

TFL_PSF_9131 SITE INVESTIGATIONS: SMALL SITES INITIATIVE SITE OPPOSITE COLLIERS WOOD STATION, MERTON, SW19 2BN

Site Ref. 2546

Archaeology Desktop Review

OCTOBER 2017




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Site Opposite Colliers Wood Station, Merton, SW19 2BN

Archaeology Desktop Review

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CONTENTS

1 INTRODUCTION.....	3
1.1 Background	3
1.2 Scope of Works	3
1.3 Limitations	3
2 SITE OVERVIEW.....	4
3 DATA SOURCES.....	4
4 BASELINE CONDITIONS.....	5
4.1 Designated Heritage Assets	5
4.2 Un-designated Heritage Assets	5
5 CONCLUSIONS.....	13
FIGURES	14

FIGURES

Figure 1: Designated and Un-Designated Heritage Assets within the Study Area	14
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1 INTRODUCTION

1.1 Background

Arcadis Consulting (UK) Limited (Arcadis) has been commissioned by Transport for London (TfL) 'the Client' to undertake a number of technical surveys for a Site opposite Colliers Wood Station, Merton ('the Site').

TfL is aiming to divest a number of small sites to enable prospective regeneration. The objective of this archaeology desktop review is to identify potential development constraints due to archaeology conditions on the Site.

1.2 Scope of Works

The scope of the review is to carry out a desktop search of publicly available information on designated and un-designated heritage assets within a study area of 500m of the Site boundary. Using this information, a brief assessment of potential heritage/archaeological constraints and opportunities at the Site has been made, focusing on key constraints. The review also highlights when a Site should be subject to further detailed assessment (i.e. additional scope) to support a planning application for any future development.

1.3 Limitations

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2 SITE OVERVIEW

The Site is located on the High Street, Colliers Wood, opposite Colliers Wood Underground Station, in the London Borough of Merton (NGR 526759 170363). The rectangular piece of land covers an area of 0.02 ha and is currently a carpark. To the north-west is Oslo Court and to the rear of these flats lies Wandle Park. To the south-west is Baltic Close, to the north-east is 192 High Street and to the south-east are advertising hoardings fronting the High Street.

3 DATA SOURCES

Records for the Site and a 500m study area were examined. Data was obtained for designated heritage assets from the Heritage List for England on 29th May 2017 and for un-designated heritage assets and Archaeology Priority Areas (APA) from the Greater London Historic Environment Record (GLHER) on the 19th May 2017. Information of Conservation Areas and Locally Listed Buildings was obtained from Merton Council's website and details on other designations was obtained from the Defra's MAGIC website (<http://www.magic.gov.uk/MagicMap.aspx>).

Numbers in brackets in the text are unique identifiers assigned to heritage assets for the purposes of this report. A list of all heritage assets including archaeological events can be found on Tables 1 and 2. All heritage assets and APAs are shown on Figure 1.

4 BASELINE CONDITIONS

4.1 Designated Heritage Assets

There are no Scheduled Monuments within the Site boundary however there is one within the study area; the Augustinian Priory of St Mary at Merton which is located 0.4km to the south-west of the Site (1). There are eight Listed Buildings within the study area, all Grade II, but none within the Site boundary. One Listed Building - Colliers Wood Train Station - is located opposite the Site (Table 1). There are no Registered Parks and Gardens within the study area.

The Site lies within The Wandle Valley Conservation Area as defined by Merton Council. A brief history of the Wandle Valley is included in the Conservation Area Character Appraisal (http://www.merton.gov.uk/sub_area_2_appraisal.pdf). This area had formed a particular focus for riverside industry from at least the medieval period onwards, with several corn mills being located along this stretch of the river during that period. This type of industry was supplanted in the post-medieval period by textile working, initially cloth fulling, and calico bleaching and subsequently textile printing particularly at the works of Arthur Liberty and of William Morris. Flour milling continued at the Merton Mill until the 1st World War. It is also the site of a historic river crossing over the Wandle. The Colliers Wood High Street, roughly follows the route of the Roman Road, Stane Street. The north-west corner of Wandle Park once formed part of the grounds of Wandlebank House to which Wandle Lodge, a 19th Century building, provides a surviving link.

There are no Locally Listed Buildings within the Site confines however there are several within the study area. A comprehensive list is not available online or from the GLHER, however The Wandle Valley Conservation Area Character Appraisal does show the Locally Listed Buildings which are in close proximity to the Site. Nos. 180-182 High Street, Colliers Wood (Royal Standard Public House) as well as No. 220 (Millers Mead) and 222 (Royal Six Bells Public House) are all on the Local List. On Wandle Bank, Connolly's Mill (now known as Nos. 37 to 50 Kendall Court) is on the Local List as well as a stone sculpture near Wandle Bank footbridge (near Bygrove Road).

There are four APAs within the Study Area; Lavender Park, Merton Priory, Stane Street and Wandle Valley/Colliers Wood. The Site lies within the Wandle Valley/Colliers Wood APA which follows the course of the Wandle River between the railway line at the northern edge of Wandle Meadow Nature Park and Morden Hall Park. It is classified as Tier 2 because it is an area of historic industry and also because of the concentration of earlier sites around the crossing point of Stane Street over the Wandle. Remains of the Priory's outer precincts may be located within the APA. The Site also lies on the boundary of the Stane Street APA, formed of an area flanking Stane Street Roman Road which follows the line of the High Street at this location. It has been classified as a Tier 2 APA because of the potential to reveal elements of the road itself or of roadside activity and settlement. Whilst APAs do not receive statutory protection they have been identified in the Council's local plan as areas where potential for below-ground archaeological remains to survive is high and where archaeological investigations are therefore likely to be required. Historic England's website provides more information about APAs and the different levels of sensitivity to development (<https://www.historicengland.org.uk/services-skills/our-planning-services/greater-london-archaeology-advisory-service/greater-london-archaeological-priority-areas/>).

4.2 Un-designated Heritage Assets

There are 50 un-designated heritage assets although none within the Site boundary (Table 2). The area has been actively investigated, with 28 'events' or archaeological investigations recorded as carried out within the study area, including trial trench evaluations, watching briefs and excavations.

Prehistoric palaeo-channels were recorded during an evaluation in 1997 on the High Street, Colliers Wood (12). These formed part of a braided system of the River Pickle/Wandle, and confirmed that this area has been marshy and low-lying since at least the prehistoric period. Despite its waterlogged character the area was utilised by prehistoric groups as evidenced by a findspot of three prehistoric handaxes found in Priory grounds (13). Bronze Age agricultural features have been recorded by archaeological excavations along Western Road, Merton (14).

The Site lies adjacent to the Roman road Stane Street which ran from London to Chichester (16) and follows the line of the High Street in Colliers Wood. The area flanking the Roman road has been prioritised as an APA. Excavations (15) have revealed the road surface and accompanying drainage ditches and earthen banks to the road, which may have passed through a ford over the River Wandle just to the south-west. Some Roman sherds were found in the excavations of the priory chapter house and Roman building material was found in a medieval bridge over the river.

Previous courses of the River Wandle in medieval period have been mapped (29, 38 and 46). Merton High Street and the surrounding area was prone to flooding and medieval and post-medieval flooding deposits have been recorded here (11,19).

Merton Priory (1 and 41), sometimes referred to as Merton Abbey, was one of the largest in the country. Situated by the River Wandle and built across the line of Stane Street it was founded in 1117 for Augustinian canons. Now largely demolished, remains of a cloister (23), church (24), chapter house (25) and infirmary (22) have been found by excavation. A monastic textile mill (28), fishponds (39), drains and cemetery (26) have also been recorded. The River attracted industries such as iron working (27) and corn milling (50) from the medieval period.

During the 17th and 18th centuries, the ruins of the sacked priory were gradually replaced by mills as heavy textile industry developed along the River Wandle. A Calico Factory was established in 1724 within Merton Priory grounds (46, 48) and some traces of the industry dating to the 18th and 19th century were recorded during an evaluation on Colliers Wood High Street in 1997 (51). 18th century or earlier copper mills were sited at the north-eastern corner of the Priory (49) and a leather working industry was established on Wandle Bank (53). 19th century watercress beds are marked on historic maps on Colliers Wood High Street and have been detected by evaluation (56).

The Site of the late 18th century Wandlebank House (54) lies to the north-west and Wandle Park was formed from its grounds and opened to the public in 1907.

Historic OS maps show that the Site itself was occupied by one of a row of houses with narrow garden plots from the early 1870s or earlier. These were demolished at some point before 1935.

Table 1: Designated Heritage Assets (Scheduled Monument and Listed Buildings)

ID Number	Grade	Asset Name	NGR	GLHER Number
1		Scheduled Monument - Augustinian Priory of St Mary at Merton, founded 1117. This large site included the church with Lady Chapel, cloister and associated ranges, including a probable infirmary complex, possible royal lodgings and outbuildings.	TQ 2641 6976	MLO10782 and DLO13263
Listed Buildings				
2	II	13 Wandle Bank. Row of houses, early-mid 19th century.	TQ 26581 70265	DLO25499 and MLO90528
3	II	70 Christchurch Road, mid 19th century house.	TQ 26811 70076	MLO90466 and DLO25437
4	II	Colliers Wood London Regional Transport Station, 1926.	TQ 26798 70369	MLO90446 and DLO25417
5	II	Drinking fountain in Wandle Park about 5 yards to north of southern entrance, 1907.	TQ 26750 70458	MLO90495 and DLO25466
6	II	Portion of wall on the west side of river pickle between merton high street and merantun way, medieval part of precinct wall to Merton Priory.	TQ 26657 70041	MLO90560 and DLO25543

ID Number	Grade	Asset Name	NGR	GLHER Number
7	II	Singlegate School, 1897 and undated gatepiers, Christchurch Road.	TQ 26853 70270	MLO86140 and DLO25510
8	II	16 Wandle Bank, Colliers Wood, cottage, 1840.	TQ 26574 70303	MLO90391 and DLO25362
9	II	17 Wandle Bank, Colliers Wood, cottage, 1840.	TQ 26573 70307	MLO103060 and DLO25362

Table 2: Un-Designated Heritage Assets

ID Number	Asset Name	NGR	Description	GLHER Number
10	Byegrove Road, Collier's Wood	526624 170594	Flood deposit, peat.	MLO67730
11	Holmes Road, Wimbledon	526435 170198	A sequence of flood deposits associated with the River Wandle were found during a watching brief carried out by the Museum of London Archaeology Service in 1994.	MLO66142
12	High Street Colliers Wood, [Retail Park], Merton	526728 170036	Prehistoric palaeo-channels were recorded during an evaluation in 1997. These formed part of a braided system of the River Pickle/Wandle, and confirmed that this area has been marshy and low-lying since at least the prehistoric period.	MLO71555
13	Station Road area	526750 170150	Prehistoric axe.	MLO484
14	Western Road, [Former Kings College Sports Ground], Merton	527130 169980	Middle Bronze Age to Late Bronze Age agricultural features were identified through excavation by the Department of Greater London Archaeology in 1989. Part of a possible Banjo enclosure, three linear ditches and a pit were recorded.	MLO22508
15	High Street Colliers Wood, [Retail Park], Merton	526650 170160	Excavations in 1997-1999 revealed extensive remains of part of Stane Street Roman Road. This included the road surface, and accompanying drainage ditches and earthen banks. The road may also have passed through a ford in this area.	MLO71558
16	High Street Colliers Wood, Merton	527026 170803 to 525698 168652	Route of the Roman road Stane Street.	MLO71557
17	Station Road	526525 169925	Findspot of Roman pottery.	MLO70941
18	Station Road	526700 170201	Roman ditch.	MLO57231
19	Merton High Street	526550 170370	Medieval flood deposit, surface 1485 AD to 1600 AD.	MLO22515
20	Merton High Street	526550 170370	Medieval ditch, post hole, stake hole.	MLO22514
21	Station Road	526605 169955	Medieval surface.	MLO28196
22	Station Road	526605 169955	Infirmary to Merton Priory, Medieval.	MLO28201
23	Station Road	526605	Cloister to Merton Priory, Medieval.	MLO28205

Archaeology Desktop Review

ID Number	Asset Name	NGR	Description	GLHER Number
		169955		
24	Station Road	526605 169955	Church to Merton Priory, Medieval.	MLO28210
25	Station Road	526605 169955	Chapter House to Merton Priory, Medieval.	MLO28211
26	Merantum Way, [Savacentre], Merton	526544 169937	Medieval cemetery to Merton Priory. Evaluations in 2006 showed that the area under the petrol station has been extensively truncated.	MLO28208
27	Colliers Wood, 2CW (Land bordered by Bennett's Ditch, the river Wandle & Merantun Way)	526470 169830	Medieval ironworking site. An archaeological evaluation carried out by MOLAS 2003. The remains of a medieval road, and ditches were recorded, as was a layer of burnt brickearth containing iron working remains.	MLO97926
28	Colliers Wood, 2CW (Land bordered by Bennett's Ditch, the River Wandle & Merantun Way)	526530 169840	Medieval mill. An archaeological evaluation carried out by MOLAS 2003. The evaluation revealed a 12th-13th century mill believed to belong to Merton Priory.	MLO97927
29	Colliers Wood, 2CW (Land bordered by Bennett's Ditch, the River Wandle & Merantun Way)	526440 169725	Previous river course found by an archaeological evaluation carried out by MOLAS 2004.	MLO97928
30	Colliers Wood, 2CW (Land bordered by Bennett's Ditch, the River Wandle & Merantun Way)	526440 169725	Medieval post, wall, floor, iron working site, foundation, road, drain, ditch found by an archaeological evaluation carried out MOLAS 2003-2004.	MLO97929
31	Colliers Wood, 2CW (Land bordered by Bennett's Ditch, the River Wandle & Merantun Way)	526520 169840	Medieval building, head race, tail race, furnace, tank, cellar found by an archaeological excavation carried out by MOLAS 2002.	MLO97930
32	Colliers Wood, 2CW (Land bordered by Bennett's Ditch, the River Wandle & Merantun Way)	526520 169840	Medieval fishpond, drain and ditch found by an archaeological excavation carried out by MOLAS 2003.	MLO97931
33	Colliers Wood, 2CW (Land bordered by Bennett's Ditch, the River Wandle & Merantun Way)	526520 169840	An archaeological excavation carried out by MOLAS in 2004. recorded the foundations of a number of medieval buildings, river channels, a potential bridge abutment, and a medieval trackway.	MLO97932
34	Merantun Way, [Savacentre], Merton/Colliers Wood	526581 169978	A medieval wall foundation was uncovered during a watching brief by Lindsey Archaeological Services in 2005 to 2008, when excavations were occurring within the area of the Priory.	MLO100503
35	Mill Road/Merton High Street, Merton	526429 170098	A medieval pit and a linear ditch were found through excavation at Mill Road and Merton High Street, by MOLAS in 1992.	MLO59006
36	Colliers Wood [land bordered by Bennett's Ditch, River Wandle and	526520 169840	Wall foundations of unknown to 16th Century date found during an archaeological watching brief by MOLAS in 2004.	MLO98140

Archaeological Desktop Review

ID Number	Asset Name	NGR	Description	GLHER Number
	Merantun Way], Merton			
37	Station Road (former allotment area)	526650 170050	Medieval road.	MLO553
38	Merantum Way, [Merton Abbey Mills], Merton,	526562 169808	A palaeochannel, the former route of the medieval channel of the River Wandle, identified during geophysical and geotechnical works in 1999.	MLO77184
39	Colliers Wood, 2CW (Land bordered by Bennett's Ditch, the River Wandle & Merantun Way)	526520 169829	An archaeological excavation carried out by MOLAS in 2003 revealed two medieval fish ponds and east-west aligned overflow drain.	MLO97931
40	Colliers Wood, 2CW (Land bordered by Bennett's Ditch, the River Wandle & Merantun Way)	526520 169829	An archaeological excavation carried out by MOLAS in 2004.revealed the foundations of a number of medieval buildings, river channels, a potential bridge abutment, and a medieval trackway.	MLO97933
41	Merton High Street to Liberty Avenue,	526411 169768	Site of the precinct of the medieval Merton Priory.	MLO10782
42	Merantun Way, [Savacentre], Merton/Colliers Wood	526497 169985	A possible 16th century demolition layer was uncovered during a watching brief by Lindsey Archaeological Services in 2008.	MLO100502
43	Wandle Park, Merton	526658 170296	An infilled 18th century mill pond was identified in a test pit during a watching brief undertaken in Wandle Park by MOLAS in 1995.	MLO62589
44	Merton High Street	526605 170205	Post-medieval bridge.	MLO72055
45	Merantun Way, [Savacentre], Merton/Colliers Wood	526498 169985	The foundations and demolition debris of 19th to 20th century buildings were uncovered during a watching brief by Lindsey Archaeological Services in 2005-2008.	MLO100501
46	Bennett's Ditch/River Wandle/Merantun Way,	526638 169911	A number of 18th century calico trenches were found through excavation by MOLAS in 2001.	MLO77191
47	Merantun Way/Bennett's Ditch	526615 169872	Ditches, a demolition layer and an alluvial deposit dated to the 17th century were recorded during an evaluation in 2001.	MLO76138
48	Mill Road/Merton High Street	526429 170098	16th Century to 19th Century buildings and other features including cess pit, drain, well, soakaway, ditch, cellar, calico mill? Found through excavation by MOLAS in 1992.	MLO59005
49	Merantum Way, [Savacentre], Merton,	526517 170112	Site of a copper mill thought to have been established before 1719. Copper mills continued on this site until around the late 19th century.	MLO513
50	Wandle Bank	526568 170554	A corn mill was located in the vicinity of Wandle Bank, from the late 13th century. The timber building was rebuilt in brick in the late 18th century. In the 1920s the site became a currying works for the Connolly brothers leather, manufacturers	MLO529

Archaeology Desktop Review

ID Number	Asset Name	NGR	Description	GLHER Number
51	High Street Colliers Wood, [Retail Park], Merton	526653 170156	Some traces of the calico industry dating to the 18th and 19th century were recorded during an evaluation in 1997. This included a possible ditch or channel.	MLO71559
52	Merantum Way, [Savacentre], Merton,	526528 170097	A layer of demolition deposits, probably Victorian in date, was recorded here during an evaluation in 2005.	MLO99465
53	Wandle Bank	526522 170627	The remains of 19th century buildings, possibly associated with an early phase of the Connolly Leather Works and with the 19th century Wandlebank Villa, were found through excavation at Wandle Bank by Thames Valley Archaeological Service in 1.	MLO100837
54	Wandle Bank	526599 170516	The remains of an 18th century building associated with Wandlebank House were found through excavation by MOLAS in 1993.	MLO58883
55	Merantum Way, [Savacentre], Merton	526535 170082	This is the site of a board mill known to have been in operation at least between 1933 and 1986. It had a railway sidings to a now demolished railway line, and ran on the River Wandle.	MLO515
56	High Street Colliers Wood, [Retail Park], Merton,	526723 170132	Site of watercress beds seen on OS maps of the period. In 2007 an evaluation recorded a clayey silt layer thought to be associated with this use.	MLO71904
57	Wandle Bank, [Connolly Leather Works (Southern Area)], Wimbledon:	526517 170510	A 19th century water feature, probably a lake associated with the ornamental garden of Wandlebank House, was recorded through excavation at the Connolly Leather Works, Wimbledon, by Thames Valley Archaeological Services in 1999.	MLO74162
58	Holmes Road, Wimbledon {19th century	526435 170198	A late 19th century foundation bedding deposit was identified during a watching brief at Holmes Road, Wimbledon, by MOLAS in 1994.	MLO66143
59	Merton High Street	526510 170410	Findspot of undated pottery.	MLO22516
Events				
60	Merantun Way, Bennett's Ditch and River Wandle, [Land bordered - 2CW]	526573 169824	Excavations and Watching Briefs.	ELO6330
61	Merantum Way, Bennett's Ditch and River Wandle, [Land bordered - 2CW],	526564 169903	Watching Brief.	ELO6287
62	Merantun Way, Bennett's Ditch and River Wandle, [Land bordered - 2CW],	526647 169901	Excavation and Evaluation.	ELO6289

Archaeological Desktop Review

ID Number	Asset Name	NGR	Description	GLHER Number
63	Merantum Way, (Merton Abbey Mills and Savacentre sites), Merton,	526678 169945	Excavation.	ELO4065
64	Merantum Way, (Savacentre - Petrol Station), Merton,	526472 169950	Evaluation and Watching Brief.	ELO7119
65	High Street (No 125), Colliers Wood, Merton, SW19:	526774 170315	Evaluation.	ELO13114
66	Merantun Way, [Savacentre] Merton/Collierswood:	526547 170016	Watching Brief.	ELO7954
67	Wandle Bank, [Connolly Leather Works (Southern Area)], Wimbledon:	526504 170513	Evaluation.	ELO3046
68	Merantum Way, (Merton Savacentre), Merton	526528 170097	Evaluation.	ELO7953
69	Wandle Bank, [Connolly's Leather Site C], Wimbledon:	526593 170556	Evaluation.	ELO9999
70	Mill Road and Merton High Street, Merton	526429 170098	Evaluation.	ELO9993
71	High Street Colliers Wood, Christchurch Road, Priory Road, River Pickle, (Area bounded by)	526728 170036	Evaluation.	ELO2951
72	High Street Colliers Wood, Christchurch Road, Priory Road, River Pickle, (Area bounded by),	526673 170189	Excavation.	ELO8848
73	Merantun Way, Bennett's Ditch and River Wandle, [Land bordered by],	526629 169896	Trial Trenching Evaluation.	ELO636
74	Merantum Way, [Savacentre], Merton/Collierswood,	526622 170140	Evaluation and Watching Brief.	ELO8846
75	Merantum Way, (Merton Abbey Mills and Savacentre sites), Merton,	526578 169916	Excavation.	ELO4065
76	Mill Road and Merton High Street, Merton	526417 170122	Evaluation.	ELO9993
77	Merantum Way, Bennett's Ditch and River Wandle, [Land Bounded by]:	526548 169834	Geophysical Survey.	ELO635
78	Christchurch Road, [Tandem Works], Colliers Wood:	526991 169938	Evaluation.	ELO3009
79	Western Road, [Former Kings	527296 169930	Evaluation.	ELO3770

Archaeology Desktop Review

ID Number	Asset Name	NGR	Description	GLHER Number
	College Sports Ground], Merton			
80	High Street Colliers Wood, Christchurch Road, Priory Road, River Pickle, [Area bounded by]	526730 170253	Watching Brief.	ELO8849
81	Merantum Way, (Merton Abbey Mills), Merton,	526556 169909	Evaluation.	ELO4063
82	Merantum Way (Merton Priory and Savacentre site), Merton	526615 169938	Excavation.	ELO4066
83	Merantum Way, (Merton Abbey Mills), Merton	526594 169906	Evaluation.	ELO4064
84	Merantum Way, Bennett's Ditch and the River Wandle, [Land bordered by]	526706 169911	Watching Brief.	ELO884
85	High Street Colliers Wood, Christchurch Road, Priory Road, River Pickle, (Area bounded by)	526730 170132	Evaluation.	ELO2951
86	Wandle Bank, [Connolly Leather Works - Northern Area], Wimbledon:	526462 170713	Evaluation.	ELO9996
87	Wandle Bank, [Connolly Leather Works - Central Area], Wimbledon:	526497 170672	Evaluation.	ELO9997
88	All Saints Road (No 55), Colliers Wood, Merton, SW19 1BU	526394 170451	Evaluation.	ELO13274
89	High Street (No 125), Colliers Wood, Merton	526765 170299	Evaluation.	ELO13196
90	Holmes Road, Wimbledon	526421 170207	Watching Brief.	ELO3614
91	Merantum Way, (Savacentre), Merton	526630 170000	Watching Brief.	ELO4047
92	Merton Bus Garage	526545 170369	Evaluation and Excavation.	ELO4049
93	Byegrove Road, Collier's Wood	526624 170594	Watching Brief.	ELO2922
94	Burge and Gunson	526955 170755	Watching Brief.	ELO3121
95	Wandle Park, Merton	526658 170296	Watching Brief.	ELO4859
96	1-11 High Street, Colliers Wood	527030 170736	Evaluation.	ELO6038
97	1-11 High Street, Colliers Wood	527028 170740	Watching Brief.	ELO6677
98	Merantun Way, [Former Merton Abbey Mills site], Merton	526602 170074	Watching Brief.	ELO10021

5 CONCLUSIONS

Although the Site has potential for buried archaeological remains to exist, these heritage assets are not considered likely to prevent development on the Site. The key heritage constraints to development are that the Site lies within the Wandle Valley/Colliers Wood APA. As such there is a medium potential for Roman remains including possible survival of the road surface of Stane Street and roadside activity such as drainage ditches. The location of the Site has attracted settlement and industry in the past, being located between a Roman thoroughfare and the River Wandle. There is a medium potential for medieval and post-medieval industrial activity to survive on the Site. The Site may contain deposits from previous courses of the River and past flooding events. Waterlogged remains could be present which may offer good potential for survival of organic remains.

There are no Scheduled Monuments within the Site. There are eight Listed Buildings within the study area, all Grade II, but none within the Site boundary. One Listed Building - Colliers Wood Train Station - is located opposite the Site. There are no Registered Parks and Gardens within the study area. The Site lies within The Wandle Valley Conservation Area.

For any future planning application, the potential for below ground remains needs to be fully evaluated. The Greater London Archaeological Advisory Service (GLAAS) who advise the local planning authority are likely to recommend a full archaeological desk-based assessment and an evaluation to be undertaken prior to planning permission being determined. It is recommended that GLAAS are consulted at the earliest opportunity in order to clarify if any investigations such as trial trenching are required.

A full archaeological desk-based assessment would provide more information and a more detailed discussion of the Site and the potential impacts than is presented in this brief review. It would include a Site walkover, a visit to the record office to gather historic maps and relevant documentary evidence, a map regression exercise as well as preparation of distribution maps showing designated and un-designated heritage assets. The evaluation would likely consist of a programme of trial trenching and subsequent reporting. If heritage assets of significance are encountered during the evaluation stage, there may be a requirement for further recording in the form of an excavation or watching brief. This may be delivered through a post-determination condition.

FIGURES

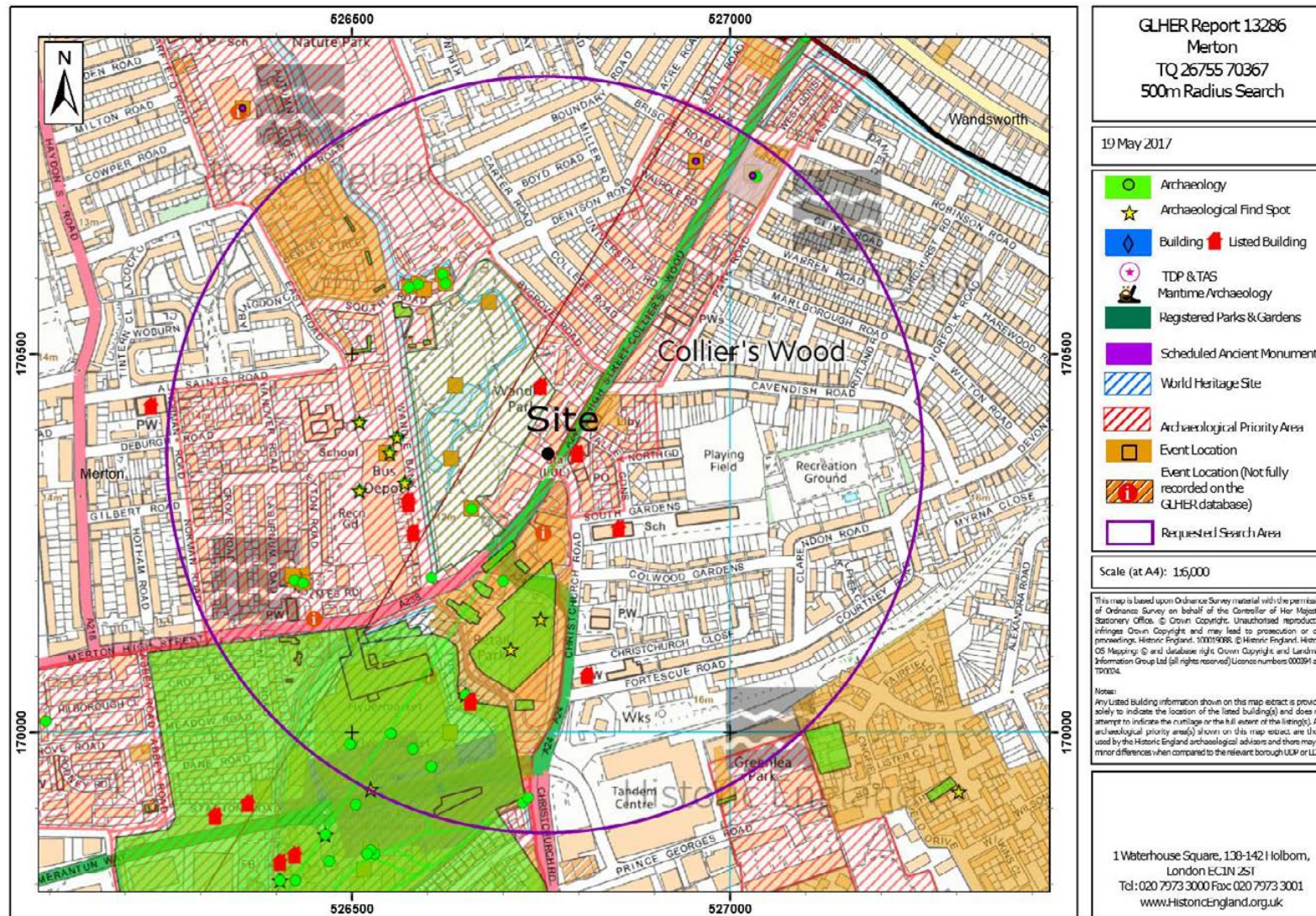


Figure 1: Designated and Un-Designated Heritage Assets within the Study Area

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