

MACAR LIVING (CITY HOUSE) LTD

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Archaeological Desk-Based Assessment

Project Reference: FL12455

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1 INTRODUCTION

1.1 PROJECT BACKGROUND

- 1.1.1. Fuller Long has been commissioned by Macar Living (City House) Ltd to produce an Archaeological Desk-Based Assessment (ADBA) in support of a planning application for a build-to-rent scheme at City House, Sutton Park Road, Sutton, SM1 2AE centred at TQ 25775 63983, hereafter referred to as the Site (Figure 1). The Site is located within the administrative boundary of the London Borough of Sutton.
- 1.1.2. Presently a three storey building which is currently used as Macar Developments' main office, the land is proposed for redevelopment comprising a 13 storey apartment building with office use on the ground floor. For full details of the proposed scheme, reference should be made to the plans and documents submitted with this application which should be fully viewed in tandem with this ADBA.
- 1.1.3. Professional expert opinion has been used to assess heritage significance, based on historic, archaeological, architectural or artistic interest, and the heritage values set out in Historic England Conservation Principles (Historic England, 2008) and Managing Significance in Decision-Taking in the Historic Environment (Historic England, 2015).
- 1.1.4. The report has been produced in line with The National Planning Policy Framework (NPPF) (Department for Levelling Up, Housing & Communities, 2023) and Sutton Local Plan 2016-2031 (Sutton Borough Council, 2018) policies.

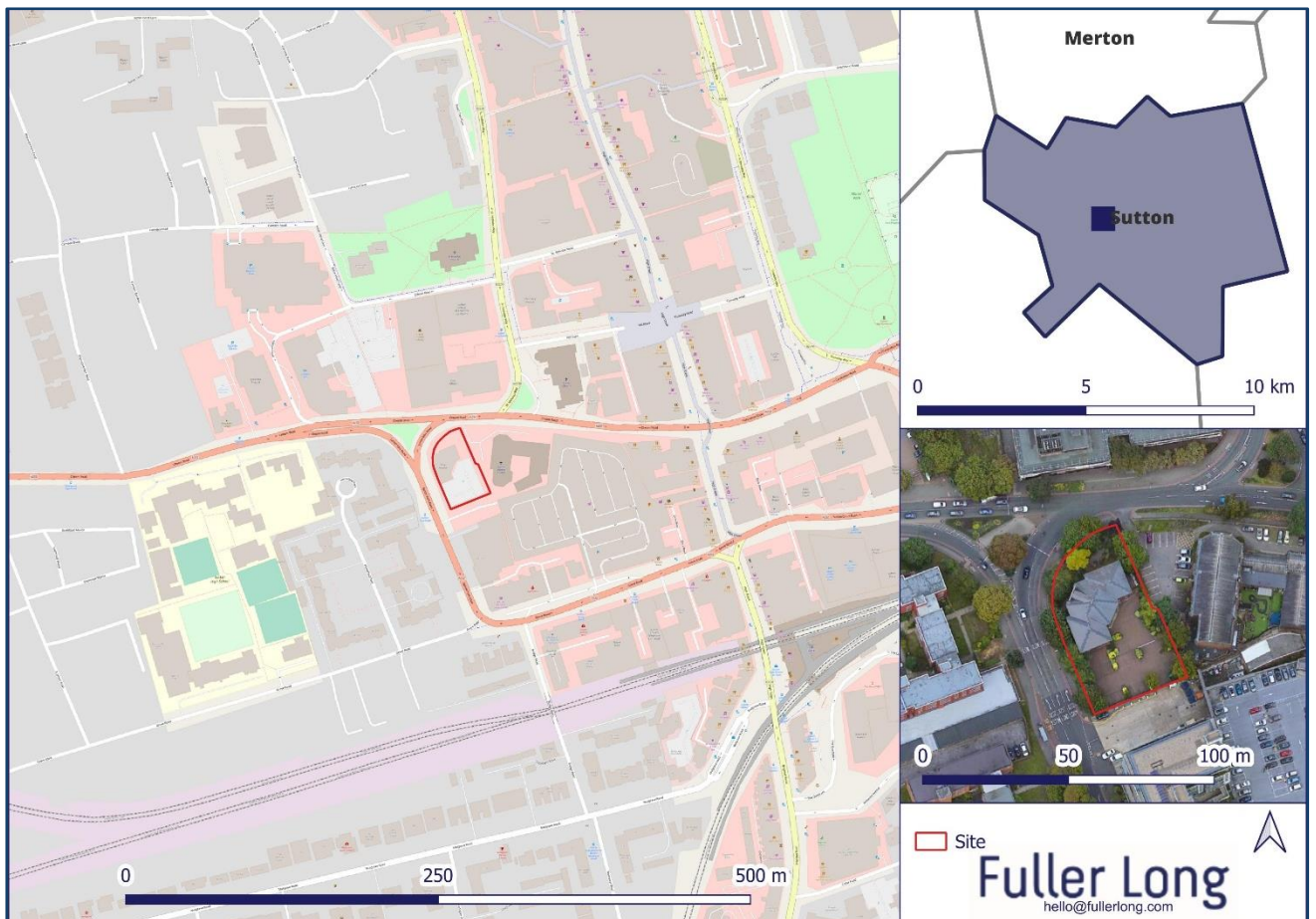


Figure 1: Site Location.

1.2 AIMS AND OBJECTIVES

- 1.2.1. The Historic Environment Good Practice Advice in Planning Note 2: Managing Significance in Decision-Taking in the Historic Environment (Historic England, 2015) states that desk-based assessments should ‘determine, as far as is reasonably possible from existing records, the nature, extent and significance of the historic environment within a specified area, and the impact of the proposed development on the significance of the historic environment’. The Chartered Institute for Archaeology states that a desk-based assessment should ‘enable reasoned ... decisions to be made as to whether to mitigate, offset or accept [archaeological impact] without further intervention’ (Chartered Institute for Archaeology, 2020). In accordance with this guidance, this report provides an assessment of the archaeological potential within the Site, and the potential for the proposed development to impact any archaeological remains that may be present within the Site.
- 1.2.2. Therefore, in line with this guidance, this ADBA will assess the impact of the proposed scheme and to provide a suitable strategy to mitigate any adverse effects, if required, as part of a planning application. The aim is achieved through five objectives:
- identify the presence of any known or potential archaeological assets that may be affected by the proposals;
 - describe the significance of such assets, in accordance with the National Planning Policy Framework (Department for Levelling Up, Housing & Communities, 2023) and Historic England guidance (Historic England, 2015);
 - Identify any factors which may have compromised an asset’s survival or significance;
 - assess the likely impacts upon the significance of the asset(s) arising from the proposals,
 - provide recommendations for further investigation and/or mitigation where required, aimed at reducing or removing any adverse effects or recording the assets prior to redevelopment.

1.3 RELEVANT LEGISLATIVE & POLICY CONTEXT

- 1.3.1. In determining any planning application for development, the local planning authority will be guided by current legislation, government planning policy, and the policy and guidance set by the relevant Local Planning Authority (LPA).
- 1.3.2. The applicable legislative and policy framework to this assessment includes the following:
- National Planning Policy: Section 16 of The National Planning Policy Framework (Department for Levelling Up, Housing & Communities, 2023)
 - Regional Planning Policy: The London Plan 2021 (Greater London Authority, 2021)
 - Local Planning Policy: Sutton Local Plan 2016-2031 (Sutton Borough Council, 2018)
 - National Planning Policy Guidance (NPPG) (Department for Levelling Up, Housing and Communities and Ministry of Housing, Communities and Local Government, 2019)

NATIONAL PLANNING POLICY FRAMEWORK (NPPF) (DEPARTMENT FOR LEVELLING UP, HOUSING & COMMUNITIES, 2023)

- 1.3.3. Section 16, paragraphs 195 to 214, of the framework sets out the national planning policy basis for conserving and enhancing the historic environment.
- 1.3.4. The NPPF describes heritage assets 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’. Paragraph 195 recognises that heritage assets are an irreplaceable resource and requires the significance of heritage assets to be considered in the planning process, whether designated or not.

1.3.5. Paragraph 200 places a duty on local planning authorities to require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. It emphasises that 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.

1.3.6. In accordance with the NPPF, this report is intended to provide a proportional assessment of the potential development impacts on heritage assets.

THE LONDON PLAN 2021 (GREATER LONDON AUTHORITY, 2021)

1.3.7. The London Plan was adopted in 2021 by the Greater London Authority. Policy HC1: Heritage Conservation and Growth, is relevant to this assessment.

1.3.8. Paragraph C states that 'development proposals affecting heritage assets, and their settings, should conserve their significance by being sympathetic to the assets' significance and appreciation within their surroundings. Development proposals should avoid harm and identify enhancement opportunities by integrating heritage considerations early on in the design process.

1.3.9. Paragraph D advises that '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.'

LOCAL PLAN

1.3.10. Sutton Borough Council adopted their Local Plan in 2018. Policy 30 of the local plan, outlined below, has sections considered relevant to this assessment:

Policy 30: Heritage

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.

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. 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.

(Sutton Borough Council, 2018)

2 METHODOLOGY AND SOURCES

2.1 METHODOLOGY

2.1.1. This ADBA has been carried out in accordance with the requirements of the National Planning Policy Framework (NPPF) (Department for Levelling Up, Housing & Communities, 2023) and to standards and guidance produced by Historic England (Historic England, 2015), and the Chartered Institute for Archaeologists (Chartered Institute for Archaeology, 2020).

2.1.2. In addition to the above, the proposed scheme will be assessed in relation to its compliance with the following principal sources:

- National Planning Policy Framework (Department for Levelling Up, Housing & Communities, 2023);
- Planning Practice Guidance (Department for Levelling Up, Housing and Communities and Ministry of Housing, Communities and Local Government, 2019);
- Conservation principles, policies and guidance for the sustainable management of the historic environment (Historic England, 2008);
- Historic Environment Good Practice Advice in Planning:
 - Planning Note 1: The Historic Environment in Local Plans (Historic England, 2015)
 - Planning Note 2: Managing Significance in Decision-Taking in the Historic Environment (Historic England, 2015)
- The London Plan 2021 (Greater London Authority, 2021); and
- Local Planning Policy: Sutton Local Plan 2016-2031 (Sutton Borough Council, 2018)

2.1.3. In line with the above, this ADBA will make an assessment of the significance of the heritage asset(s) subject to a potential effect due to the proposed scheme. This assessment will identify and set out the principal heritage values that contribute to the significance of the subject property/ site, and, where relevant, heritage assets beyond the subject property/ site.

2.1.4. The relative contribution of the heritage values to the significance of the asset(s) are graded as either high, medium, low, neutral or detrimental.

2.2 SOURCES

2.2.1. The table below provides a summary of the key data sources used to inform the production of this Archaeological Desk-Based Assessment. Occasionally there may be reference to heritage assets beyond the study site or surrounding study area, where appropriate, e.g., where such assets are particularly significant and/or where they contribute to current understanding of the historic environment.

Source	Data	Comment
Historic England	National Heritage List (NHL) with information on statutorily designated heritage assets	Statutory designations (scheduled monuments; statutorily listed buildings; registered parks and gardens; historic battlefields) can provide a significant constraint to development.
Greater London Historic Environment Record	Monument and event data	Monument data comprises finds and features associated with the archaeological and historic built environment. Event data comprises previous investigations including archaeological desk-based assessments, trial trench evaluations, excavations and

		watching briefs. To inform the production of this report, a 750m search of the HER was requested.
Ordnance Survey mapping	Ordnance Survey maps from the 1st edition (1860–70s) to present day.	Provides an indication of the development of settlements/ landscape through time as well as the possible date of any buildings on the site. Provides a good indication of past land use, the potential for archaeology and impacts which may have compromised archaeological survival.
Internet	Web-published local history; Archaeological Data Service	Many key documentary sources, such as the Victoria County History, the Domesday Book, and local and specialist studies are now published on the web and can be used to inform the archaeological and historical background. The Archaeological Data Service includes an archive of digital fieldwork reports.
The client	Planning data	Drawings of the existing and proposed development.

Table 1: Sources of Information.

- 2.2.2. A HER Search of 750m was requested, measured from the Site centre. This is considered to be a proportionate search radius to inform this assessment.
- 2.2.3. The HER Search resulted in a return of 46 activities and 38 monuments. Upon receipt of this data, a full analysis of the records was undertaken, but only those records considered relevant to the archaeological baseline of the Site have been discussed in this report. All finds or features discussed in this report are listed in the Gazetteer in Appendix 1 of this report.

2.3 LIMITATIONS

- 2.3.1. This assessment is a desk-based study informed by a Historic Environment Record Search and other sources, as outlined in Table 1. Whilst the HER is an invaluable record of the historic resource, it relies on the appropriate reporting of finds and features identified during building work, archaeological investigations, aerial photograph analysis, desk-based studies or fieldwalking. Therefore, the data held within it is not a complete record of the archaeological resource within an area.
- 2.3.2. Whilst this assessment has utilised available sources to surmise the Site’s potential for archaeological remains, there is always an element of uncertainty over the nature, extent and condition of the buried archaeological resource. Archaeological remains can be obscured by modern infrastructure, and/or give no visible indication of the presence at surface level.

3 SITE LOCATION, LANDSCAPE CONTEXT AND GEOLOGY

- 3.1.1. The Site is approximately 0.18ha in size. The Site currently comprises a three storey office block and associated car parking. It is located east of Sutton Park Road, south of Cheam Road, and north of Grove Road (Figure 1). The Historic Landscape Characterisation Data records the Site within 'Sutton Core', which falls under the broad category of 'Settlement Core'. The landscape around the Site is largely public buildings and commercial units consistent with its position within a town centre.
- 3.1.2. The Site is located on a north-facing slope and measures 63m aOD (above Ordnance Datum) in the north and 65m aOD in the south. The Site and Sutton town centre are located towards the base of a hill which rises to a height of 170m aOD at Banstead, 4km south of the Site. The Pyl Brook is located approximately 1.2km north of the Site and is the closest water course to the Site. Pyl Brook is a tributary of Beverley Brook, which is itself a tributary of the River Thames. It has two sources, but the branch of Pyl Brook closest to the Site is the main branch of the watercourse. It rises in Sutton Common and joins Beverley Brook at Beverley Park in New Malden.
- 3.1.3. The underlying bedrock geology of the Site is Lewes Nodular Chalk Formation, Seaford Chalk Formation and Newhaven Chalk Formation (Chalk), a sedimentary bedrock formed between 93.9 and 72.1 million years ago during the Cretaceous period (British Geological Survey, 2023). No superficial deposits are recorded within the Site or in its vicinity.
- 3.1.4. No boreholes have been extracted from within the Site boundary, but a cluster of boreholes were extracted around Homefield Park, a cluster of apartment blocks located immediately west of Sutton Park Road. The closest borehole to the Site was extracted 50m south-west of the Site in 1973. The results of the borehole are reproduced in Table 2.

Geological Section	Thickness (m)	Depth (m)
Made ground	0.40	0.40
Brown sandy clay	0.50	0.90
Hard white chalk with flint	0.30	1.20

Table 2: Borehole 50m south-west of the Site, BGS Ref TQ26SE172 (British Geological Survey, 2023).

4 ARCHAEOLOGICAL CONTEXT

4.1.1. This section provides an overview of the Site and study area's historical and archaeological background, based on accessible records. It is not the purpose of this document to create a detailed historical narrative of the area, but to provide an assessment of the site's historical development and archaeological potential in accordance with the NPPF. A gazetteer can be found in Appendix 1 and can be used to cross-reference the following text and figures with the original HER data.

4.2 ARCHAEOLOGICAL PRIORITY AREAS

4.2.1. The Site is not located within an Archaeological Priority Area but there are three Archaeological Priority Areas located within the study area.

4.2.2. Sutton APA is located 5m north of the Site (Figure 2) and covers areas of likely early medieval, medieval and post-medieval settlement at Sutton.

4.2.3. The North Downs Fringe and Springline APA is located 190m north of the Site (Figure 2). This APA covers an area of exposed Thanet, Woolwich and Reading beds and the immediately adjoining terrace gravels, and is considered to have potential for well preserved early prehistoric sites.

4.2.4. Cheam APA is located 530m north-west of the Site (Figure 2) and covers areas of likely early medieval, medieval and post-medieval settlement at Cheam.

4.3 DESIGNATED HERITAGE ASSETS

4.3.1. There are no Scheduled Monuments located within the Site. Milestone in Sutton High Street, a Scheduled Monument, (Figure 2), is located 510m north of the Site, and comprises the only Scheduled Monument located within the study area. It dates to the 18th century. No other Scheduled Monuments are located within the study area.

4.3.2. There are no Listed Buildings within the Site, but the Site is located immediately west of the Grade II* Listed "Sutton Baptist Church including the church hall and Sutton Baptist Church Sunday School" (Figure 2: LB1). There are 12 other Listed Buildings within the study area, including one other Grade II* Listed church, and eleven Grade II Listed Buildings.

4.3.3. The Site is not located within a Conservation Area, but is located immediately west of Sutton High Street Crossroads Conservation Area (not mapped). Grove Avenue Conservation Area (not mapped) is located 400m west of the Site. Landseer Road Conservation Area (not mapped) is located 530m west of the Site.

4.3.4. There are no historic wrecks, world heritage sites, registered parks and gardens, or historic battlefields located within the Site or study area.

4.3.5. This report is intended to be an Archaeological Desk-Based Assessment only, focused on physical impacts on potential archaeological remains. As a result, this report will not be focused on non-physical effects on the significance of these assets, and these assets will only be discussed if directly relevant to the archaeological baseline of this report.

4.4 PREVIOUS ARCHAEOLOGICAL WORK

4.4.1. The HER records 46 archaeological events within the study area. Of these, 25 comprised below ground archaeological works including Evaluations, Excavations and Watching Briefs. None of these took place in proximity to the Site. The results of these investigations will be discussed where relevant in the remainder of this section.

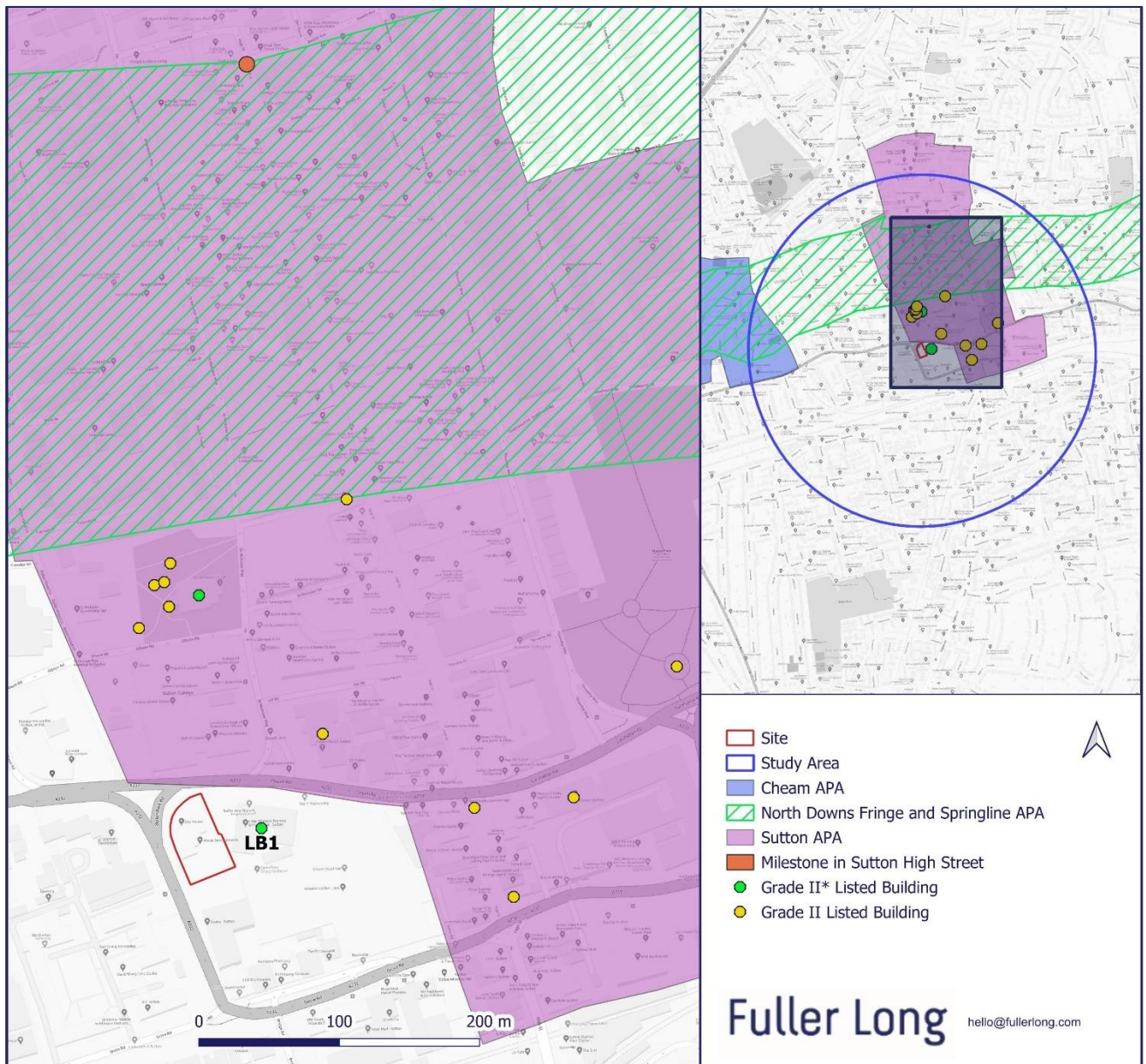


Figure 1: Archaeological Priority Areas, Scheduled Monuments and Listed Buildings.

4.5 PALAEO-LITHIC (1,000,000-10,000 BC)

4.5.1. The Palaeolithic period began in 1,000,000 BC and ended in 10,000 BC and is the broadest and earliest archaeological period. Palaeolithic people lived as non-sedentary hunter-gatherers, likely focused along river systems which would have provided a wide variety of resources. As a result of their non-sedentary lifestyle, the presence of Palaeolithic artefacts is difficult to predict, and generally depends on an appropriate underlying geology sequence such as river terrace deposits. Palaeolithic artefacts generally comprise redeposited finds of lithics such as hand axes, flakes, and cores which are usually recovered from river terrace gravel deposits.

4.5.2. No evidence dating to the Palaeolithic period has been identified within the study area.

4.6 MESOLITHIC (10,000-4,000 BC)

4.6.1. The Mesolithic period began in 10,000 BC and ended in 4,000 BC. Similar to the Palaeolithic, deposits or artefacts are most common along river valleys and in areas with topographical prominence. Artefacts dating to this period generally comprise redeposited lithics.

4.6.2. No evidence dating to the Mesolithic period has been identified within the study area.

4.7 NEOLITHIC (4,000-2,200 BC)

4.7.1. The Neolithic period began in 4,000 BC and ended in 2,200 BC. During this period, human lifestyle shifted from the hunter-gatherer non-sedentary lifestyle of the Palaeolithic and Mesolithic periods into sedentism. Domestication of livestock and crop resulted in the establishment of settlement sites, generally concentrated close to rivers and natural bodies of water. As a result of the shift towards landscape settlement and 'place making', this period is dominated by landscape monuments including causewayed enclosures, henges and funerary barrows.

4.7.2. Neolithic flints have been recovered 210m east of the Site (Figure 3: A) and 480m north-east of the Site (Figure 3:B). No other evidence dating to the Neolithic period has been identified within the study area.

4.8 BRONZE AGE (2,200-800 BC)

4.8.1. The Bronze Age period began in 2,200 BC and ended in 800 BC and is defined by the adoption of bronze as the primary material for tools and weapons. The Bronze Age is also characterised by an increase in trade which is illuminated by the use of bronze as a material, as the copper and tin ores required to produce bronze do not generally naturally occur in proximity to each other. Similarly to the Neolithic period, landscape monuments are also established during this period with round barrows being the most numerous.

4.8.2. During an archaeological evaluation 710m north of the Site, tree clearance holes were identified in all three trenches. These tree clearance holes were found in association with Bronze Age lithics, suggesting that tree clearance in this area dated to the Bronze Age (Figure 3: C). Another evaluation almost immediately west of this location recorded 67 struck flints and a potsherd of Late Bronze Age date (Figure 3: D). Though most of this material was residual in Medieval or later contexts, the quantity of evidence recovered indicates that there was Bronze Age activity happening in the vicinity at this time. No other evidence dating to the Bronze Age has been identified within the study area.

4.9 IRON AGE (800 BC TO AD 43 AD)

4.9.1. The Iron Age period began in 800 BC and ended in AD 43. It is characterised by its agrarian economy and established settlements. Features dating to this period are generally associated with the field systems, cattle enclosures and roundhouses which developed during this period. No finds or features dating to the Iron Age have been identified within the study area.

4.9.2. An evaluation 710m north of the Site resulted in the recording of a circular pit used for iron working (Figure 3: D). The pit was carbon-dated to the late 5th to late 3rd century BC. The Portable Antiquities Scheme records a findspot of a coin within the area dating to the Iron Age. No other evidence dating to the Iron Age has been recorded within the study area.



Figure 2: The Prehistoric and Roman Archaeological Resource.

4.10 ROMAN (AD 43-410)

- 4.10.1. During the Roman period, important areas of settlement were connected by Roman Roads. The development of a road system also led to development of new settlements, particularly in areas where multiple roads or travel routes converged. The highest concentration of Roman finds and features can be found within these settlements and along these roads.
- 4.10.2. The closest Roman road to the Site as identified by the Rural Settlement of Roman Britain Database is located 3km west of the Site (Allen, et al., 2016). It connected Chichester (70m south-west of the Site) to London (15km north-east of the Site).
- 4.10.3. A single residual pot sherd of Roman date was recovered from a post-medieval soil horizon 710m north of the Site (Figure 3: D) and represents the only evidence of Roman date recovered from the study area. As the study area is not located in proximity to a known Roman road or settlement, it is not considered likely to have been a focal point for activity during the Roman period and this is reflected in the paucity of evidence dating to this period.

4.11 ANGLO-SAXON/EARLY MEDIEVAL (410-1066)

- 4.11.1. After the decline of Roman rule in the 5th century, Germanic peoples from northern Europe crossed the North Sea and settled in eastern Britain. Whilst the population of migrants is generally considered to be small, they had a lasting impact on the development of England. The Old Germanic languages they brought with them developed into Old English, and they established a series of kingdoms which would later unify to form England. Furthermore, during this period the prevailing religion of the population changed from paganism to Christianity.
- 4.11.2. The Site was historically located within the parish of Sutton, and throughout the Saxon period, it was frequently mentioned in the same documentary sources.
- 4.11.3. The earliest reference to Sutton comprises a charter (S 1181) purporting to date to 727 AD (PASE, 2023) but is likely a forgery produced in the later Anglo-Saxon period to replace a lost charter or establish land ownership rights (The

Electronic Sawyer, 2023). This charter, issued on behalf of Frithuwold, subking of Surrey, granted 20 hides at Cheam (“Cegeham”) and 30 hides at Sutton (“Suttone”) to Chertsey Minister. Charter S 420, likely a forgery of 10th to 11th century date, claims that King Athelstan confirmed in 933 AD that land at Cheam (“Cheham”) and Sutton (“Suttone”) belonged to Chertsey Minster. Charter S 752, again spurious but with information derived from pre-conquest records, states that King Edgar confirmed that Chertsey Abbey owned 20 hides at Cheam and 30 hides at Sutton in 967 AD.

- 4.11.4. These forged charters were generally created around the time of 1066, the Norman Conquest, as monasteries sought to provide evidence that they had ownership over their estates. Sometimes, these charters would attempt to replicate charters lost over the preceding centuries or provide written evidence of land grants that may have originally been made verbally. Therefore, even forgeries can be useful in establishing land ownership during the early medieval period. In the case of Charter S 752 for example, the purported date of the charter is broadly contemporary with when Edgar re-founded the Abbey of Chertsey after it was sacked by the Vikings.
- 4.11.5. The Domesday Book is a detailed record of landholdings which was compiled in 1086 (Powell-Smith, 2023). Sutton was under the ownership of the abbey of Chertsey. Though produced in the Medieval period, the Domesday Book is unlikely to record a vastly different level of land use, resources and population to that which would have been present towards the end of the Anglo Saxon period. In the Book, Sutton had a recorded population of 27 households which is above average for the period and comprised ploughland, meadow and woodland. The Domesday Book also mentions the presence of two churches at Sutton, which further suggests a high population. The location of these churches is unknown (Appendix One: F), but one of the churches may have been located around the present location of the later medieval Church of St Nicholas, 130m north of the Site. No archaeological evidence of either Anglo-Saxon church has currently been recorded within the study area.
- 4.11.6. An excavation at 3 Throwley Way, 250m north-east of the Site (Figure 4: G) resulted in the identification of north-south aligned plough marks. Though the HER tentatively lists these as Medieval features, these plough marks clearly predated four rubbish pits and post-holes of 11th to 12th century date, therefore it is possible that these plough marks date to the late Anglo-Saxon period. As outlined in the Domesday Book, much of Sutton was ploughland in the late Anglo-Saxon/early Norman periods, and the presence of these cut features reflect this.

4.12 MEDIEVAL (1066-1540)

- 4.12.1. During the medieval period settlements developed, both within areas that had been settled in earlier periods (London, Colchester etc) and in entirely new areas. These settlements, which were generally focused around manors, trade routes and churches, are the origin of many hamlets, villages and towns throughout the country. Around these settlements, agricultural hinterlands were established to provide resources for use within these settlements, and commodities to trade with the wider area.
- 4.12.2. During the medieval period, activity in Sutton was concentrated along St Nicholas Way and the High Street. St Nicholas Church, likely built on the site of an earlier Saxon church, has medieval origins and is located to the west of St Nicholas Way, 130m north of the Site (Figure 4: H).
- 4.12.3. Evidence of occupation includes postholes, chalk floors, hearths, walls, boundary ditches, rubbish pits and a pond (Figure 4). The closest evidence of settlement activity to the Site comprise four rubbish pits and postholes recorded during an excavation at 3 Throwley Way, 250m north-east of the Site (Figure 4: G). These pits contained pottery dating to the 11th to 12th century pottery and likely relate to settlement in the vicinity. A green glazed jug of 13th century date has also been found 220m east of the Site (Figure 4: I).
- 4.12.4. No evidence of medieval activity has been found closer to the Site, however this could partially be the result of a lack of below-ground archaeological investigations closer to the Site.
- 4.12.5. During the post-medieval period, cartographic sources show the Site within the agricultural hinterland of Sutton, and it is likely that during the medieval period, the Site was similarly used as agricultural land to support the settlement of Sutton.

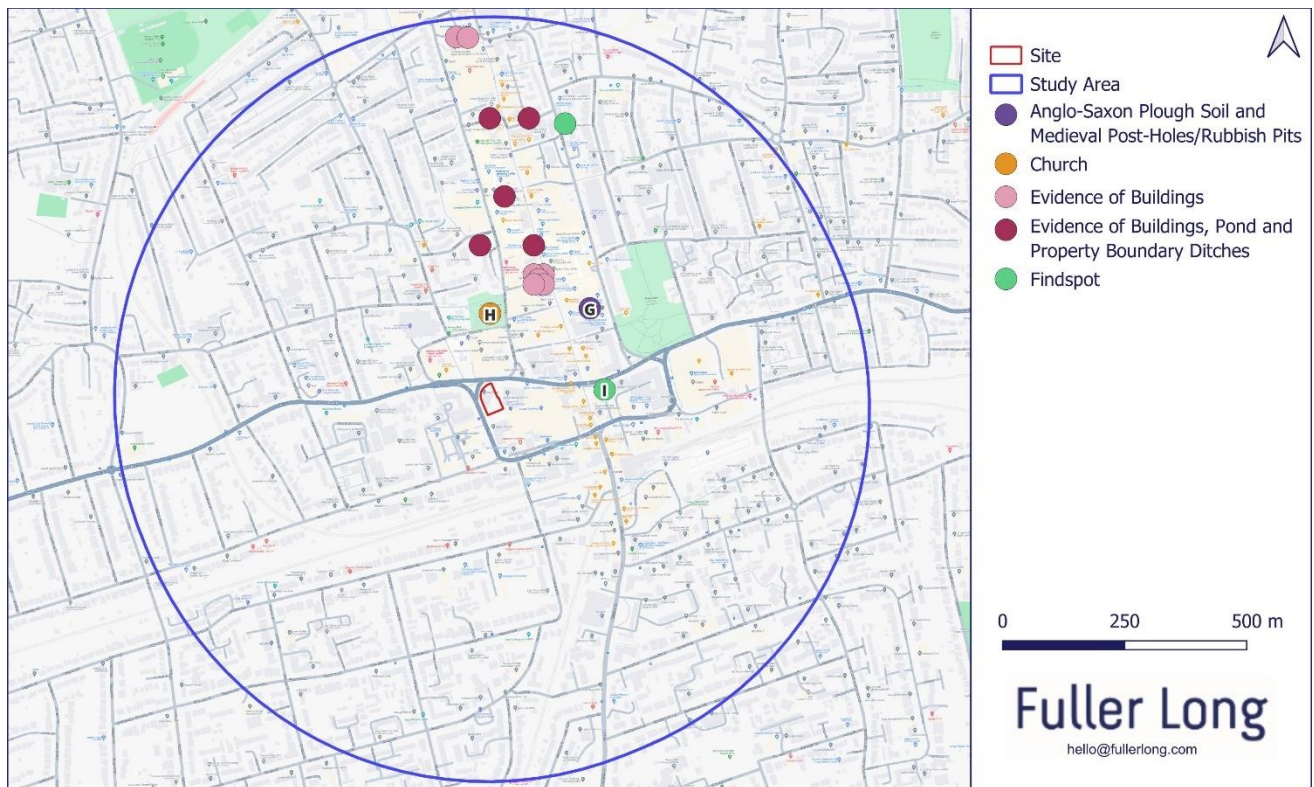


Figure 3: The Medieval Archaeological Resource.

4.13 POST-MEDIEVAL (1540-1901) AND MODERN (1901 TO PRESENT)

- 4.13.1. During the 16th, 17th and 18th centuries, it is likely that the Site remained part of the agricultural hinterland of Sutton. In the post-medieval and modern periods, cartographic sources are useful in illustrating the development of the Site and study area over time, and the Ordnance Survey Drawing of 1804 (not reproduced) represents the Site as agricultural fields to the south of Cheam Road. Settlement at this time was concentrated primarily around the Church and the area of the High Street to the north of Cheam Road. Some settlement is depicted to the south of Cheam Road, but this is concentrated to the east of the High Street, away from the Site.
- 4.13.2. The earliest detailed map of the Site comprises the 1840 Cheam Parish Tithe Map. Tithe maps were prepared following the Tithe Commutation Act 1836. This act allowed tithes to be paid in money rather than goods. These maps were produced in association with an accompanying schedule (the apportionment) that gave the names of all owners and occupiers of land in the relevant parish, and descriptions of land use. On the 1840 Tithe Map, the Site is depicted as falling within the east of Plot 558 and the west of Plot 557, two large fields located away from the main area of settlement at Sutton.
- 4.13.3. From the mid-19th century, opening of a railway station with a direct link to London increased the popularity of Sutton as an area of settlement. During the following decades, the railway service expanded and connections improved, further expediting population growth and development in the area.
- 4.13.4. By 1871, a new road later known as Sutton Park Road was constructed along the Site's western boundary resulting in reconfiguration of agricultural space depicted on the 1840 map. In this instance, the Site became the north-west corner of an L-shaped field, located to the east of the new road and south of Cheam Road. The 1896 Ordnance Survey Map shows that the Site was developed by the end of the 19th century and comprised two houses with large rear gardens and front gardens with driveways, reflecting the relatively middle-class population who were rapidly settling in commuter towns around London. These houses fronted onto Cheam Road.

- 4.13.5. The 1935 Ordnance Survey Map shows the addition of two small outbuildings, one at the end of the garden of the property within the west of the Site, and one just to the south of the existing built form of the house in the east. By this time, a Baptist Chapel had been constructed immediately east of the Site, reflecting greater need for nonconformist places of worship as the population continued to rise and the popularity of non-conformist denominations of Christianity increased. No significant changes are depicted on the 1956-1957 Ordnance Survey Maps. However, in the second half of the 20th century, these houses were demolished and the present building, known as City House, was constructed.
- 4.13.6. The Site presently comprises City House, a three storey office block, set within the north west corner of the Site surrounded by car parking to the east and south.

Fuller Long



1840 Cheam Parish Tithe Map



1871 Ordnance Survey Map



1896 Ordnance Survey Map



1935 Ordnance Survey Map



1956 and 1957 Ordnance Survey Map



Current Aerial Imagery

Figure 4: Historic Maps and Current Aerial Imagery, 1840 to Present.

5 IMPACTS OF PREVIOUS DEVELOPMENT, ARCHAEOLOGICAL POTENTIAL, AND POTENTIAL DEVELOPMENT IMPACTS

5.1 IMPACTS OF PREVIOUS DEVELOPMENT

- 5.1.1. Agricultural activity within the Site, prior to its development in the late 19th century, has the potential to have truncated any archaeological remains within the site as a result of ploughing and cutting of drainage ditches.
- 5.1.2. The Site subsequently underwent two phases of built development, comprising two houses in the late 19th century, and the present City House in the second half of the 20th century. These developments will have truncated archaeology within their footprints as a result of groundworks, including laying of foundations, ground investigation works, cutting of service trenches, levelling of ground levels, excavation of drainage channels, and landscaping.
- 5.1.3. It is expected that the areas of greatest previous impacts on archaeological remains will be focused within the north of the Site, where the buildings themselves were located, but truncation associated with these phases of development is expected to varying degrees across the entire Site.

5.2 ARCHAEOLOGICAL POTENTIAL AND SIGNIFICANCE

- 5.2.1. The archaeological potential of the Site, by period, is summarised in Table 3. Where a moderate or high potential for finds has been identified, this will be discussed in more detail below, and an assessment of their likely significance will be given. Significance is a concept that forms the foundation of conservation philosophy. The NPPF states that heritage ‘assets are an irreplaceable resource and should be conserved in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of existing and future generations’ (Ministry of Housing, Communities & Local Government, 2023).

Period	Potential
Palaeolithic	Low for features, low for finds
Mesolithic	Low for features, low for finds
Neolithic	Low for features, low for finds
Bronze Age	Low for features, low for finds
Iron Age	Low for features, low for finds
Roman	Low for features, low for finds
Anglo-Saxon/Early Medieval	Low for features, low to moderate for finds
Medieval	Low for features, moderate for finds
Post-Medieval	Moderate to high for features, moderate to high for finds
Modern	Moderate to high for features, moderate to high for finds

Table 3: Archaeological Potential.

ANGLO-SAXON – LOW POTENTIAL FOR FEATURES, LOW TO MODERATE POTENTIAL FOR FINDS

- 5.2.2. Sutton has existed as a settlement since the Anglo-Saxon period, and the Church of St Nicholas, a Medieval church, may have replaced an earlier Anglo-Saxon church. Considering the Site's proximity to a likely focal point of settlement during the Anglo-Saxon period, though the Site itself was most likely agricultural land it is considered to have potential for isolated finds associated with nearby settlement activity. If present, these finds are most likely to be residual and of no more than local significance.

MEDIEVAL – LOW POTENTIAL FOR FEATURES, MODERATE POTENTIAL FOR FINDS

- 5.2.3. Though the Site was likely located within the agricultural hinterland of Sutton during the medieval period, due to the proximity of the Site to the settlement core, the Site is considered to have a moderate potential for finds dating to this period. Such finds would most likely comprise isolated finds of pottery, deposited as a result of manuring the fields. If present, such finds would be of no more than local significance.

POST-MEDIEVAL AND MODERN – MODERATE TO HIGH POTENTIAL FOR FEATURES, MODERATE TO HIGH POTENTIAL FOR FINDS

- 5.2.4. The Site was developed by the end of the 19th century and comprised two houses with front and rear gardens. It was subsequently redeveloped in the second half of the 20th century when these houses were demolished and the existing building, a three storey office block, was constructed within the Site.
- 5.2.5. The Site has potential for features dating to the late post-medieval and modern periods, associated with both of these phases of development. Such features could include evidence of foundations, site drainage or service trenches. The Site also has potential for finds associated with this Site use, most likely comprising CBM. If present, such features and/or finds are considered to be of negligible significance.

5.3 POTENTIAL DEVELOPMENT IMPACTS

- 5.3.1. This section will set out the development proposals, and likely development impact on any potential archaeological remains within the Site.
- 5.3.2. The Site is proposed for redevelopment comprising a thirteen storey mixed use block with commercial units on the ground floor and residential units on the floors above. For full details of the scheme, please see the plans submitted as part of this application.
- 5.3.3. Any disturbance or truncation (physical development effects) of buried archaeological remains identified within the Site would primarily result from groundworks associated with demolition of the existing three storey City House, and construction of the new residential block. Such groundworks would likely include:
- Pre-construction impacts associated with demolition and ground investigation works;
 - Ground reduction;
 - Construction groundworks including excavation of building foundations, service trenches, and stripping;
 - Excavation of new site drainage channels; and
 - Landscaping and planting.
- 5.3.4. Groundworks undertaken in relation to the proposed development have the potential to result in the damage to or loss of buried archaeological remains which may be present within the Site.
- 5.3.5. If further archaeological mitigation measures are required prior to development of the Site, it is suggested that such measures could take place post-determination, supported by an appropriately worded planning condition, though this decision ultimately rests with the archaeological advisor to the Local Planning Authority.

6 CONCLUSIONS

- 6.1.1. This archaeological desk-based assessment draws together the available archaeological, historical, topographical and landuse information in order to clarify the archaeological potential of City House, Sutton Park Road, which is proposed for redevelopment. The assessment addresses the information requirements set out in the NPPF.
- 6.1.2. There is one Scheduled Monument located 510m north of the Site, but no Scheduled Monuments located with the Site or in its immediate vicinity. The Site is not located within an Archaeological Priority Area, but Sutton APA is located 5m north of the Site and covers areas of likely early medieval, medieval and post-medieval settlement at Sutton.
- 6.1.3. During the Anglo-Saxon, Medieval and Post-Medieval periods, the Site was likely part of Sutton's agricultural hinterland, therefore evidence of direct settlement within the Site is considered unlikely. However, considering the Site's proximity to Sutton's historic core, there is potential for isolated finds dating to these periods.
- 6.1.4. The Site was first developed by the late 19th century and redeveloped in the second half of the 20th century. Features and finds associated with these phases of development are likely within the Site, but they are not considered to be of archaeological significance. These phases of development will likely have resulted in some truncation of any archaeological remains or geological deposits within the Site, but this impact is generally expected to be most concentrated within the north of the Site.
- 6.1.5. The Site is considered to have low potential for archaeology of any significance and we would recommend no further archaeological mitigation measures for this Site. However, if further archaeological mitigation measures are required prior to development of the Site, it is suggested that this could take place post-determination, supported by an appropriately worded planning condition, though this decision ultimately rests with the archaeological advisor to the Local Planning Authority.

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APPENDIX ONE: GAZETTEER OF SELECTED RECORDED HERITAGE ASSETS

ARCHAEOLOGICAL PRIORITY AREAS

Ref	Name	Period	HE and HER Refs
-	Sutton APA	Early Medieval, Medieval and Post-Medieval	77929
-	North Downs Fringe and Springline APA	Prehistoric	77426
-	Cheam APA	Early Medieval, Medieval and Post-Medieval	77775

DESIGNATED HERITAGE ASSETS

Ref	Name	Asset type	Grade	HE and HER Refs
-	Milestone in Sutton High Street	Scheduled Monument	-	1001998
LB1	Sutton Baptist Church including the church hall and Sutton Baptist Church Sunday School	Listed Building	Grade II*	1357638
G	Church of St Nicholas	Listed Building	Grade II*	1065629
-	Gibson Mausoleum in the churchyard of St Nicholas, Sutton	Listed Building	Grade II	1065630
-	26 AND 28, HIGH STREET	Listed Building	Grade II	1183524
-	Trinity United Reformed/Methodist Church and Hall	Listed Building	Grade II	1200708
-	Sutton Police Station, Gate Piers and Police Lamps	Listed Building	Grade II	1244322
-	WALLS SET AGAINST PARTY WALL OF NUMBERS 101-103	Listed Building	Grade II	1357639
-	Sutton War Memorial	Listed Building	Grade II	1440302
-	Tomb of the Hall family in the churchyard of St Nicholas	Listed Building	Grade II	1449841
-	Tomb of Cecil Talbot in the churchyard of St Nicholas	Listed Building	Grade II	1449867
-	Tomb of Elizabeth Beacham, in the churchyard of St Nicholas	Listed Building	Grade II	1449874

-	Headstone with a relief carving of the Good Samaritan, in the churchyard of St Nicholas	Listed Building	Grade II	1449875
-	The Cock sign on Sutton High Street	Listed Building	Grade II	1450261
-	Sutton High Street Crossroads	Conservation Area	-	-
-	Grove Avenue	Conservation Area	-	-
-	Landseer Road	Conservation Area	-	-

OTHER SELECTED RECORDED HERITAGE ASSETS

Ref	Name	Period	HER Ref
A	Neolithic flints	Neolithic	97178
B	Neolithic flints	Neolithic	147285
C	Tree clearance holes	Bronze Age	103175
D	Bronze Age Finds, Iron Age Pits, and Roman Findspots	Bronze Age, Iron Age and Roman	149265 131865 112719
E	Early Medieval Settlement	Anglo-Saxon	119409
F	Pre-Conquest Churches	Anglo-Saxon	96140 125380
G	Ploughsoil, Rubbish Pits and Post-Holes	Anglo-Saxon to Medieval	96840 118328
H	Church of St Nicholas	Medieval	1065629
I	Green glazed jug	Medieval	127558

Thank you for viewing our Heritage Statement.

If you have any queries or would like to discuss anything further with us please don't hesitate to get in contact hello@fullerlong.com

