there will be any significant or widespread archaeological impact.

## 6 SUMMARY AND CONCLUSIONS

- 6.1 The site of 212 High Street, Sutton, SM1 1NU, has been assessed for its below ground archaeological potential in advance of proposed development.
- 6.2 In terms of relevant designated heritage assets, no designated World Heritage Sites, Historic Battlefield sites or Historic Wreck sites lie on or within the immediate vicinity of the study site. The Milestone in Sutton High Street Scheduled Monument is located c.45m to the south of the study site (List Entry Number: 1001998), however given the intervening buildings and limited scale of proposals, it is considered that there will be no impact on the significance of the Scheduled Monument as a result of the construction of the proposed development.
- 6.3 The study site lies within the Sutton Archaeological Priority Area (APA), as defined by the London Borough of Sutton and their archaeological planning advisors at the Greater London Archaeological Advisory Service (GLAAS).
- 6.4 Based on current evidence, a low to moderate archaeological potential is considered for residual finds dating to the Prehistoric periods of a similar nature to those found in the wider study area. The study site is also considered to have a moderate archaeological potential for remains of likely low (local) significance dating to the Medieval period.
- 6.5 Past ground disturbance across the study site is likely to have been severe as a result of the various developments and redevelopments since at least the later 19<sup>th</sup> Century.
- 6.6 The proposed development comprises conversion of the first and second floors to Class Sui Generis (Larger HMO) to provide 8 rooms. This will involve the erection of a part one part two-storey rear extension and the erection of a third-floor rear extension along with the provision of refuse storage to the rear and cycle stores to the ground and first floor rear.
- 6.7 The proposed developments at ground level are limited to the eastern end of the study site, with the erection of a small rear extension along with the provision of a refuse storage and cycle stores. No basements are proposed. The below ground impact of the development proposals is therefore expected to be minimal and unlikely to extend beyond modern made ground deposits.
- 6.8 On account of the past ground disturbance, the small-scale nature of development proposals and the expected limited below ground impact of the development works, it is suggested that no further archaeological works be required. In the event the Archaeological Advisor takes a precautionary approach to the site and further works are required, it is recommended these would be in the form of archaeological monitoring of development groundworks, to assess the extent of past ground disturbance and safeguarding of any archaeological remains that may be present.
- 6.9 Archaeological remains are unlikely to be encountered and remains of national significance, which might preclude development, are not anticipated at the study site. It is therefore suggested that should any further works be required, they could reasonably be secured by attaching an appropriately worded planning condition to the granting of planning consent.

## Sources Consulted

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Greater London Historic Environment Record

The National Archive

### Internet

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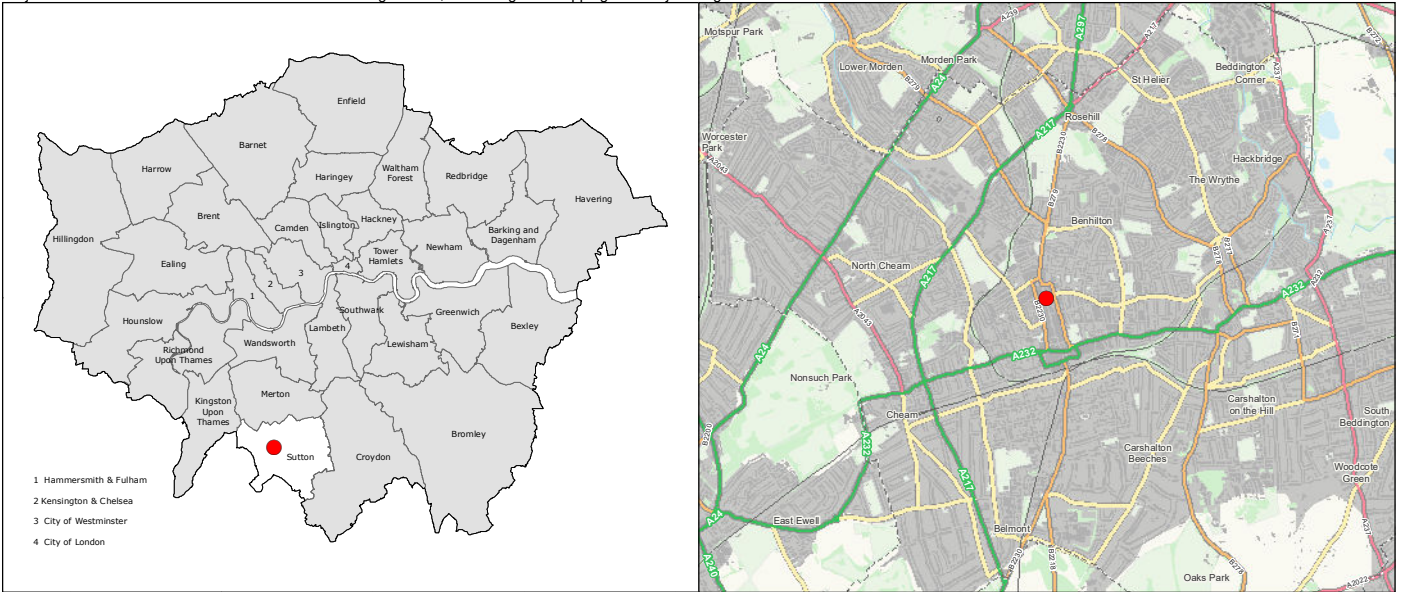
### Cartographic

- 1729 Senex Map of Surrey
- 1768 Rocque Map of Surrey
- 1793 Lindley and Crosley Map of Surrey
- 1804 Ordnance Survey Drawing
- 1811 Ordnance Survey Old Series
- 1839 Sutton Parish Tithe Map
- 1871 Ordnance Survey (1:2500)
- 1896 Ordnance Survey (1:2500)
- 1913 Ordnance Survey (1:2500)
- 1933-34 Ordnance Survey (1:1250)
- 1945 Google Earth Image
- 1955 Ordnance Survey (1:1250)
- 1972 Ordnance Survey (1:2500)
- 2003 Ordnance Survey (1:2500)
- 2003 Google Earth Image
- 2020 Google Earth Image

**FIGURES**







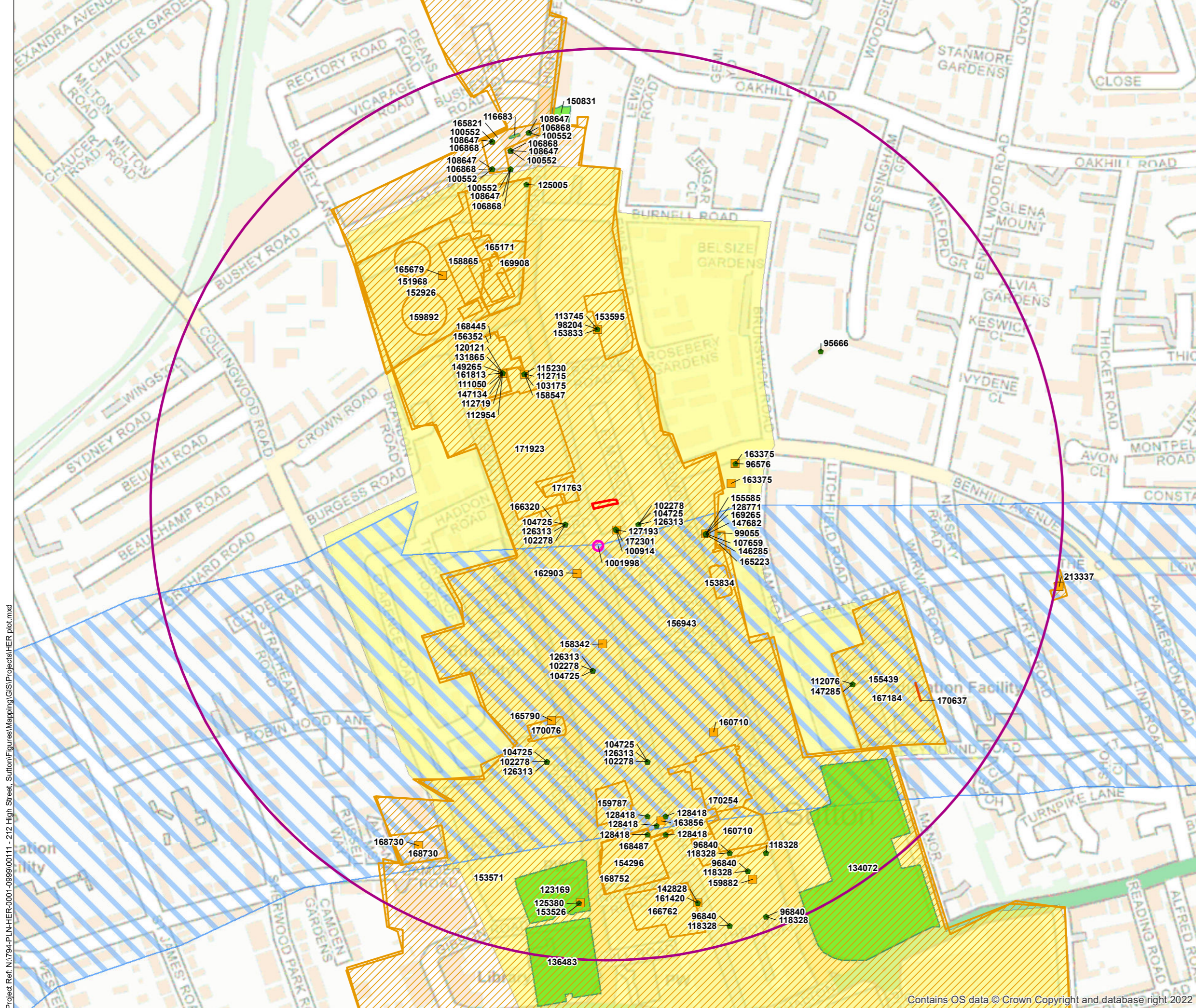
 Site Boundary



0 50 100m  
Scale at A4: 1:5,000



Figure 1  
Site Location



**Legend**

- Site Boundary
- 500m search radius

**Designated Heritage Assets:**

- Scheduled Monument

**Non-designated Heritage Assets:**

- HER Records Points
- HER Records Polygons

**Archaeological Priority Areas**

- North Downs Fringe and Springline
- Sutton

**Previous Archaeological Work:**

- HER Events Lines
- HER Events Points
- HER Events Polygons

N

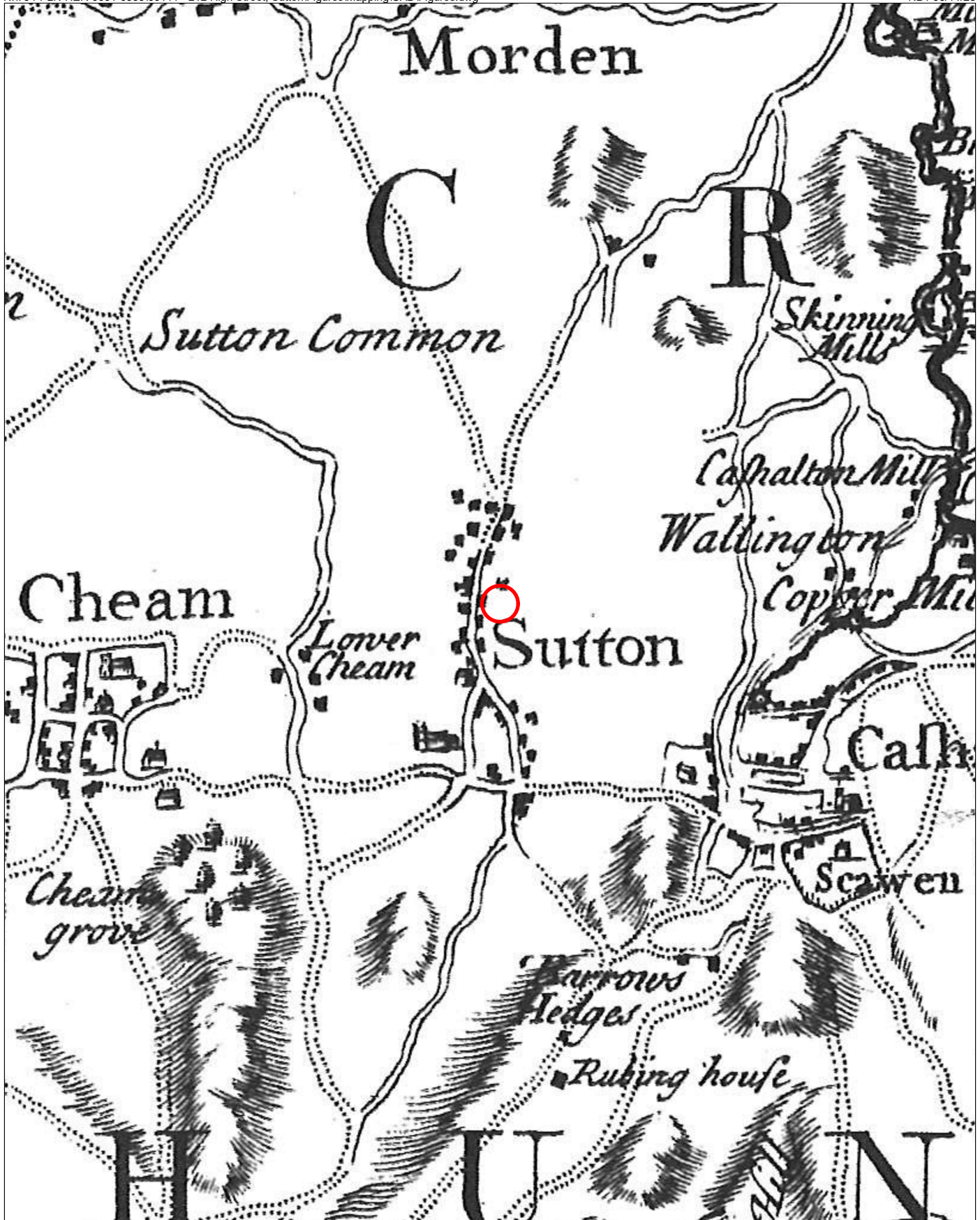
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Figure 2  
HER Plot (data from the Surrey Historic Environment Record)

Project Ref: N1794-PLN-HER-0001-0999/00111 - 212 High Street, Sutton (Figures/Mapping/GIS/Projects/HER\_plot.mxd)

Contains OS data © Crown Copyright and database right 2022



Approximate site location




Not to Scale  
Illustrative Only



Figure 3

1729 Senex Map of Surrey



 Approximate site location



Not to Scale  
Illustrative Only



Figure 4

1768 Rocque Map of Surrey



Approximate site location



Not to Scale  
Illustrative Only



Figure 5

1804 Ordnance Survey Drawing



 Site Boundary

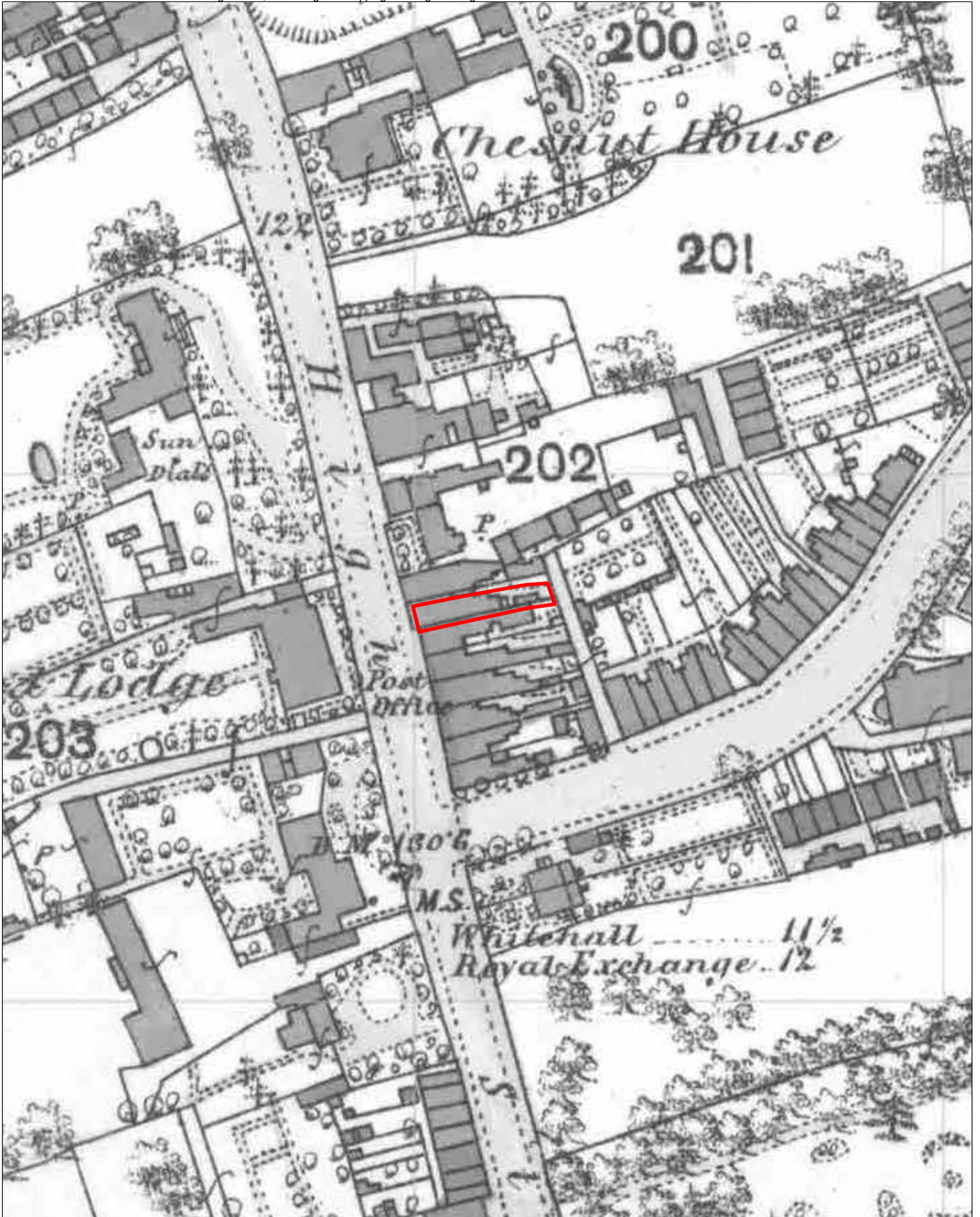


0 10 20m  
Scale at A4: 1:1,000



Figure 6

1839 Sutton Tithe Map



 Site Boundary



0 10 20m  
Scale at A4: 1:1,000



Figure 7

1871 Ordnance Survey Map



 Site Boundary



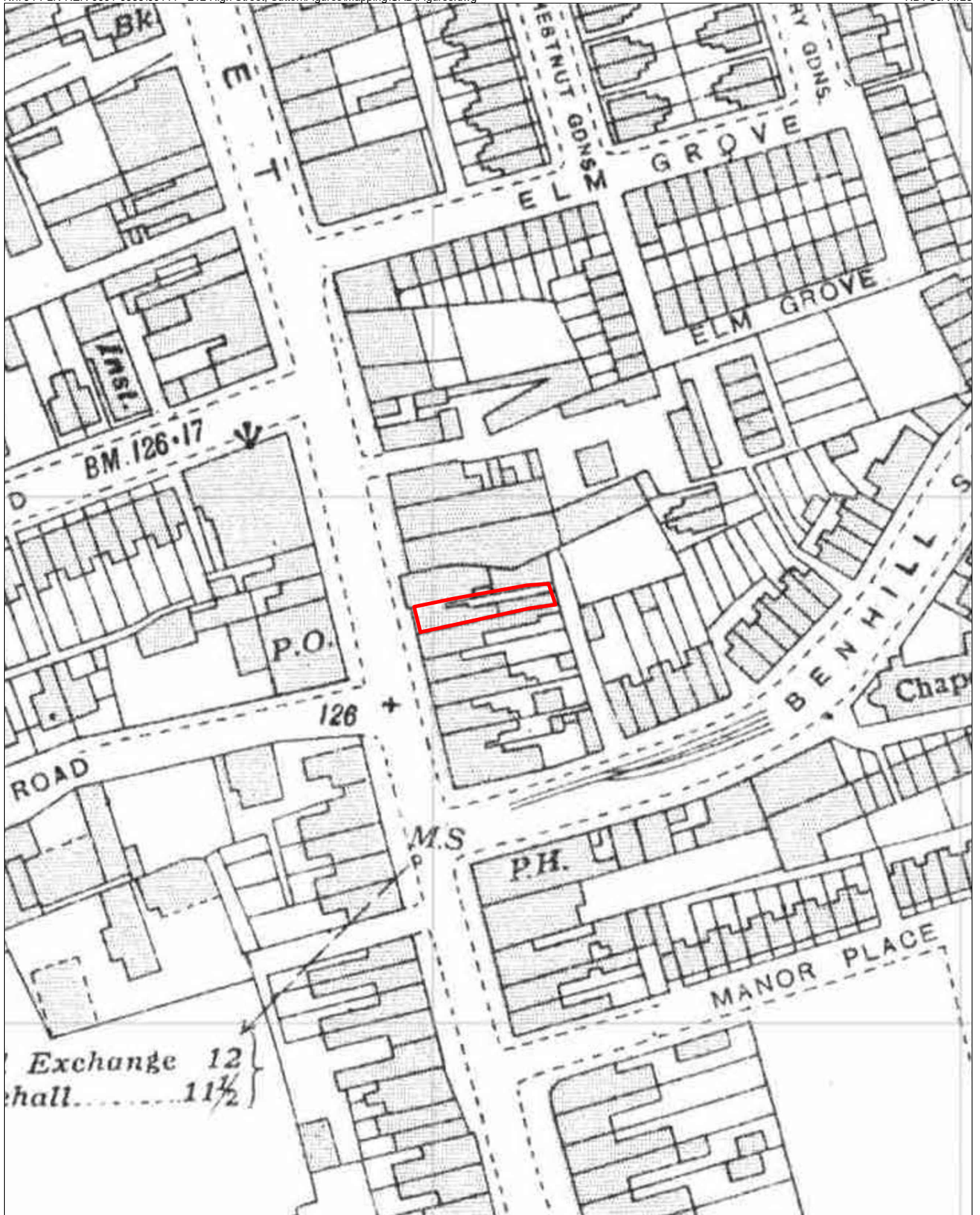
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Scale at A4: 1:1,000



Figure 8

1913 Ordnance Survey Map





 Site Boundary

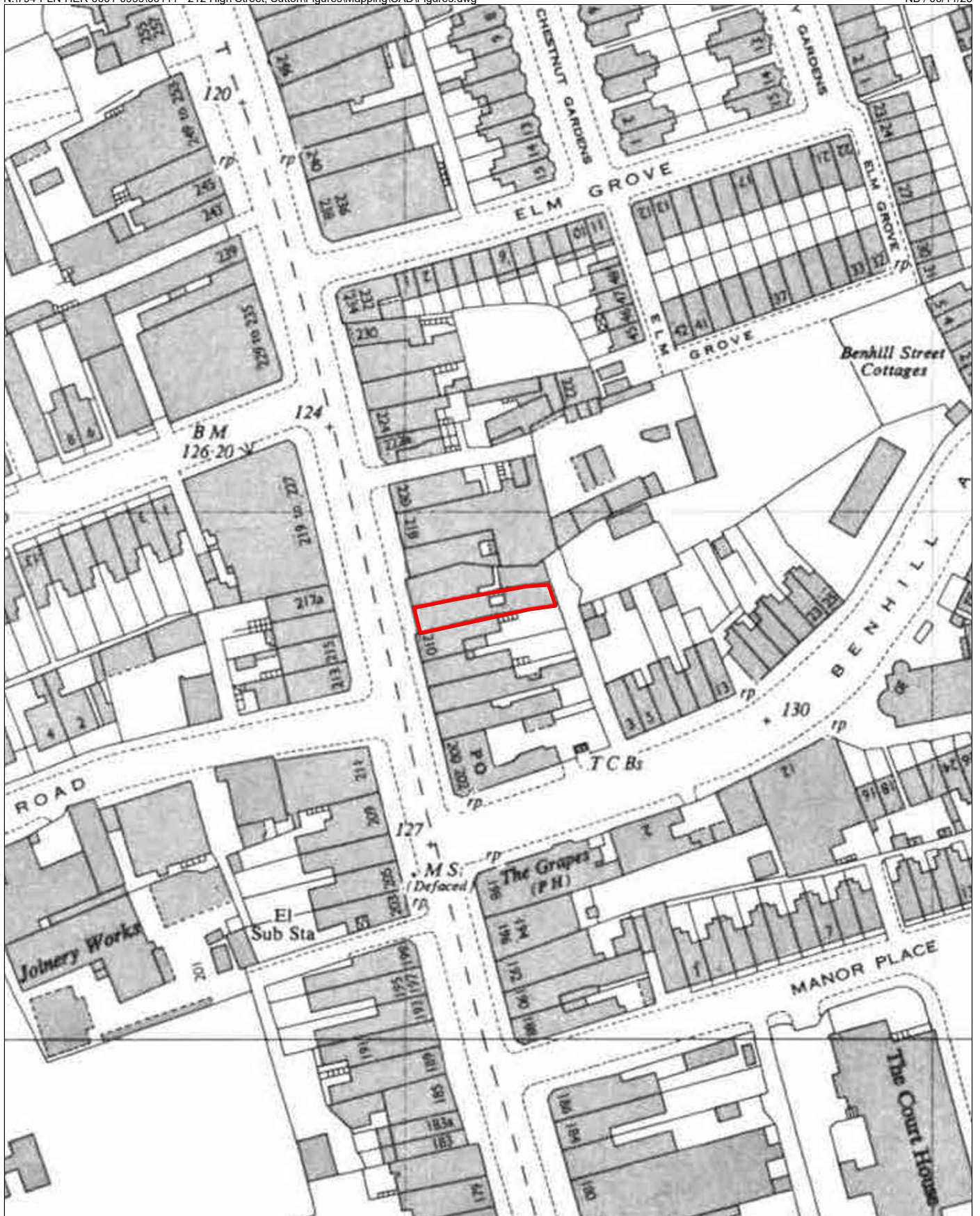


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Scale at A4: 1:1,000



Figure 9

1933-1934 Ordnance Survey Map



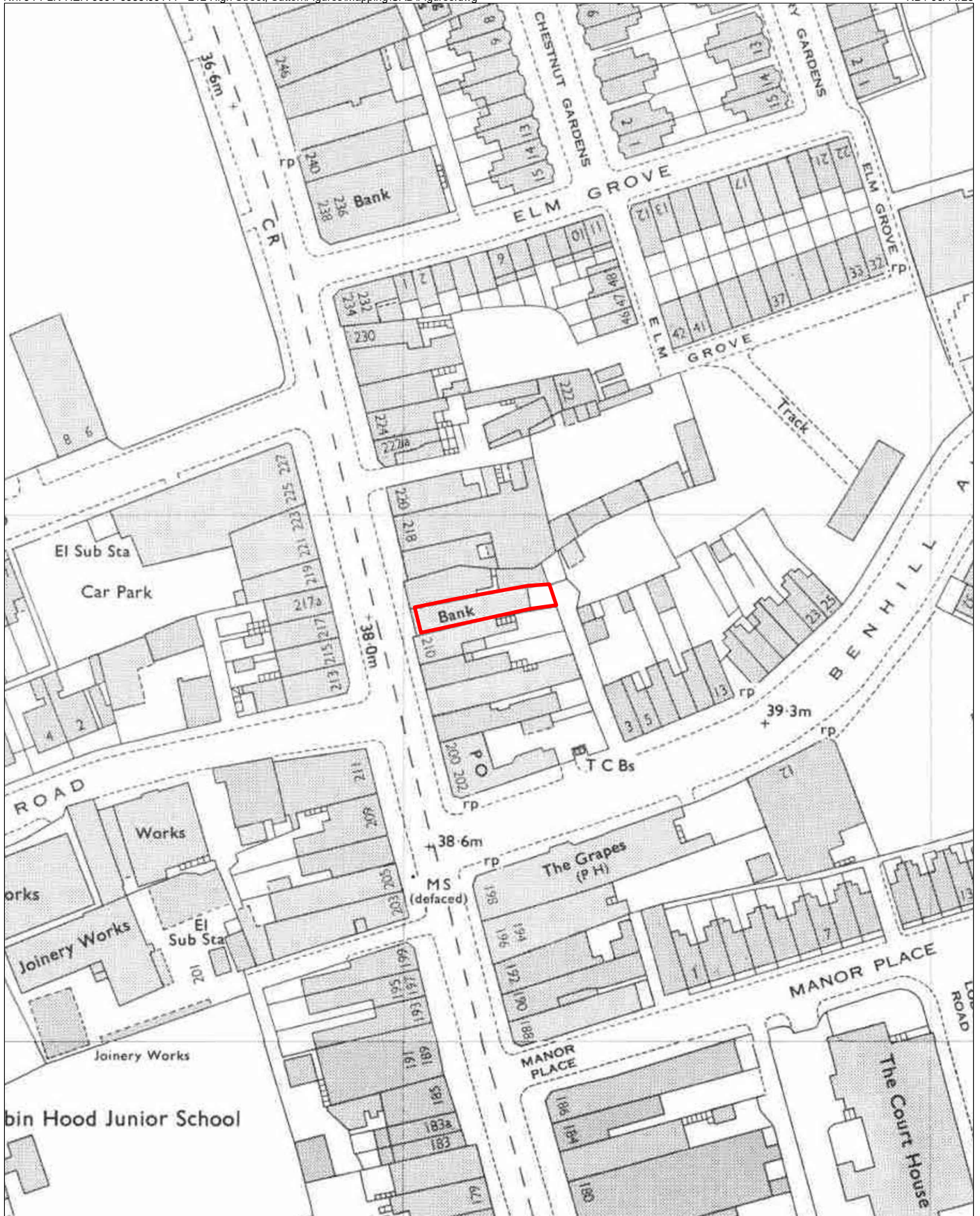
 Site Boundary



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Figure 10  
1955 Ordnance Survey Map



 Site Boundary

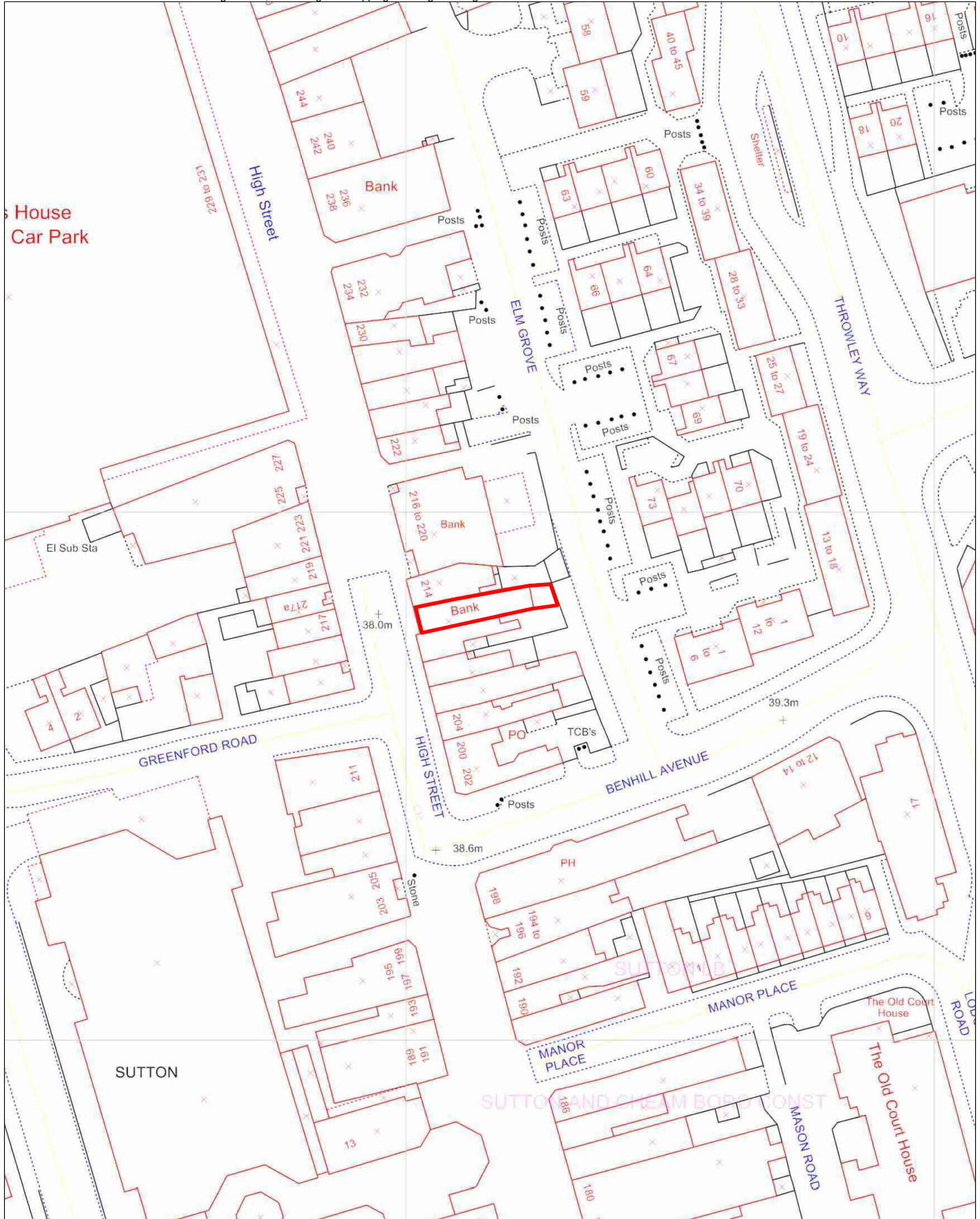


0 10 20m  
Scale at A4: 1:1,000



Figure 11

1972 Ordnance Survey Map



 Site Boundary



0 10 20m  
Scale at A4: 1:1,000



Figure 12  
2003 Ordnance Survey Map



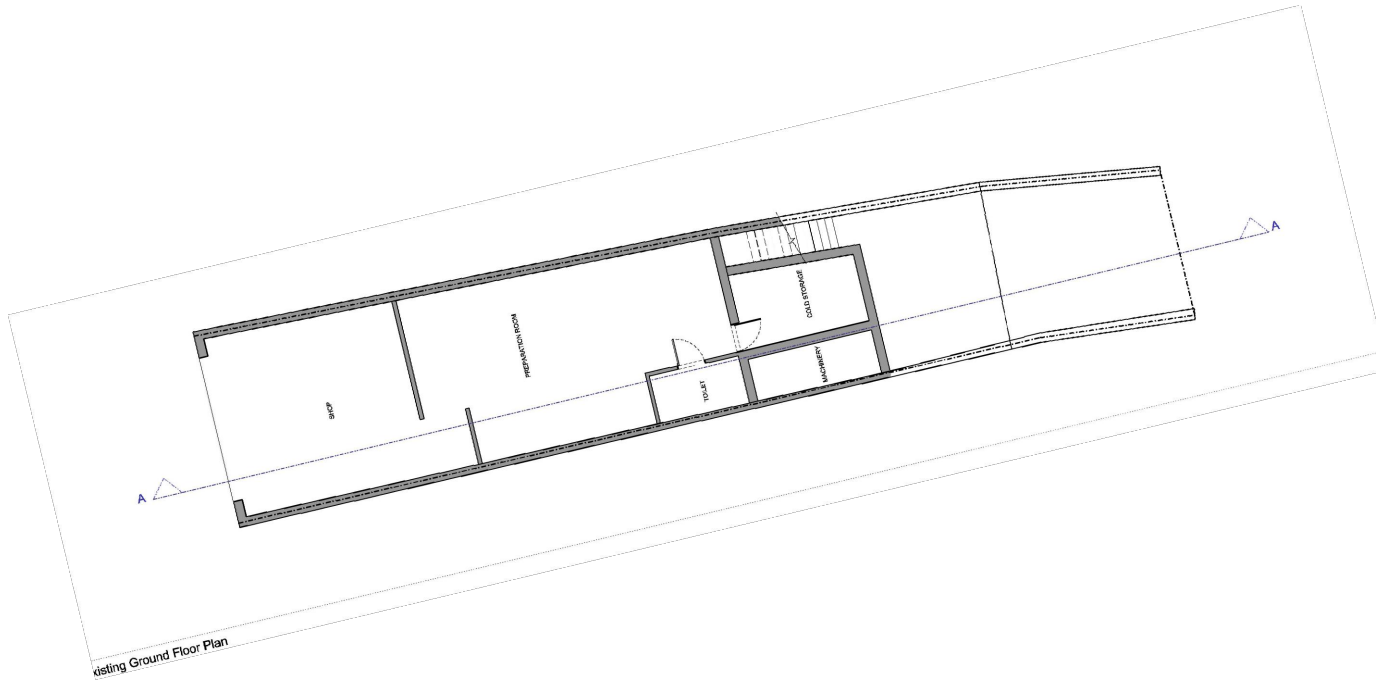
 Site Boundary



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Scale at A4: 1:500



Figure 13  
2020 Google Earth Image



Existing Ground Floor Plan

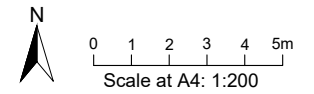
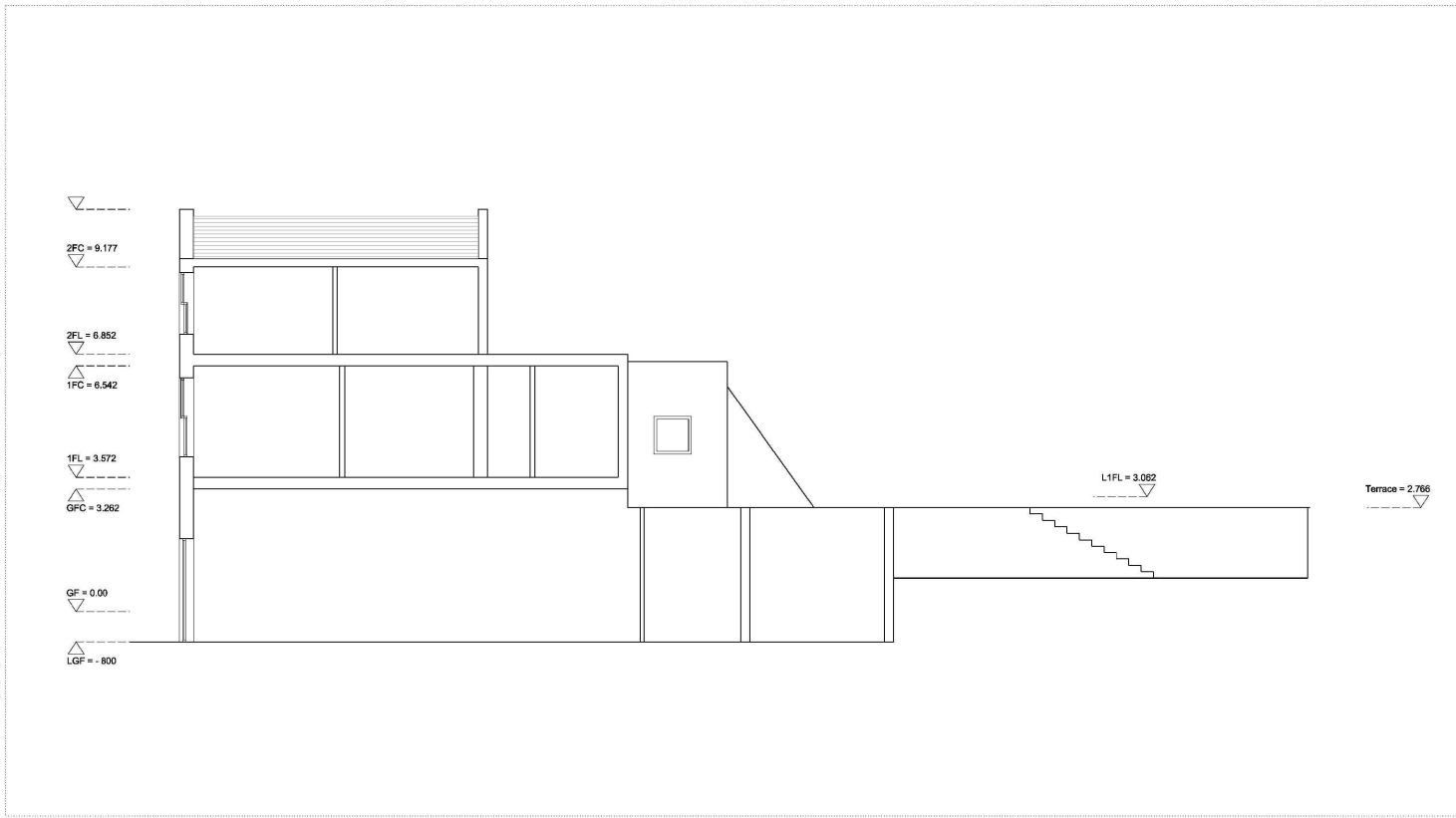


Figure 14  
Existing Ground Floor



Existing Section A

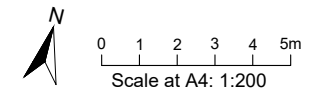


Figure 15  
Existing Section (east-west)

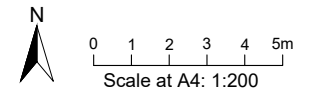
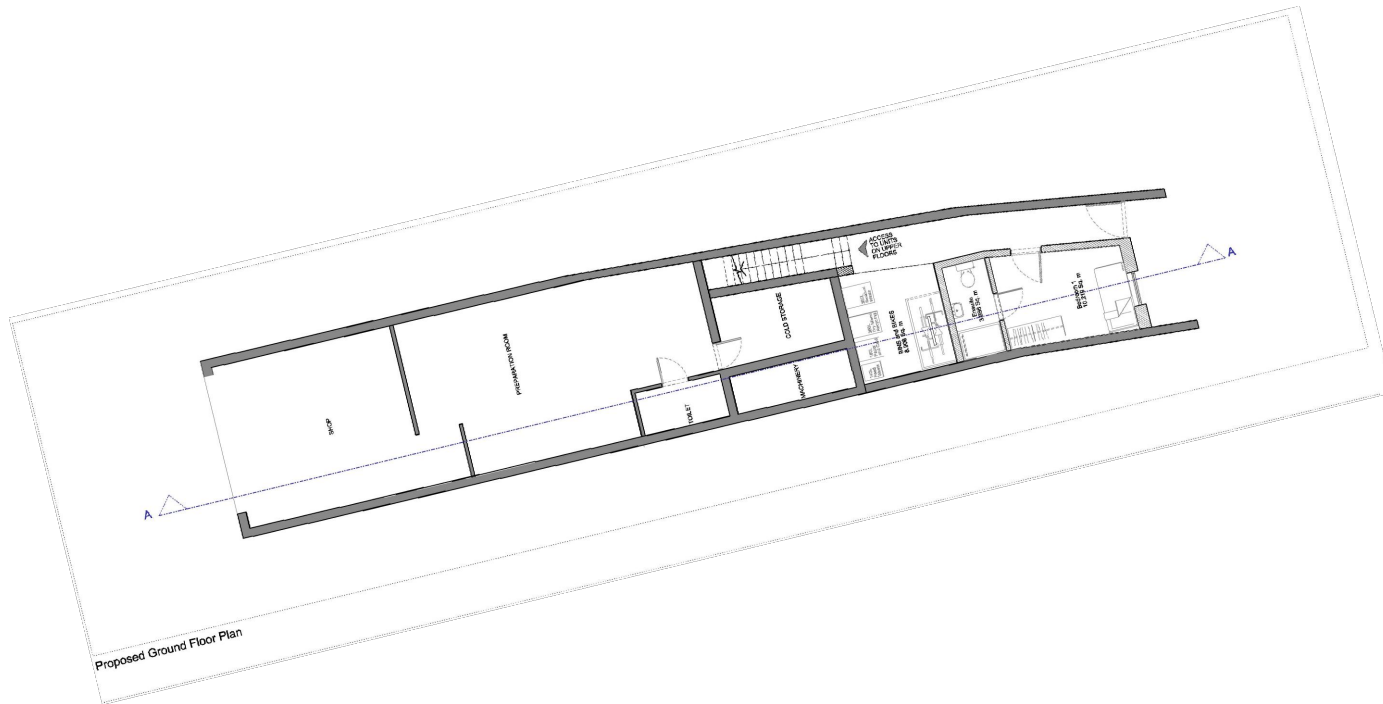
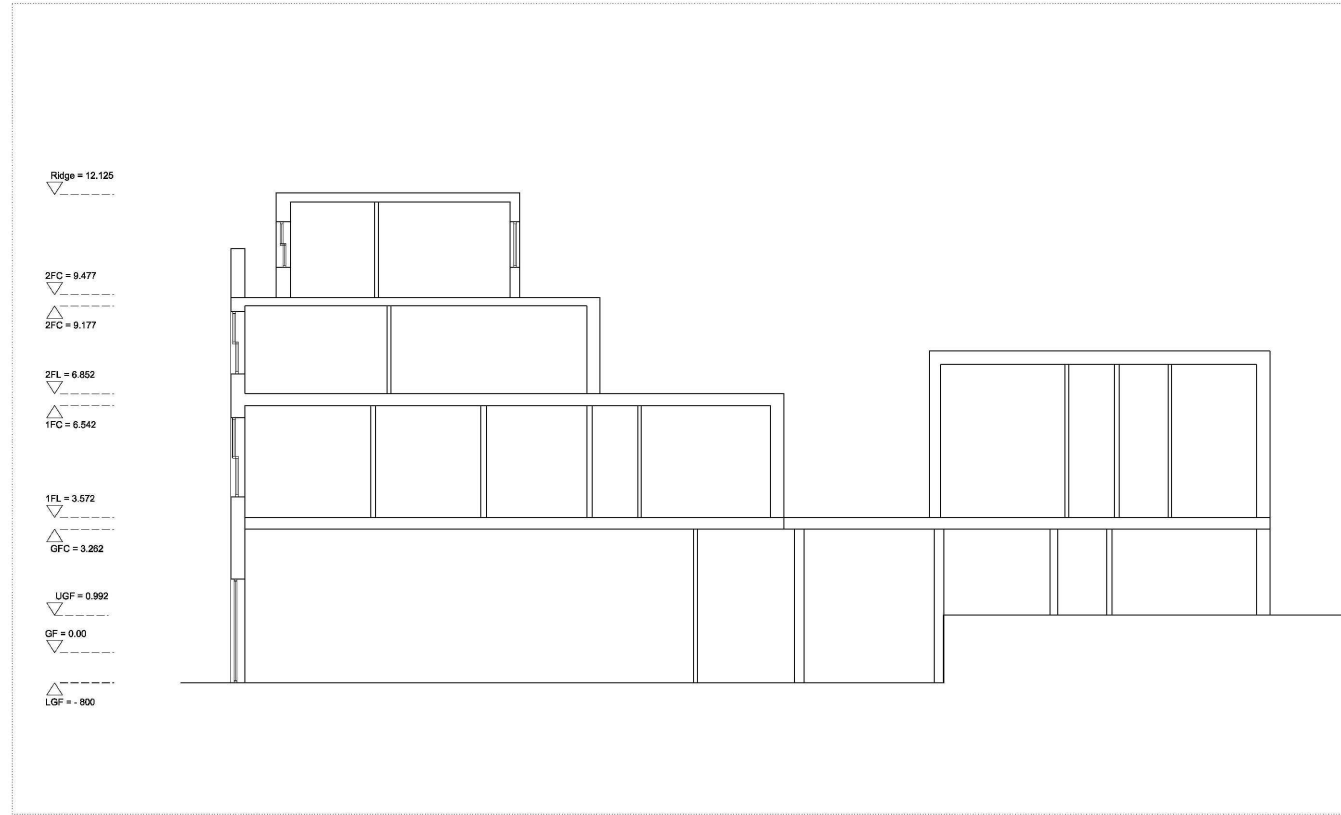


Figure 16  
Proposed Ground Floor





Proposed Section A

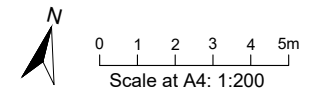


Figure 17  
Proposed Section (east-west)



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