

Design for an excavation by Carshalton & District History & Archaeology Society at Honeywood, Carshalton, 2010

Site code	_____
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1. INTRODUCTION

Honeywood is a historic house – now a museum – which stands at the western end of Carshalton Ponds in the London Borough of Sutton. The building has been extensively researched in the last two decades. The museum service is planning to restore the garden to its Edwardian form and possibly provide some historical interpretation for various features on a small area of public open space to the west of the house. A detailed study of the garden has been made in preparation for this and there has also been a historical study of the land to the west of Honeywood. This work has been summarised in three documents which are enclosed with this design:

- *Honeywood: the site the building and its owners.*
- *The history of the land behind Honeywood.*
- *The Honeywood gardens: history structure and planting.*

This work has left several significant unanswered questions which it is proposed to address through the archaeological work in this research design.

2. THE HISTORY AND ARCHAEOLOGY OF THE SITE

2.1 Overview of the site

The site is bounded by Upper Pond, Pound Street, West Street and Festival Walk. At present the site is divided into two parts: Honeywood, on the east side facing Upper Pond which is now a museum belonging to the London Borough of Sutton and an area of open rough ground to the west which contains two ponds and is managed by the Council Parks Service.

In the mid-19th century the area was divided into five distinct properties (figure 1):

- Two houses at the east end of the site facing Upper Pond. These belonged to a single freeholder but were occupied by separate tenants. The house at the southern end was known as Honeywood while that to the north was called Wandle Cottage. Honeywood was demolished about 1884 and the name was transferred to Wandle Cottage. In this report the original Honeywood is called Honeywood I. Wandle Cottage is called that until about 1884 and thereafter referred to as Honeywood.
- The land to the west of Honeywood was the grounds of Wandle Lodge, a weather boarded house which stood next to Pound Street.
- The Pound Street frontage to the west of Wandle Lodge was the site of a brick police station from 1848 to 1920.
- To the north of the Police station and west of the garden of Wandle Lodge there was the Water House Pond. This had once extended over West Street. In the 1870s the pond was beautified by John Ruskin and has since been known as Margaret's Pool.
- The land to the north of all these sites was the grounds of the Old Rectory. This early 18th century brick house is still standing. A stream, now known as the Festival Walk Channel, ran across the rectory grounds from the Water Tower in the grounds of Carshalton House to Upper Pond.

Today there are two distinct water systems. One starts at the spring head in the grounds of Carshalton House, fills the lake there, passes under the Water Tower and West Street and then flows down the Festival Walk Channel into Upper Pond. There is also the remains of a channel which runs from Festival Walk along the south side of the Lodge Land. This once ended in a bath house close to North Street from which there must have been a culvert, either to the ponds or the canal in the Grove. This looks like a bypass channel around Upper Pond which could be used to keep the silt out of the pond or to allow it to be drained to catch any fish in it.

The other water system starts in Margaret's Pool. Some of the water comes from a spring fed pipe or culvert which runs into the southwest corner of the pond and some rises from the gravel. The water then flows over a weir, through the Wandle Lodge pond, over another weir, and then in to a culvert which passes under Honeywood's lawn, below the house and into Upper Pond.

Today the ponds and channels above Honeywood are generally dry and they only fill with water after an exceptionally wet winter.

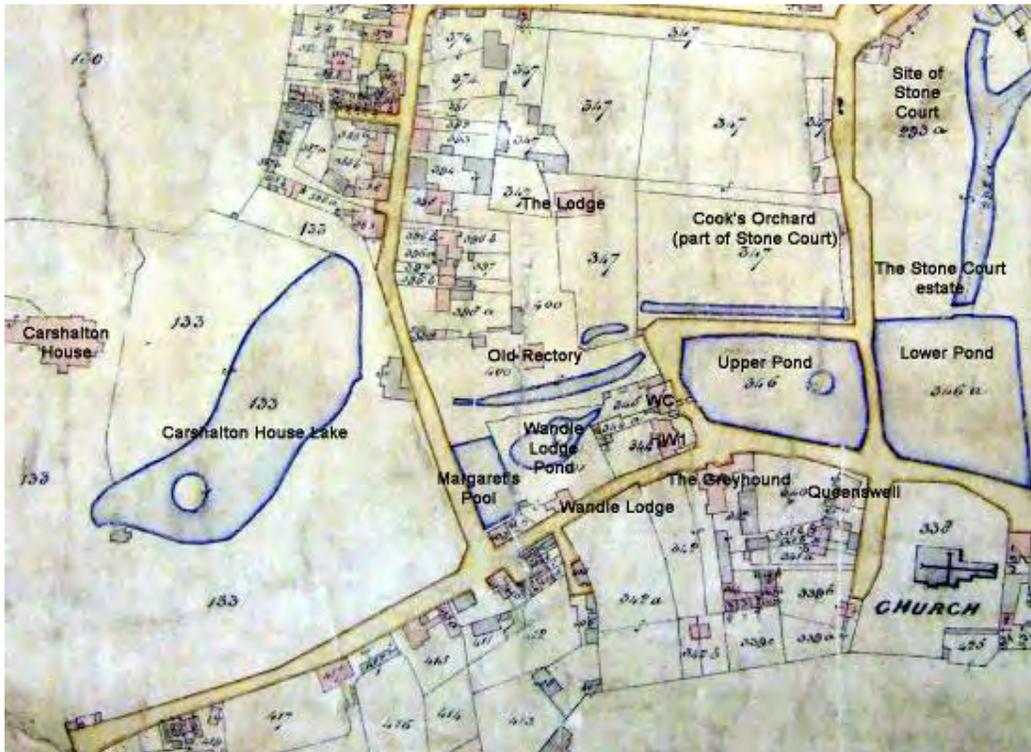


Figure 1 The 1847 tithe award map showing the area around Honeywood and Carshalton Ponds with various added names as used in the report. HW1 = Honeywood I, HC = Wandle Cottage later Honeywood.

2.2 Honeywood

2.2.1 Honeywood itself

When the Arundel map was made in the early seventeenth century the site of Honeywood was open ground crossed by five streams which ran from a line of springs along the edge of Pound Street opposite the Greyhound northeast to the river Wandle more or less on the line of the present Festival Walk channel. The map shows that Upper and Lower Ponds, Margaret's Pool and the Pond behind Honeywood did not exist (figure 2).¹



Figure 2. Detail from the Arundel Map which shows parts of Carshalton about 1620. A Site of the present Windsor Castle pub; B Spring head; C tuning from West Street into an unmapped area; D Site of Honeywood; E Site of Upper Pond; F Site of Lower Pond; G All Saints Church; H Stone Court.

As there is no direct documentary evidence for the construction of Honeywood we must rely on archaeology. There have been two excavations, one a very small examination of the gravels in the culvert undertaken during building work in 1990, the other on the site of Honeywood 1 between the present house and Pound Street in 1997 (trench HD). Further evidence can be derived from the present building and its fittings.

The earliest deposits in trench HD consisted of water laid gravel. This was covered with a layer of broken chalk with some Reigate stone and then by another layer of gravel.

In the western part of the trench the upper gravel layer was overlaid by a low east-west aligned chalk bank topped by stone blocks which appears to have formed the northern edge of a pond. The bank was backed by a distinctive layer of chalky clay which

¹ The map is in the Duke of Norfolk's Archives at Arundel Castle.

extended northwards from it. The eastern end of this bank appeared to be associated with the chalk bank and Reigate stone blocks which may have been part of a northward running channel or spill way. One of these blocks was overlaid by a 0.8 m wide chalk rubble foundation which continued the line of a flint and chalk chequer still standing within the present Honeywood. It seems likely that foundation [HD21] was part of Honeywood I and the alignment suggests that it is the same date as the chalk chequer wall A-A in the present Honeywood. If this is so, the underlying gravel and chalk rubble deposits, the pond and chalky clay predate the chequer building. They appear to represent the making up of the ground level and the creation of a pond which must have been fed by the springs along the edge of Pound Street as shown on the Arundel map.

In 1990 a tin glazed tile was found by workmen in the gravel in the culvert beneath the present Honeywood. The tile could be 16th century but the Arundel map shows there was then no building on the site. The corner of a similar tile was found at the Rotherhithe pot house at Southwark. This works started about 1638 and was a late producer of this type of polychrome floor tile.² This hints that there was a high status building on the site around the time that Arundel constructed his pond.

The next identifiable episode appears to be the construction of the flint and chalk chequer buildings of which some walls remain in the present Honeywood. The walls seem to be of one general style with flint and chalk chequer work on the outside and plain chalk on the inside. There are brick quoins at the corners, a brick offset on the outside just above the ground and brick dressings around a remaining window. However, there are variations in the quality of the chequer work which suggest that there may be two or more building episodes. There were a number of flint and chalk chequer buildings with brick dressings in the local area but none are closely dated.

The dating evidence from Honeywood is scanty. A clay pipe bowl of about 1660-80 was found in the Gravel below the north side wall of the culvert below the shop. However, this was not securely stratified and the culvert could also be an insertion into the building.

A few details in the house may date from the mid-seventeenth century such as the hinges on the north attic door.

It is likely that the chalk foundation [HD21] was the west wall of Honeywood I. The fact that it is aligned with a major wall in the present Honeywood suggests that the two buildings are the same date or that they were originally a single structure.

The two Honeywoods were set across the outflow from springs. This is odd, particularly as there was drier ground a few yards to the west, and it suggests that the buildings originally had some special purpose perhaps for fishing or a cold bath.

Very little can be said about either Honeywood I or Wandle Cottage in the first three quarters of the eighteenth century. Honeywood contains several pieces of woodwork such as the twisted banisters in the attic, and the front door which would have come from a house of some comfort and status. They have been reused but it seems likely that this reuse was within the house rather than from outside.

² Tyler, Betts and Stephenson 2008 p70-71 and p84 item <T42>.

A small brick building against the Pound Street wall may also be early 18th century. It is not clear whether it was originally a free standing building or an addition to Honeywood I but the round headed window on the Pound Street side suggests that it was more than a cottage.

The London Borough of Sutton's deeds trace the title of Honeywood from 22 June 1779 when the owner, Sarah Phillips of Newington Green leased both houses to Morphew Yarroway for 31 years. This was probably the renewal of the lease as the premises were said to be 'then in the tenure or occupation of the said M Yarroway and Mr John Burke'.³

Sarah Phillips insured Honeywood I and II on 20 April 1785:

On her house only in tenure of yarroway Timber merchant situated opposite Greyhound at Carshalton in Surrey stone and tiled not exceeding Four Hunderd Pounds.

House only adjoining in tenure Bourke Merchant Stone timber & tiled not exceeding Three hundred pounds.⁴

Sarah Phillips died in 1790 and left the freehold in trust for her heirs.⁵ They and their successors held it until 1848 when it was sold to William Lamplough. The two houses were occupied by a succession of tenants often for fairly short periods of a few years to a decade or so.

By 1881 Wandle Cottage was leased by John P Kirk and his wife Leah.⁶ He acquired the freehold of both houses in 1883 and he soon demolished the original Honeywood and after transferred the name to Wandle Cottage which has been called Honeywood ever since. In or about 1898 he replaced the weather boarded north wing with the present brick wing.⁷ This appears to have been built as a service area. There was a wash house at the back of the ground floor, while the front (now the second tea-room) appears to have been a store. This was perhaps a substitute for a cellar since one could not be excavated because of the high water-table.

Kirk added the Edwardian wing in 1902. A photocopy of the architect's plans survives in the collections of the Carshalton History and Archaeology Society. They are dated February 1902, and are marked 'H. Wakeford & Sons, 167 Clapham Road, London'. They show the use of the rooms in the extension and the adjacent parts of the house. The ground floor of the extension contained a billiards room and drawing room, while the first floor had extra bedrooms and a nursery. This extension turned Honeywood into a well-appointed upper middle-class house which included a large nursery. As Kirk was about 67 in 1903 it is likely that Honeywood was being turned into a family home for his adopted daughter Lily and her husband, Henry Edwards.

³ Sutton Legal deed bundle 6 p1

⁴ Guildhall. Sun Fire Office policy. Vol.328 policy 503904.

⁵ Sutton Legal deed bundle 6 p4.

⁶ 1881 census RG11/756 p58 and 59.

⁷ CADHAS have a photocopy of plan relating to the drainage arrangements for the rebuilt wing which is dated 2 April 1898. (Copy in Sutton Local Studies collection).

John Pattinson Kirk died in 1913 leaving all his cash and personal effects to his adopted daughter Lily. Honeywood was left in trust for her children but Lily was to have the right to occupy it for life and it could not be sold without her consent.

In 1939 Honeywood was sold to Carshalton Urban District Council. It was used for offices and various social functions and then converted into a museum which opened in 1990.

2.2.2 The Edwardian garden

The Museum Service is considering submitting a bid to the Heritage Lottery Fund for the restoration of the garden. A study of the gardens history and structures has been made. Two former plant beds have been identified from rather poor air-photos dating from the 1920s or 1930s (figures 3 and 4). The exact position and shape of these beds is not entirely clear.



Figure 3. Honeywood from the southeast from an undated photo taken in the 1920s or 1930s. The plant beds below A and B have now been removed. A appears to have burr-brick edging similar to the other beds which survive in the garden.



Figure 4. Honeywood from the south. Detail from a postcard postmarked 1924. Bed B close to the greenhouse is a different size and shape from figure 3. This is probably the earlier of the two photos.

2.2.3 The Pond

There is a rectangular pond-like area in the northeast corner of the garden which is currently much overgrown with snowberry and ivy. The pond is about 7.5 m north – south 2.34 m east – west. The bottom is covered with rotting leaves and twigs.

The stream from the Wandle Lodge pond flows through the south end of the feature. It enters through an arch at the garden boundary and leaves through the culvert under the lawn. The stream is separated from the main part of the pond by a concrete wall a few centimetres high.

The bed of the channel has an area of chalk blocks (see figure 5). These are slightly cambered. There is the remains of a sluice where the culvert leaves the rectangular pond. These consist of slots in the channel wall and a timber across the bed to provide a seating for the gate. There is a second piece of timber between the chalk blocks and the south wall of the channel the purpose of which is unclear.

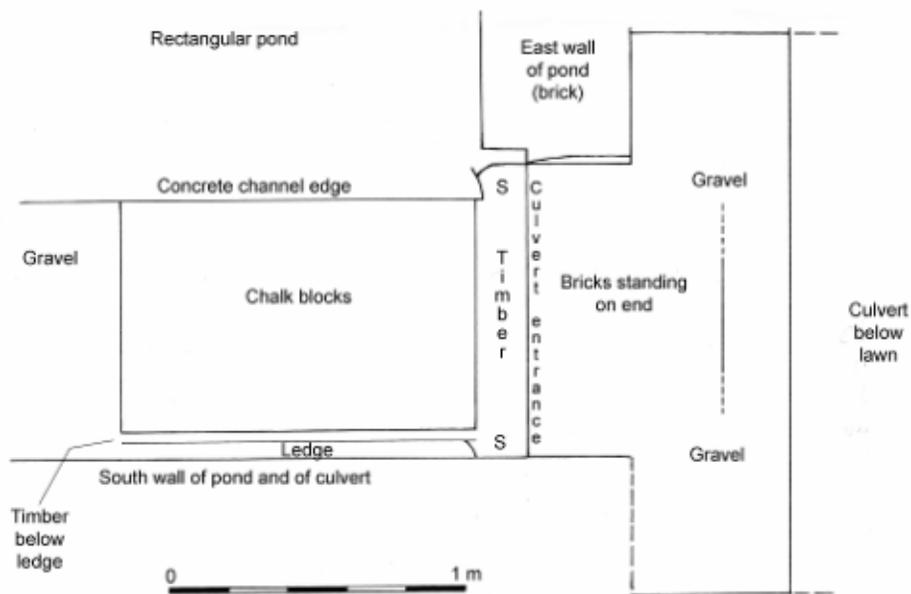


Figure 5. Sketch plan approximately to scale of the bed of the culvert at the south end of the rectangular pond. S = slot for sluice gate.

The south wall of the pond along the side of the culvert is of red brick. It has clearly been altered as there are bonding breaks in it. At the west end an area of brick has fallen away and chalk rubble can be seen.

The west wall is of brick and is now overgrown with snowberry and ivy. Towards the north end there is a little grotto-like structure above a small sloping cascade and of flint and shell. This was fed with water from the pond behind Honeywood.

The north end of the pond is defined by a relatively modern looking brick wall capped with York stone.

The east wall is of brick. The lower part approximates to English bond and is clearly older than the upper part which is slipping in towards the pond. At the south end by the culvert the wall is 0.5 m thick.

The rectangular pond is not shown on the tithe map of 1847 and the site appears to be partly covered by the Wandle Lodge pond which ran to a point at the northeast corner. The pond existed in 1865-6 when William Hale White was living in the house and is clearly shown on the 1868 OS map.⁸ On the face of it the pond is mid-19th century but this fits uneasily with its complicated structural history.



Figure 6. The rectangular pond looking northwest after it had been cleared in the mid-1990s.

⁸ Maclean 1955 p166.



Figure 7. The rectangular pond looking south east after it had been cleared in the mid-1990s. The entrance to the culvert under the lawn background centre.

2.3 Wandle Lodge and its grounds

Nineteenth century maps and photos show a weather boarded cottage on the north side of Pound Street, to the west of Honeywood. We do not know anything about its origin except that the particulars for sale in 1854 stated that the title was traced from 1779.⁹ The 1841 and 1851 censuses show that Wandle Lodge was occupied by three women called Kennedy and their two servants. By 1871 the Hetheringtons were living there, and they remained into the 20th century.

In the last few years of the house's life the stabling was used by a Mr Duncan whose declining horse carriage business no longer justified occupying his original premises on the other side of the road at 36 Pound Street).¹⁰

The house was demolished between 1933 and 1957.¹¹

The plan in the 1854 sales particulars shows the house with a gap between it and the police station (figure 8). There was an outbuilding against the boundary next to the corner of the police station. The 1868 Ordnance Survey map shows that the house had been extended to fill the gap between it and the police station (figure 9). The footprint remained more or less unchanged for the rest of the house's history apart from some alterations at the back by the west boundary.

⁹ The Honeywood deeds are in the Hands of London Borough of Sutton Legal Services.

¹⁰ Jones, AE ID p171.

¹¹ From 25 inch OS maps.

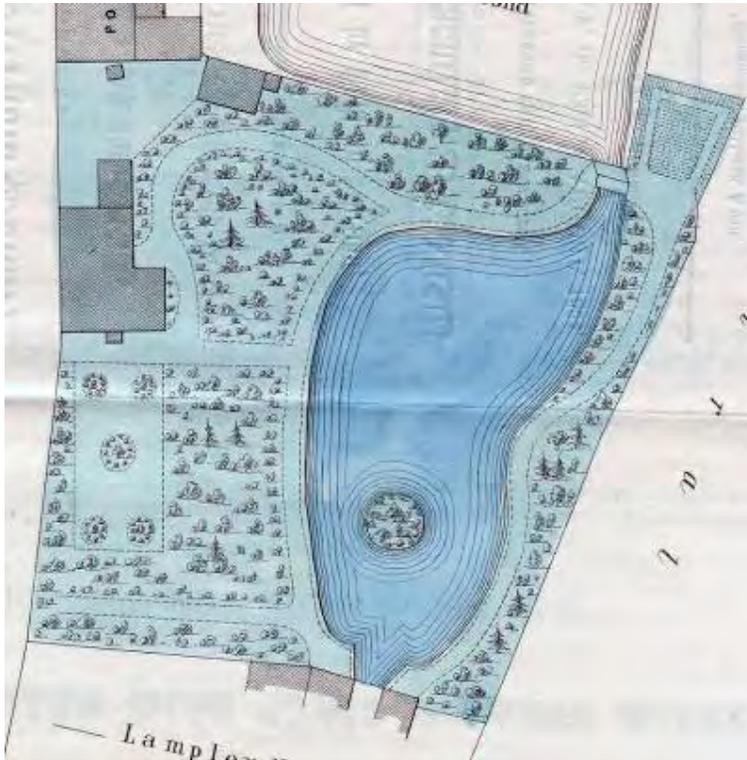


Figure 8. Wandle Lodge from the 1854 sales particulars. (West at the top).



Figure 9. The area west of Honeywood from the first edition 25 inch Ordnance Survey map of 1868.



Figure 10. Detail from a photograph of Pound Street about 1870 showing the police station and Wandle Lodge with Honeywood in the background.



Figure 11. The garden side of Wandle Lodge. The original photo has 'Wandle Lodge 1910' pencilled on the back.



Figure 12. Wandle Lodge after the demolition of the police station.

2.4 The resistivity survey

The area between Wandle Lodge Pond and Honeywood was resistivity surveyed on 28 March 2010. The survey covered an area 36 m east west by 18 m north south. The readings were at 1 m intervals.¹² The southeast corner was close to the fence along the north side of Pound Street and 6 m from the southwest corner of the garden of Honeywood.

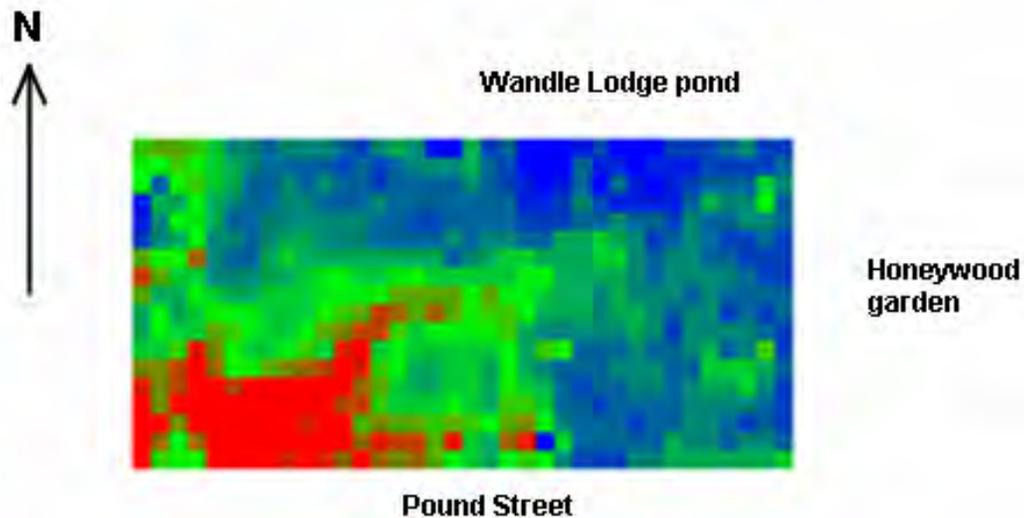


Figure 13. Plot of the resistivity survey between Pound Street and the Wandle Lodge Pond west of Honeywood garden 36 m east-west by 18 m north-south.

¹² The instrument was a Geoscan RM4 set at 2000 ohms.

The survey produced a clear area of high readings in the south west corner of the survey area which are red and green in figure 13. These coincide fairly closely with the position of Wandle Lodge shown on the late 19th and early 20th century Ordnance Survey maps without any convincing signs of other structures.

2.5 The Police Station

This was built on the site of the village cage (for prisoners) and pound for stray animals. It opened in 1848 and was demolished in 1920.¹³

The 1868 Ordnance Survey map shows that it was the base for a horse patrol so it must have had stables.

After it had been demolished the Council extended Margaret's Pool south onto the site.

2.6 Margaret's Pool

At the beginning of the 19th century West Street passed through a long ford which started near the northern side of the Water Tower and continued almost to Pound Street. This is clearly shown in two paintings by Gideon Yates one of which is dated 1825 (figures 14 and 15*). The pond was fed by two culverts running from the Water Tower which still exist beneath the building.

The West Street ford was removed in 1844.¹⁴

¹³ Jones, AE ID p165.

¹⁴ Brightling, George B 1872 p46



Figure 14. Gideon Yates. North view of the Waterhouse, Carshalton, Surrey dated 1825. Sutton Museum and Heritage Service, CA.059.

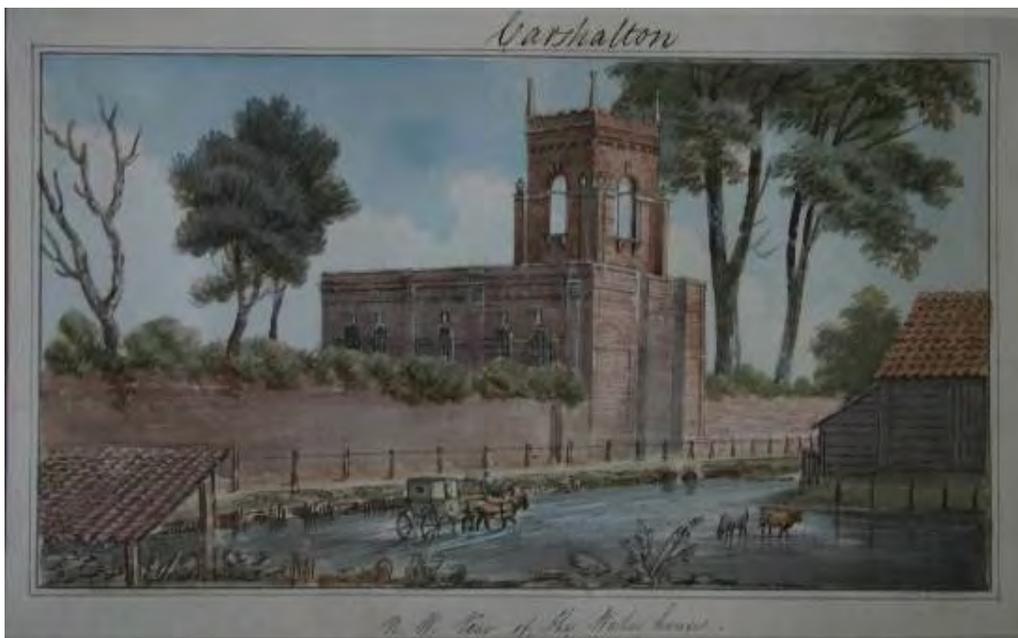


Figure 15. Gideon Yates. North West view of the Waterhouse. Sutton Museum and Heritage Service, CA.088

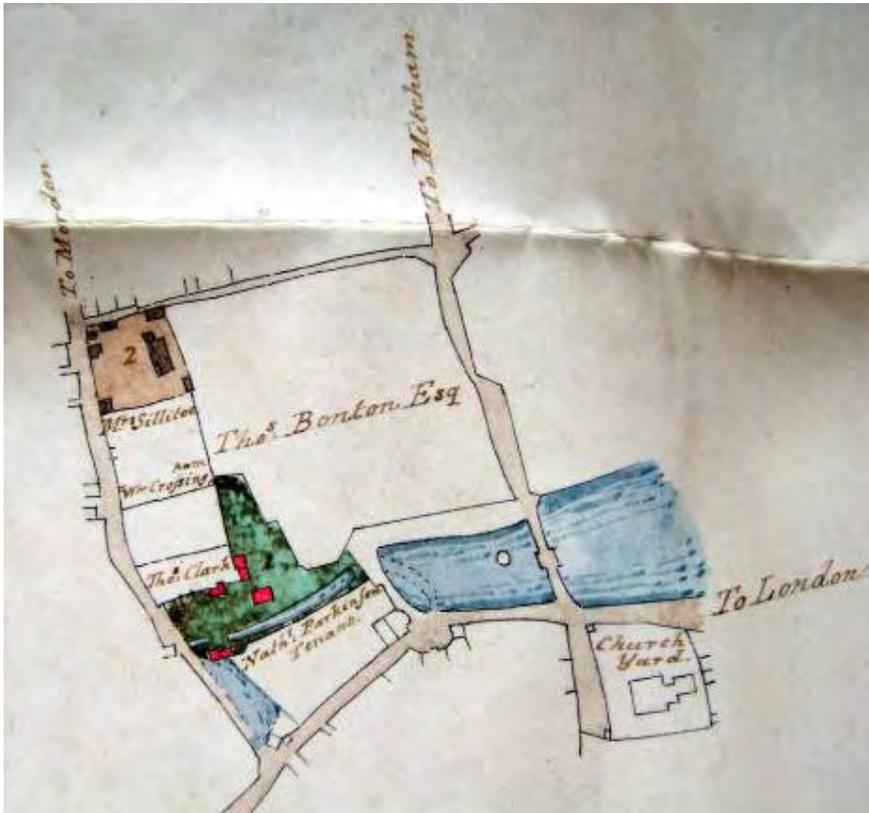


Figure 16. Enhanced detail from a plan made for a faculty relating to an exchange of land involving the rector, 1832.¹⁵

The Yates watercolours show that the pond extended into the area now occupied by Margaret's Pool. The water from it must have escaped across the grounds of Wandle Lodge and through the Honeywood culvert as well as through the Festival Walk channel.

A plan of 1832 for a faculty relating to an exchange of land shows the pond occupying a more restricted area with the ford at the West Street end perhaps fed by a culvert passing from the grounds of Carshalton House on the west side of the road (figure 16).

The ford was finally removed in 1844 reducing the pond to the form shown on the tithe award map of 1847 (figure 1).¹⁶ The first edition 25 inch Ordnance Survey map of 1868 names it as the Water House Pond.

The pond seems to have come to the attention of John Ruskin some time before 1872. In the introduction to his book *Crown of Wild Olive*, which was published that year he wrote 'Twenty years ago there was no lovelier piece of lowland scenery in Southern England ... than that immediately bordering on the sources of the Wandle, including the low moors of Addington, and the villages of Beddington and Carshalton...' He went on to complain about the inhabitants of Carshalton defiling the Wandle springs by casting into them 'their street and house foulness, heaps of dust and slime, and broken shreds of

¹⁵ London Metropolitan Archives DW/OP/1832/002.

¹⁶ Brightling, George B 1872 p46

old metal, and rags of putrid cloths...' Ruskin then described what was presumably the future Margaret's Well, and said that 'Half-a-dozen men, with one day's work could cleanse these pools and trim the flowers about the banks...'¹⁷

By 1872 Ruskin was taking practical steps to enhance the pond. He seldom visited the site and initially his informal agent on the ground was George Brightling, an insurance broker and local historian. His letters to Brightling from Oxford, London, France and Italy provide most of the information we have about the project.¹⁸ The site was manorial waste so Ruskin had to get the approval of the manor court. In April 1872 they agreed that Ruskin:

be at liberty to make improvements to the rear of the Police Station by forming a Dipping Well with a pathway thereto and outlet from the pond, and in so doing to give the same facilities for the use of the water as now exist and to clear out the pond at his own expense and to continue to do so and to plant shrubs and flowers by the paths.

It is not entirely clear what Ruskin initially intended. On 10 April he wrote saying that he was about to go abroad for rest and that 'Mr Scott will draw up the plans in an entirely definite form, except only the exact shape of the Gothic traceries which I have not yet decided on'. Two days later, on the 12th, Ruskin was in Paris and sent a letter to Brightling in which he said:

The practical point however is whether the Court will give authority to Mr Scott simply to protect the opening from all possibility of pollution, & to face the wall above the pond with stone – not altering its height. What difficulties may be in the way of doing so, will I hope be made clear by Mr Scott's report.

It seems likely that the 'wall' was the north side of the police station and the 'spring' may have been the end of the culvert which now empties into the west side of the pond on the site of the police station. Further details of the plans emerge from a letter from Gilbert Scott to Brightling dated 15 April 1872:

... It consists mainly of a facing of the central part of the wall – say equal to those central arches – with marble – I would say a foot thick, with projecting counter-points from the piers of – say – 2 to 2½ ft projection, & 3 ft wide. I think that the side arches of his work will not be so wide as the present side arches, though the central arch will coincide with the present one in width. The main thing probably is the foundation for all this, which must be based on whatever substratum there is capable of supporting the work. If the court will

¹⁷ Ruskin p9-11.

¹⁸ These and other letters from Ruskin and Gilbert Scott to Brightling were, in the early 20th century, copied by Dr Peatling into his notes on the history of Carshalton. These are now in the archives in Sutton Central Library. They are alphabetically arranged and the entry is under Margaret's Pool.

give a general sanction [?] it will be sufficient. Mr Ruskin has left for Italy so the actual design cannot be arranged.

The papers include a sketch plan copied by Peatling (figure **).

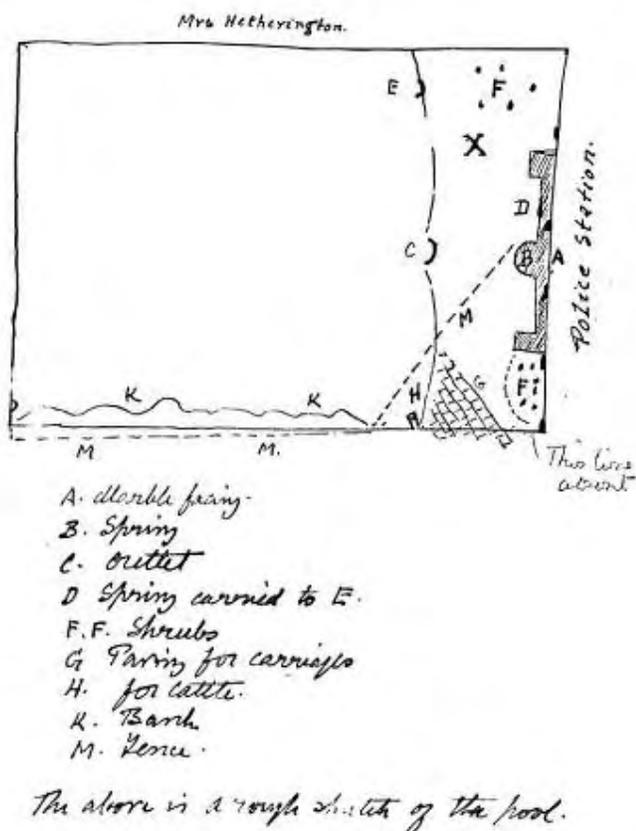


Figure 17. Sketch plan of Margaret's Pool copies into the Peatling papers.

On 6 June 1873 Ruskin wrote to Brightling saying that he had sent stone from Coniston. This seems to have been arranged around the edge of the pool where it can be seen in early photos and still survives.

Miss Hetherington – who lived in Wandle Lodge next to the pool – told Dr Peatling that the marble fountain was never made.¹⁹ This is supported by the fact that there are no known photos of the fountain although there are several early views of the pool.

In the summer of 1877 Brightling seems to have opened the sluice of Margret's Pool so that the mud in it washed into the Hetherington's newly cleaned pond in the garden of Wandle Lodge. This led to a great deal of unpleasantness between the Misses Hetherington and Brightling. There was also a dispute about an inscription that Brightling erected on the site.

¹⁹ Note by Miss Heatherington for Dr Peatling dated 7 April 1914 and in the Peatling Papers.

Ruskin dismissed Brightling and the management of the pool was taken on by William Hale White who had lived in Honeywood 1864-5 before moving to a house in Park Hill. By the end of 1887 White was thinking of moving and he wrote to the local board seeking to pass on responsibility for the pond:

The work to be done consists of taking away accumulated mud, sweeping out the water, and cutting the grass once a week during the season. A great part of what I have had to do might be avoided if the drainage down Park Hill were carried underground, as, in fact, it is now carried from the Windsor Castle, and the saving to the ratepayers by this improvement would be considerable, for, after heavy rain, Park Hill is so scoured that the wear thereby caused is greater by far than that of the traffic. It is the passage of the drainage over the road rather than under it which brings down sometimes a cart load of mud at a time, all of which I have to remove ...

It is clear that the pool trapped silt from the road drainage which may have resulted in the bed being raised.

The Local Board agreed to take over the pool subject to them having the same terms as from the Lord of the Manor as Ruskin. However, a legal wrangle with the lord of the manor followed and continued for many years. The Council eventually bought the manor and the pond became their property.

Several early photos appear to show the pond more or less as Ruskin left it. The edges of the pool are a grass bank decorated with the stone that Ruskin sent from Coniston. There is a rustic wooden bridge over the water outflow, and rustic fencing along the side of West Street. The sketch plan in the letter (figure 17) suggests that there was some kind of fountain on the back of the police station. However, there is no known illustration and it is likely that it was never constructed as Miss Hetherington stated. The ground in this area was removed when the pool was extended southwards after the demolition of the Police station.

Now the pool only has water in it after an exceptionally wet winter. At other times it is a dry hollow. Some of Ruskin's decorative boulders can still be seen but others have been covered with soil and leaf mould. The concrete setting for the sluice has survived but the sluice itself has gone. The water level is now controlled by a weir a few meters downstream built as part of a Manpower Services Commission project in the 1980s.



Figure 18. Margaret's Pool. The undeveloped state of the vegetation suggests that this photo may have been taken soon after Ruskin's work on the pool. The wire fence is presumably that referred to in the letter from him to Brightling dated 3 June 1872 while the wooden fence is referred to in November the same year.



Figure 19. Margaret's Pool. The trees around the Pool have grown since the photo above.

2.7 The barn-like building shown by Yates

Gideon Yates's *North West view of the Waterhouse*, of about 1825 shows a rough barn-like building on the south side of the Festival Walk channel just east of the West Street ford (figure 15). A map of 1832 shows two small buildings are side by side at the north end of Water House pond within the grounds of the rectory (figure 16). They do not appear on the 1847 tithe award map.

A small area of brickwork, which projects from the ground on the north side of the Margaret's Pool spillway may be the foundations of the 'barn'.

The waterside location would be consistent with a wash house for the rectory.

2.8 The Old Rectory

The barn-like building recorded by Yates and the Festival Walk Channel were within the grounds of the Old Rectory. Although the rectory building is outside the scope of the project it is adjacent to the site and therefore connected with its development.

The existing rectory is a late 17th or early 18th century brick building with a Victorian extension on the west side. It is grade II listed. Documentary evidence suggests that there has been a rectory on the site since the 16th century.²⁰ There is however, little sign of pre-1690 fabric in the existing house although Dr Peatling recorded a mid-17th century window latch in the cellars.²¹

In the later Middle Ages the Carshalton Church belonged to Merton priory so there would have been a vicar in the parish rather than a rector. In 1527 the prior let the rectory and tithes to William Muschamp for 31 years for £20 a year.²² The following year Muschamp was prosecuted in the manorial court as he had 'wrongfully obstructed a certain footpath leading from the West Street de Carshalton in the glebe lands of the said rectory up to the church of Carshalton by erecting a certain paling in the said way'.²³

In 1556 John Fromond and his wife Benedicta bought a messuage, a cottage, a dovecote, a barn, a garden, an orchard, 200 acres of arable land, 10 acres of meadow, 60 acres of pasture, 20s a year in rents, all the rectorial tithes and the advowson of the vicarage of Carshalton.²⁴ The messuage was presumably the rectory. Fromond was subsequently in trouble with the Surrey and Kent Commission of Sewers:

John Frowans that the planke up a heade dame or staye newlye made and sette in a cause or footpathe leadynge to his mancyone house through the river in Carshaltone ... and that he leve open all wayes wythout interupcyone of anythyng or holdynge uppe of the water so that it have full course in the same

²⁰ Jones ID p176-7.

²¹ Sutton Archives Peatling Papers under Old Rectory.

²² Jones, AE ID p176.

²³ Carshalton Court Rolls transcript, 1528.

²⁴ SRO Fines v 19 no 858 and Jones *id* p176

place wheare as it hathe hade yt in tyme paste and oute of mynde to be vi foote broode of assyse in the bottom of the course of water.²⁵

It seems likely that he had obstructed the stream from the spring head somewhere in the vicinity of the present Festival Walk. It is not clear whether the obstruction was subsequently removed.

3. THE ACTIVITIES OF THOMAS HOWARD, EARL OF ARUNDEL

Thomas Howard, Earl of Arundel, the great collector, connoisseur and patron of Inigo Jones, inherited half the manor of Carshalton from his mother who died in 1630. His accounts for the year ending Christmas 1637 include ‘cost of labour for work done around the new pond in Carshalton’.²⁶ This appears to link neatly with an entry in the Carshalton Court Rolls for 1638:

They also present that George Burrish gent encroached on and included in his orchard a certain parcel of waste land of the lords next adjoining the new pond there – viz from the great elm growing near the hedge of Anne Hassard widow straight to the elm standing in the east part of the hedge of the said George towards the bridge called the Newe bridge.

Burrish owned Stone Court which later included an orchard on what is now the Lodge Land on the north side of Upper Pond. Robert and Anna Hassard bought the parsonage house [the Old Rectory] in 1621.²⁷ This suggests that the encroachment involved moving the boundary of the orchard south into waste between the orchard and Upper Pond and that the new bridge was roughly where the pond causeway is now. Arundel’s pond may therefore be Upper Pond.

The Arundel accounts for the year ending Christmas 1639 include ‘part of the reversion of a house and land in Carshalton, payment for work done on the pond and river there and for a boat’. Those for 1640 include the ‘purchase of John Warden’s house and land at Carshalton’ while those for 1642 have a payment for work at Carshalton ‘including, hedging, ditching, tree-planting and making a pond’. In 1642 the earl of Arundel left England to escort Marie de Medici – the king’s mother in law – abroad. The civil war was starting and Arundel chose to go into exile rather than return. He died in or near Padua in October 1646. His exile is likely to have brought an end to the work. On 10 April 1651 the court of the manor of Carshalton found that his son Henry Earl of Arundel had ‘stopped the highway leading from the corner of the house of ... Best gent to the parsonage Barne by erecting and making a ‘Pound’ there to the decay of the churchway & to the damage of the people of the Commonwealth’. He was ordered to remove it by 25 March or face a £5 fine. It seems unlikely that the manorial tenants would have dared to be so insolent before the Civil war so the obstruction may have existed for several years. The Churchway may perhaps be the footpath which Muschamp obstructed in 1528 as the parsonage barn was to the north of the site at the corner of West Street and West Street Lane. Best’s house is unlocated but

²⁵ Hobson 1924 quoting Minutes of Surrey and Kent Commission of Sewers 1569/79. (Pub LCC 1909)

²⁶ From a letter to Kath Shawcross from Heather Warne, Archivist at Arundel Castle dated 6 August 2002 including copies from ‘Revision and amplification of Francis Steer’s Catalogue’.

²⁷ TNA C 3/358/8.

may have stood on Pound Street or been Queenswell to the west of the church. If so the Churchway ran either on or near the present section of West Street from the Water Tower to Pound Street or in the vicinity of the ford in front of Honeywood. Either route would make sense as a church way as it would allow the inhabitants of West Street to go to church without a long detour around the spring head or through West Street Lane. A 'pound' could be either an enclosure or a pond but the Arundel accounts make the latter more likely. The 1638 court roll entry points to Upper Pond. The payments suggest that at least one pond was made after this perhaps the predecessor of the Waterhouse Pond / Margaret's Pool which flooded over West Street. The section of West Street between the Water House and Pound Street is believed to have been created by Sir John Fellowes in the early 18th century but this does not rule out an earlier path or minor lane on more or less the same alignment. The beginning of such a lane may indeed be visible on the Arundel map (figure 2 C). However, there also appears to have been a road from the parsonage barn along the north side of Upper Pond. This route appears to be supported by two entries in the Court Rolls:

They also present that the way leading from 'le Stone bridge' to the barn of the rectory of Carshalton Anglice the parsonage barn was an old common way ...²⁸

They also present that the wooden bridge and the high way leading from the palisades of George Burrish gent to the barn called the Parsonage barn within the said view of Frankpledge are ruinous and in decay.²⁹

Burrish was the owner of Stone Court part of whose land adjoined the north side of Upper Pond.

On 5 May 1671 the manor court found that 'the pond adjoining the messuage the vicarage house within the said manor lies in the waste of the lords of the said manor and belongs to the said lords [of the manor]'. It seems very likely that this refers to the predecessor of the Waterhouse Pond / Margaret's Pool which is in the right place and was manorial waste in the nineteenth century.

It is therefore possible that Margaret's Pool, the Wandle Lodge pond and Upper Pond were originally created by the Earl of Arundel in the late 1630s and early 1640s. The nature of the project is unclear and it was likely to have been left incomplete at the outbreak of the Civil War.

4. SPECIFIC RESEARCH QUESTIONS

1. When was the Waterhouse Pond constructed? Was it associated with Arundel's work in the 1630s (Section 3)?
2. Does Wandle Lodge date from the 18th century or was there an earlier structure on the site (section 2.3)?
3. What was the date and original function of the barn-like building shown in the Yates watercolour (section 2.6)? What is its relation to the exit channel from Waterhouse Pond / Margaret's Pool?

²⁸ Carshalton Court Roll transcripts 10 April 1661.

²⁹ Carshalton Court Roll transcripts 27 September 1661.

4. What is the location and extent of the two plant beds shown in Honeywood garden on aerial photos from the 1920s or 1930s? One bed is in the north east corner of the garden, the other on the lawn near the greenhouse (section 2.2.2)?

5. What is the date and development history of the rectangular pond in the north east corner of the Honeywood garden? Does it date from the 19th century as suggested by the tithe award map of 1847, or is earlier as suggested by the visible structure? Was it part of a structure which predated the pond? Was it the source of the tin glazed tile found in the culvert?

5. METHODOLOGY

The methodology aims to gather the data to answer the research questions while leaving the structures intact and minimising damage to the early stratigraphy.

The plant beds. The site of bed A (figure 3) has been disrupted by the construction of the path which runs around the edge of the lawn and by the construction of the Croydon, Merstham and Godstone Railway exhibit between the path and the north boundary wall of the garden. The exhibit has now been moved. The bed is likely to be best preserved on the edge of the lawn so it is proposed to excavate a shallow trench there wider than the flower bed. A second shallow trench will be excavated between the path and the north boundary wall.

The site of bed B has a mulberry tree on it which dates from about 1990. This is likely to have disrupted the eastern side of the bed. It is therefore proposed to excavate a shallow trenches one the west side of the tree.

All three trenches will extend beyond the estimated edge of the plant beds to provide a context for any soil changes.

Both of these trenches will be excavated with small tools from immediately below the turf. The flower bed is most likely to be detectable from variations in the hardness of the soil or through the remains of burr brick edging which was widely used in the garden.

Wandle Lodge. Photographs show that this was weatherboarded, presumably over a timber frame, which is likely to have rested on a brick foundation. It is proposed to excavate a trench covering about half of the earliest part of the building as shown on the 1847 tithe map. The trench will be excavated to the top of the foundations. This will cut through the makeup deposited after the house had been demolished between 1933 and 1957. One or two 1 m square trenches may then be dug beside the foundations to sample the fill of the construction trenches and record the lower layers of the foundations.

The Water House Pond / Margaret's Pool. Historical evidence shows that the western, eastern and northern sides of Margaret's Pool date from the 19th century while the south side was dug away after 1920 when the police station was demolished. The original east bank probably survives behind the stone which Ruskin put around the pond edges. A single 1 m by 3 m trench will therefore be dug across

the eastern side of the pond to expose any surviving bank or retaining wall. Ruskin's stonework will be left in situ along with any earlier retaining wall. The water table is now normally below the bottom of the pond and we expect that it will be below the bottom of the trench. The excavation will therefore be in deposits which have been oxidised for long periods.

The barn-like building. A small part of the foundations of this structure appear to be visible immediately north of the spillway from Margaret's Pool. A shallow trench will therefore be excavated to uncover the foundations of about half the structure. A trench will also be excavated down the southern side of the foundations to examine the wall facing the spillway.

The rectangular pond in Honeywood's garden. This will be cleared of snowberry, brambles and weeds. Drawings will be made of the bed of the culvert and of the east, south and west walls at a scale of 1:20 or 1:10. The north wall is clearly modern. A trench will be excavated across the east wall to study its thickness, details of construction and relationship to the soil that it retains. One or two other small trench may be excavated to examine the walls in the light of features found during detailed drawing.

5.1 Location and size of trenches

Trench	Size (m)	Objective
A	1 x 3	Investigate the eastern wall of Margaret's Pool (question 1).
B	5 x 5	Investigate foundations of Wandle Lodge (question 2).
C	Up to 3 x 4.	Investigate the 'barn' on the north side of the spill way to Margaret's Pool (question 3).
D	2 x 3	Investigate the east wall of the rectangular pond in Honeywood garden (question 5).
E & F	2 x 4 & 4 x 4	Define the position of flower bed A (question 4).
G	4 x 4	Define the position of flower bed B (question 4).

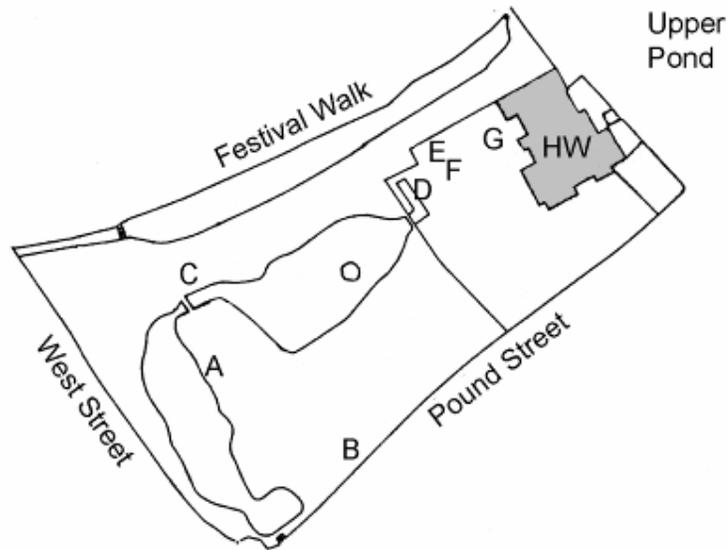


Figure 20. General positions of the proposed trenches. HW = Honeywood.

5.2 Excavation methods

- Mark out the trenches as defined above and place grid pins
- Remove turf.
- All the excavation will be carried out with hand tools.
- Trowel up the resulting surface, examine and divide into contexts if appropriate.
- Remove contexts one at a time, in as near reverse order of deposition as far as can be determined. Contexts will be tested by trowelling. If they are found to be clearly modern and of sufficient thickness the majority of the deposit will be removed with a mattock taking care to watch for any sign of change of context. The lower part of any context will be cleaned off the underlying deposit with a trowel.
- Any structure found will be cleaned with trowels, brushes and other small tools. Mortar samples will be taken but otherwise the structure will be left in situ.

5.3 Spoil heaps

There is ample space on the site and none of the trenches will have a large volume. The spoil will therefore be topped near the trench leaving a gap between tip and the edge.

5.4 Finds retention policy

The following material will be discarded:

- Unworked chalk and flint
- Brick without a complete length height or width
- Peg tile without a surviving complete length or width
- Broken featureless mortar not in situ

Brick will be sorted by type and reduced to a sample after the sizes and other features have been recorded.

Peg tile will be discarded after the number of peg holes and corners and any full lengths or widths have been recorded.

5.5 Sampling

- We will retain small mortar samples from any non-modern structure.
- A specimen of any unusual brick type will be retained.

5.6 Recording

In general this will follow the Molas site manual. Specifically we will:

- Make a plan of the garden at a scale of 1:100 relating the trenches to the OS grid and the adjacent standing buildings.
- Make a plan of the garden at a scale of 1:200 relating the trenches to the site grid, the OS grid and the adjacent standing buildings.
- Make drawings of the south, west and east walls of the rectangular pond at a scale of 1:20 or 1:10.
- Make a drawing of the bed of the culvert in the rectangular pond at a scale of 1:20 or 1:10.
- Assign a context number to each deposit of cut and fill in a context sheet.
- Plan the tops of any pre 20th century contexts and cuts at 1:20 or, exceptionally, at a larger scale if there is too much detail for that scale to be adequate.
- Draw the excavated sections at 1:20 if there is any worthwhile detail in them (some are likely to be cut through 20th century made ground).
- Draw all the exposed parts of any structure at a scale of 1:20 or 1:10 if there is a large amount of detail.
- Plans and contexts will be levelled to a temporary site bench marks which will be levelled to the OS bench mark on the Water Tower in West Street. This is at 37.48 m OD.
- Record any structure on masonry record sheets.
- Take two sets of photos one in black and white onto 35 mm film and one digitally in colour using a 5 megapixel Cannon SLR.

5.7 Finds

- The excavation will largely be in soil, gravel and rubble which has been oxidised for long periods.
- All retained finds will be labelled by context.
- Robust items will be placed in 500 gauge plastic bags into which nylon labels will be stapled. The labels will be marked with Staedtler permanent Lumocolour black felt tip pens.
- A stock of plastic boxes of various sizes will be provided for delicate items. Bubble wrap will also be to hand.
- The following material will be allocated special finds numbers:
 - Any unusual item

- All moulded stone
- Any item likely to be crucial for dating
- Any material to be used as a reference specimen
- Anything needed to be kept wet will be placed in a plastic box or if large covered with polyethylene.
- Delicate items will also be boxed.
- If anything needs urgent conservation we will use MoL conservation services.
- As far as possible all finds that should be washed will be washed on site.
- They will then be placed in labelled plastic seed trays to dry.
- Honeywood will provide a short term store and drying space.

6. STAFF

The excavation will be lead by John Phillips, Field Officer of CADHAS. He will be supported by a group of about 8 experienced volunteers who have worked together as a team for many years.

There will be about eight less experienced or new volunteers drawn from the archaeological society, the Friends of Honeywood or the local area.

7. HEALTH AND SAFETY

The risk assessment is a separate document.

8. INSURANCE

This will be covered by CADHAS's policy with Royal Sun Alliance through Towergate.

9. PUBLICITY

The excavation will be part of the London Borough of Suttons Take Part with Pride event in early July 2010. The site is in the museum garden and open land close to Carshalton Ponds and we expect a considerable number of visitors. We will arrange the perimeter fence to allow visitors a good view of the site while keeping them away from busy roads. We will provide people to explain what is going on to the public.

The excavation will be included in the Take Part With Pride publicity and press releases will be sent to the local papers.

We will issue a press release when the excavation starts and again when we have any results to show.

10. POST EXCAVATION STRUCTURE AND TIMESCALE

10.1 Closing down the excavation

- The trenches will be backfilled and returfed or reseeded as necessary.
- Where relevant the grass will be trowelled up to remove dirt and loose stones.

10.2 Post excavation assessment

A summary of the main points and an OASIS form will be produced within four weeks.

An assessment of the finds and records will be made within 2 months of the excavation being completed. A writing up and publishing time scale will then be prepared. Unless the site turns out to be unexpectedly complex it is anticipated that a full word processed report will be prepared within a year.

10.3 Treatment of finds by type and use of specialists

The site is on chalk and the trenches will not go below the top of the foundations so they are likely to be cut into deposits created when the house was demolished in 1956-60. They are likely to be oxidised and unlikely to be waterlogged.

Pottery. The excavators are familiar with the main types of 18th and early 19th century pottery. If the material is problematic advice will be sought from Clive Orton.

Tobacco pipes. These will be catalogued by the excavators based on the type series in Atkinson and Oswald 1969 and Oswald 1975.

Bottle glass. Will be catalogued by the excavators using the type series in Dumbrell 1983.

Architectural mouldings will be drawn and compared with the mouldings already known from the site and the major sources on classical architecture.

Bricks will initially be compared with the bricks around the site and data from the local area.

Floor tiles and wall tiles. If these are decorated they will be drawn at 1:1.

Mortar will be analysed by an outside specialist if it seems likely that this will produce any information not obtainable by examination at low magnification.

10.4 Report writing process

- Finds needing conservation will be treated. (Most likely by Museum of London conservation).
- The finds catalogue will be completed
- Drawings and digital photos will be made of finds where this is worth doing
- The site drawings will be traced and scanned
- The photos will be sorted, labelled and listed
- A backup of the digital photos will be written to CDs
- The drawings and the relationships on the context sheets will be checked and a matrix of contexts made.
- The records of bricks – either in situ or in rubble – will be compared to the brick data from the local area and any dating evidence noted
- The building materials, construction method and sequence of any structure will be considered from context sheets, drawings and photos.

- Mortar will be considered in the light of data from the rest of the site. It will be analysed if this seems likely to produce useful results.
- The research questions will then be reviewed in the light of the accumulated evidence.
- A report will be drawn up containing at least the information required by the GLAAS guidelines.

10.5 Publication

- Copies of the report will be supplied to English Heritage (2), Sutton Local studies collection (several), Surrey History Centre and the Museum of London.
- A note on the results will be sent to SAS Bulletin.
- An entry will be supplied for *London Archaeologist* excavation roundup when requested.
- If the results are sufficiently interesting an article will be offered to *London Archaeologist*.
- A detailed word processed report will be produced. The distribution of this will depend on length and interest. At the least photo-copied reports will go to English Heritage, Sutton Local Studies, and other local interested parties.
- The results will be incorporated in the three documents on the history of the site and copies will be offered to English Heritage, Sutton Archive and Local Studies and other appropriate collections.

10.6 The archive

- The finds will belong to the London Borough of Sutton as landowner and will go to their museum collection.
- The site archive will go to London Borough of Sutton Archives.

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