

**THE OLD DAIRY, MEADOW STILE
LONDON BOROUGH OF CROYDON**

**ARCHAEOLOGICAL OBSERVATION
AND RECORDING**

PCA REPORT NO: R11385

SITE CODE: DMS13

FEBRUARY 2013





PRE-CONSTRUCT ARCHAEOLOGY

DOCUMENT VERIFICATION

THE OLD DAIRY, MEADOW STILE, LONDON
BOROUGH OF CROYDON

ARCHAEOLOGICAL OBSERVATION AND
RECORDING

Quality Control

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**THE OLD DAIRY, MEADOW STILE, LONDON BOROUGH OF CROYDON
ARCHAEOLOGICAL OBSERVATION AND RECORDING**

Site Code: DMS13

Central NGR: TQ 3233 6503

Local Planning Authority: London Borough of Croydon

Planning Application No: 11/01569/P

Commissioning Client: Epps Construction Ltd

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1 ABSTRACT

- 1.1 A programme of Observation and Recording was undertaken by Pre-Construct Archaeology Limited during groundworks at The Old Dairy, Meadow Stile, in the London Borough of Croydon. The work was undertaken on the 4th and 5th of February 2013.
- 1.2 The work monitored limited ground reduction and obstruction clearance for piles associated with construction works taking place upon the site.
- 1.3 The aim of the work was to locate, define, record and date any surviving archaeological deposits, features or finds upon the site.
- 1.4 Two phases of 19th and 20th century buildings were observed on the site, representing the dairy and later structures. Possible waste associated with mid 19th century manufacture of clay tobacco pipe was also identified.
- 1.5 No archaeological features or deposits conclusively pre-dating the 19th century were observed. Natural deposits were not exposed during the watching brief, lying beyond the required construction depths.

2 INTRODUCTION

- 2.1 A programme of Observation and Recording was undertaken by Pre-Construct Archaeology Ltd during construction groundworks at The Old Dairy, Meadow Stile, London Borough of Croydon, CRO 1NH.
- 2.2 The fieldwork was undertaken between the 4th and 5th of February 2013.
- 2.3 The archaeological project was commissioned by Epps Construction Ltd. Tim Bradley managed the project for Pre-Construct Archaeology Ltd and the watching brief was undertaken by Paw Jorgensen, also of Pre-Construct Archaeology Ltd.
- 2.4 The site lies within the London Borough of Croydon, is 631.67m² in size, and is comprised of a plot of land bordered by properties fronting Laud Street to the north, a service road to the east, Meadow Stile to the south and properties fronting Wandle Road to the west (Figures 1 and 2). It is centred at National Grid Reference TQ 3233 6503.
- 2.5 The groundwork was undertaken by the on-site contractor, and was monitored by the attendant archaeologist.
- 2.6 The project was allocated the Museum of London Site Code DMS13. Following the completion of the project the entire site archive will be deposited at the London Archaeological Archive and Research Centre under that code.
- 2.7 All works were undertaken in accordance with an approved Written Scheme of Investigation (Bradley 2012) and the following guidance:
- Greater London Archaeological Advisory Service, 2009, *Standards for Archaeological Work* (Papers 1-8)
 - English Heritage, 1990, *Management of Archaeological Projects*.
 - English Heritage, 2006, *The Management of Research Projects in the Historic Environment*.
 - Institute of Field Archaeologists, revised 2001, *Standards and Guidance for Archaeological Watching Briefs*.
 - Institute for Archaeologists, 2008, *Standard and guidance for an archaeological watching brief*.
 - Institute for Archaeologists, 2008, *Standard and guidance for the archaeological investigation and recording of standing buildings or structures*.
- 2.8 The archaeological fieldwork also conforms to the borough's archaeological policies.
- 2.9 The work follows on from a Desk-Based Assessment undertaken for the site by Pre-Construct Archaeology (Lythe 2008).

3 PLANNING BACKGROUND

- 3.1 The proposed development has full planning permission (application number 11/01569/P) which includes a planning condition as follows:

1.6 Condition:

No development including excavations for drainage and foundation work shall take place within the site until the applicant has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation which has been submitted by the applicant and approved by the Local Planning Authority. The development shall only be carried out in accordance with the agreed programme. The archaeological works shall be carried out by a suitably qualified investigating body acceptable to the Local Planning Authority.

Reason

To safeguard the heritage of the Borough by providing an adequate opportunity to investigate and excavate archaeological remains on the site before development is carried out, in accordance with Policy UC11 of the Croydon Replacement Unitary Development Plan (The Croydon Plan) 2006 Saved Policies.

- 3.2 To meet with the requirements of the above, this document details the results of an archaeological observation and recording exercise to locate, define, record and date any surviving archaeological deposits, features or finds upon the site. The fieldwork was undertaken in accordance with the approved Written Scheme of Investigation (Bradley 2012).

4 GEOLOGICAL AND TOPOGRAPHICAL BACKGROUND

4.1 Geology

4.1.1 The Geological Survey of England and Wales, Sheet 270 (South London), shows that the study area is situated on Hackney Gravel, deposited during the Pleistocene epoch. It is situated close to the boundary with the earlier Thanet Sand formation, deposited during the Palaeocene epoch, which outcrops to the east and west.

4.2 Topography

4.2.1 The site is generally flat, and lies at approximately 47m OD.

5 ARCHAEOLOGICAL BACKGROUND

5.1 The historical and archaeological background of the site has been documented in the Archaeological Desk-Based Assessment (Lythe 2008) which was prepared in advance of the site work. The following summary of archaeological potential is derived from this.

5.2 Prehistoric

5.3 There is limited evidence of prehistoric activity in the immediate vicinity of the site and in the Croydon area in general. The prehistoric potential of the site was therefore considered to be low.

5.4 Roman

5.4.1 Several sites containing Roman remains have been found in the area, through which a Roman road is thought to run. The Roman potential of the study area was therefore presumed to be moderate.

5.5 Saxon

5.5.1 Some evidence of Anglo-Saxon archaeology has been found in the vicinity of the site, including a substantially sized cemetery. The main body of the settlement may have been situated further north, however. As a result the Anglo-Saxon potential of the site was considered to be low to moderate.

5.6 Medieval

5.6.1 Little medieval activity appears to have occurred in the immediate vicinity, with the main medieval settlement being situated further north. As a consequence the medieval archaeological potential of the study area was considered to be low to moderate.

5.7 Post-Medieval

5.7.1 The intensity of post-medieval activity recorded on the GLHER, coupled with cartographic depictions of the area and the results of nearby excavations, suggested that post-medieval archaeological remains within the study area were highly likely. They would almost certainly take the form of early 20th century building foundations associated with the old dairy and possibly include 19th century remnants of the stables. External, intrusive features such as refuse pits and wells were also considered to potentially exist.

5.7.2 The post-medieval archaeological potential of the study area was therefore considered to be high, although structural remains may not predate the mid 19th century.

6 METHODOLOGY

- 6.1 The Observation and Recording exercise was conducted according to a Written Scheme of Investigation (WSI) prepared by Pre-Construct Archaeology (Bradley 2012).
- 6.2 The WSI also stated that the general aims and objectives for the mitigation were as follows:
- Locate, define, record and date any surviving archaeological deposits, features or finds on the site.
 - What evidence can be revealed of the natural strata and its' topography at the site?
 - Is there any evidence of prehistoric remains in the area of development?
 - Is there any further evidence of Roman activity in the area of the site?
 - Is there any evidence for medieval activity in the area of development?
 - Is there any evidence for post-medieval activity in the area of the site?
 - What evidence is there for truncation of the stratigraphic sequence through the 20th century development of the site?
- 6.3 The construction groundwork was monitored on the 4th and 5th of February 2013.
- 6.4 Following the demolition of the previous buildings and the breaking out of the slab in the construction zone around the perimeter of the site, the excavations were undertaken by a mechanical excavator fitted with a flat bladed bucket. All excavation work was undertaken under archaeological supervision and removed non-archaeological soils to the required formation levels.
- 6.5 All deposits were monitored and recorded by the attendant archaeologist using the single context recording system. The deposits were assigned individual context numbers.
- 6.6 Depths of the deposits were recorded as being 'below ground level', with Ordnance Survey Datum heights calculated from spot heights located on Wandle Road to the west Laud Street to the north.
- 6.7 The completed archive, comprising all plans, section drawings, context sheets and photographic records will be deposited with the London Archaeological Archive and Research Centre (LAARC) under the Site Code DMS13.

7 ARCHAEOLOGICAL SEQUENCE

7.1 Phase 1: Undated Sub-Soil

7.1.1 The earliest deposit observed during the investigation was a layer of sub-soil [16], which was composed of friable mid brownish yellow sandy silt. This was only observed in the section of a test pit at 0.84m below ground level (45.91m OD), with a thickness of 0.27m exposed.

7.2 Phase 2: 19th Century

7.2.1 A layer of buried topsoil / garden soil [12] overlay the subsoil [16] in section and was also the earliest deposit observed in other areas of the site [4]/[13]. In all instances the layer was formed of friable dark greyish brown sandy silt, and was observed to lie between 0.35m to 0.57m below ground level (46.40 – 46.18m OD). Deposit [12] contained mid to late 19th century pottery, whilst [13] contained pottery sherds dating from 1825-1900.

7.2.2 Deposits of demolition rubble overlay the garden soil in areas. Over garden soil deposits [12] and [13] this was composed of loose dark yellowish brown to reddish brown brick rubble, silt and mortar [15], was exposed over an area measuring 15.5m by 24.50m, was 0.37m thick and was recorded from 0.20m below ground level (46.35m OD). Two patches of the same deposit [5]/[6] were seen to be overlying the garden soil [4] from 0.37m below ground level (46.38m OD), being composed of loose light grey to mid brown brick rubble and crushed lime mortar and measuring 1.10m by 0.70m and 1.30m by 0.60m respectively. Sherds of mid to late 19th century pottery were also recovered from both [5] and [6].

7.2.3 In the northwest corner of the site a dumped layer of loose mid grey crushed lime mortar and ash [11] overlay the garden soil [13]. This was observed to contain a notable amount of clay tobacco pipe fragments, including types from several makers including a Masonic type and a pub form from the Fox and Grapes, plus a possible saggur lid which was dated to 1840-1860. Slag and charcoal was also evident, along with glass dating from 1830 onwards and mid to late 19th century pottery.

7.2.4 To the south of [11] were two parallel brick courses [9] & [10], which formed a north-south aligned drain. The western side [9] was constructed from purple shallow frogged bricks in an English bond with mid yellowish grey hard lime mortar. The eastern side [10] was constructed with yellow brick with a deep frog in a stretcher bond with mid grey hard cement mortar. The drain measured 4.20m in length, 0.36m in width on the west and 0.11m in width on the east, surviving to 0.14m in depth and observed from 0.16m below ground level (46.59m OD). Dates from brick samples only suggest a broad date range for the feature of 18th to early 20th century.

7.3 In the northern area of the site, surviving at 0.30m below ground level (46.45m OD), were the remains of a basement with five internal divisions [8]. This was constructed from

concrete and measured 15.50m by 6.30m with an excavated depth of 3m. This basement structure was interpreted as representing possible cold storage for the former dairy.

7.4 **Phase 3: 20th Century**

7.4.1 The basement structure [8] appeared to have been backfilled in the 20th century by a deposit of loose greyish brown rubble [14], from which mid to late 19th century pottery and fragments of post-1930 glass milk bottles were recovered.

7.4.2 In the east of the site a north-south aligned wall [7] was observed to post-date the basement [1]. This was constructed from purple and yellow shallow frogged bricks, laid in an English bond pattern with mid grey hard cement mortar, measuring 21.30m by 0.37m and surviving to a height of 0.60m. This was believed to represent the remains of one of the buildings which post-dated the dairy.

7.4.3 The remains of another building [1] which would have post-dated the dairy was recorded in the southwest area of the site. This was built from a combination of yellow and purple bricks in an English bond using mid grey hard cement mortar. The building was seen from ground level, measured 15.75m by 4.76m, and was 0.35 in height. The associated construction cut [3] was noted from 0.35m below ground level, which was backfilled by loose yellowish brown to mid brown silt and gravel [2].

8 INTERPRETATION AND CONCLUSIONS

- 8.1 Natural deposits were not reached during the course of the investigation, nor were any deposits pre-dating the sub-soil. As such, no evidence regarding the natural strata or underlying topography of the site could be ascertained.
- 8.2 The earliest deposit observed during the Observation and Recording was a sub-soil deposit, which did not provide any dating evidence. This was sealed by a layer of buried topsoil/garden soil which all of the observed archaeological features and deposits cut or overlay.
- 8.3 It is possible that the concrete basement seen in the north-eastern area of the site corresponds to the building seen on the Ordnance Survey maps of 1894-98 and 1913. Based on cartographic evidence this structure was no longer present by 1932, which is in keeping with the latest date of glass recovered from the basement backfill.
- 8.4 The brick wall observed on the eastern side of the site is likely to relate to the building seen on the maps from 1932 to 2001. The brick structure in the south-western corner of the site is also likely to match that seen cartographically from 1960 to 2001.
- 8.5 Whilst fabric dates for the brick drain seen in the northwest area of the site suggested a broad date range of 18th to 19th century, cartographic and stratigraphic evidence suggest the latter end of that range, with 19th century pottery being recovered from the underlying garden soil deposit and the site cartographically shown as being still within fields in 1838.
- 8.6 In the north of the site was a dumped layer which notably contained waste possibly associated with the manufacture of clay tobacco pipes in the 19th century. This is in keeping with evidence from other sites in the area, with 19th century production waste also having been found at Mint Walk, 260m to the north, and at 9 Dickenson Place to the northeast. A clay pipe kiln, forming part of the Corney family clay pipe factory, was also constructed on the site of 242 High Street, a short distance to the south east of the site, in the 18th century and this continued to produce pipes into the 19th century (Lythe 2008).
- 8.7 The only other deposits observed were layers of mid to late 19th century demolition rubble.
- 8.8 No evidence of activity pre-dating the 19th century was observed during the investigation.
- 8.9 The results of the archaeological investigation upon the site will be published as an entry in the *London Archaeologist* 'Round Up'.

9 ACKNOWLEDGEMENTS

- 9.1 Pre-Construct Archaeology Limited would like to thank Epps Construction Ltd for commissioning the work, and Les Herman for his assistance on site.
- 9.2 The author would like to thank Paw Jorgensen for undertaking the site work, Jennifer Simonson for the illustrations, Chris Jarrett and Kevin Hayward for providing spot dates, and Tim Bradley for his project management and for editing this report.

10 BIBLIOGRAPHY

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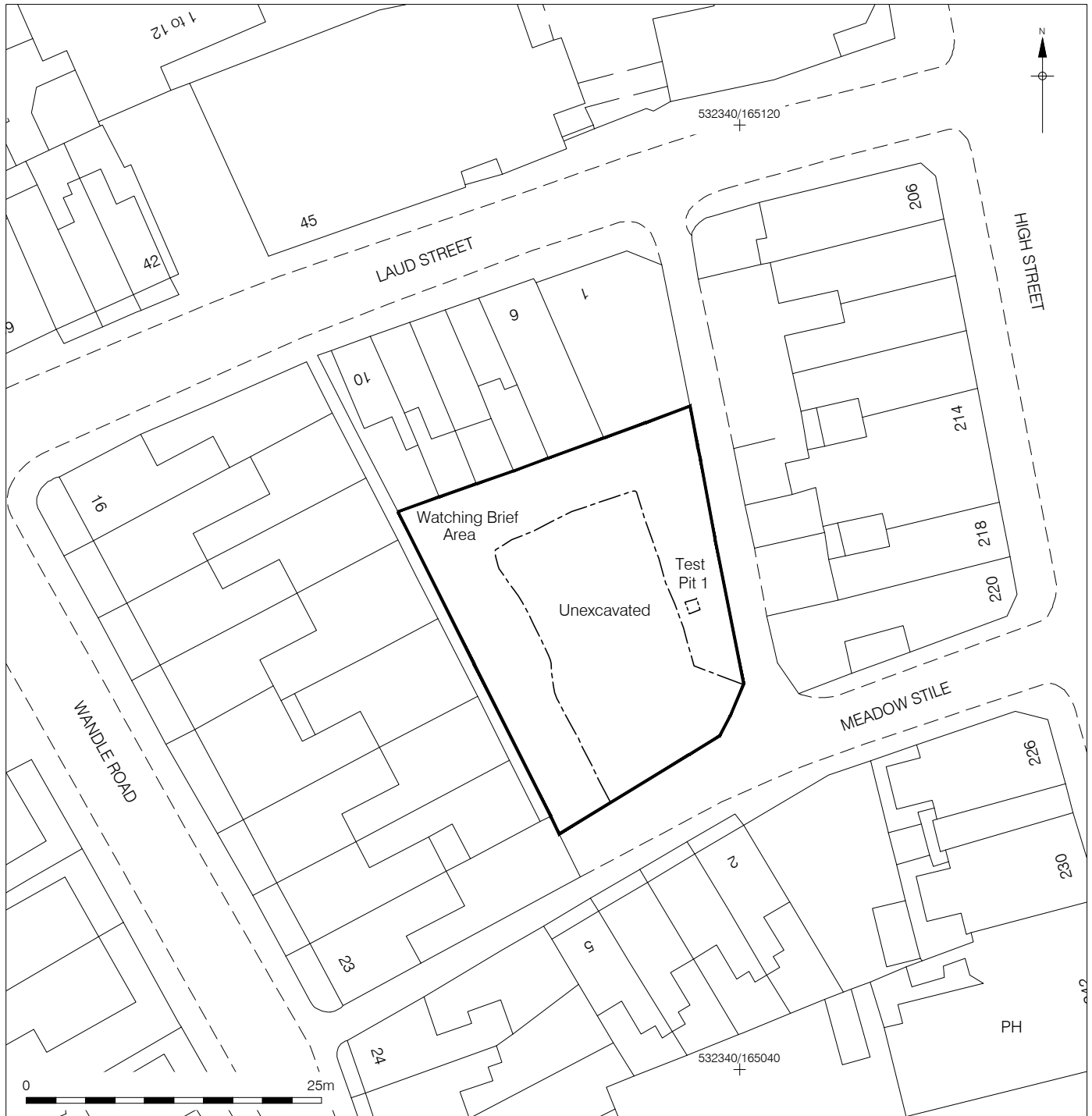


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Figure 1
Site Location
1:20,000 at A4



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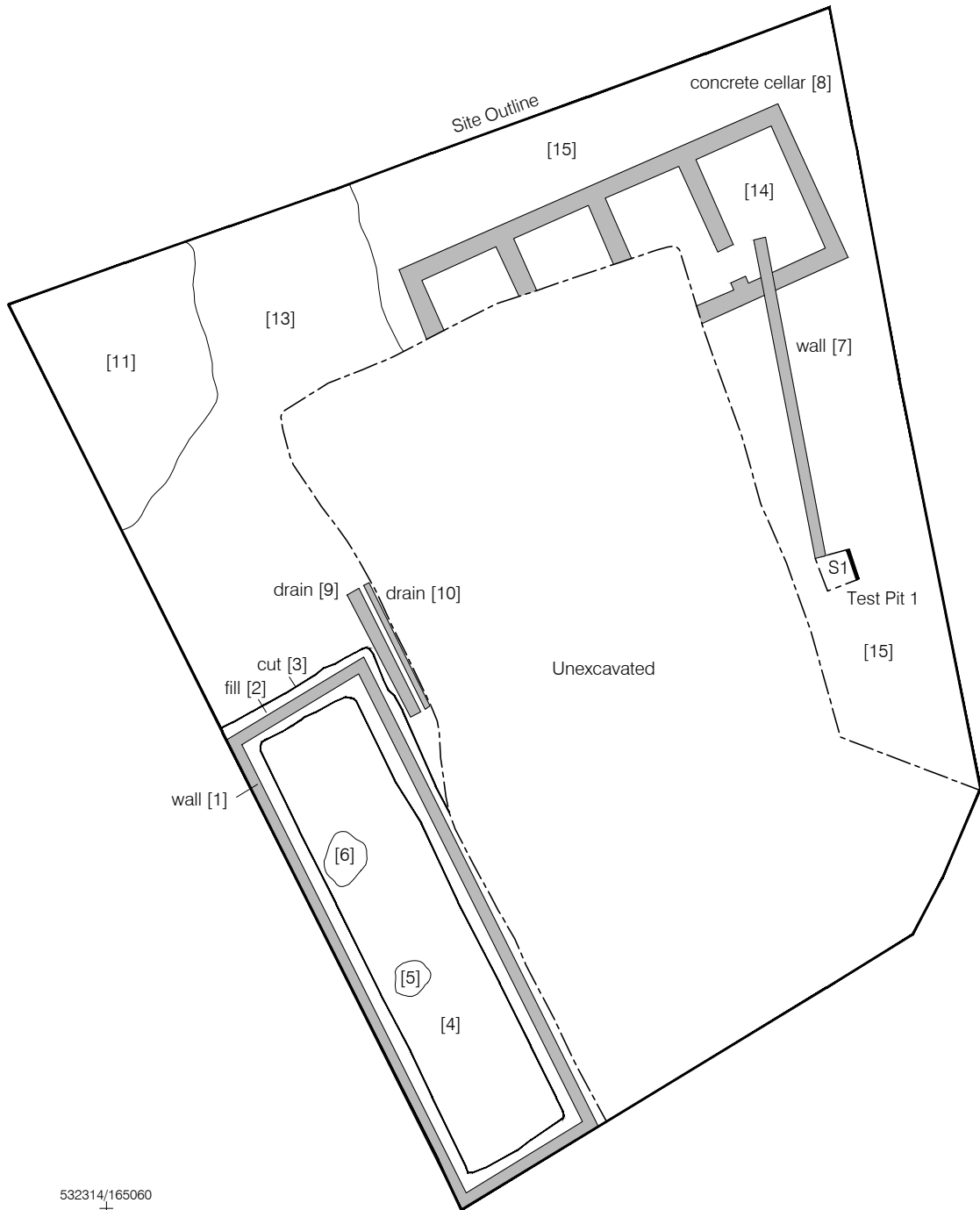
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Figure 2
Trench Location
1:500 at A4



532314/165098
+

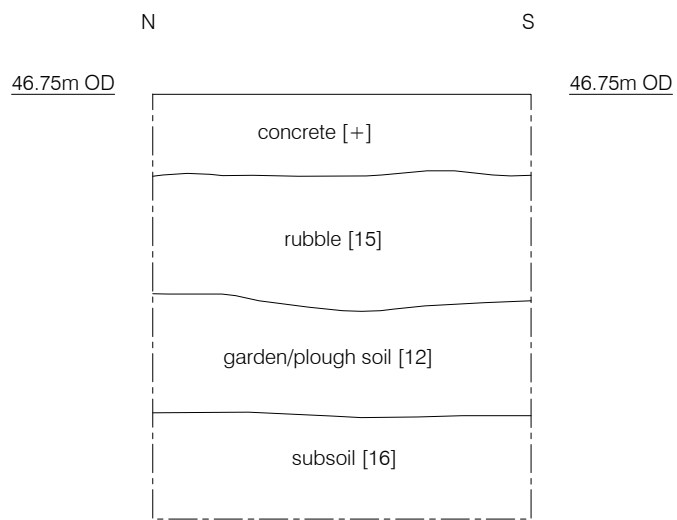


532314/165060
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0 10m

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Figure 3
Trench Plan
1:200 at A4



Section 1
Test Pit 1
West Facing



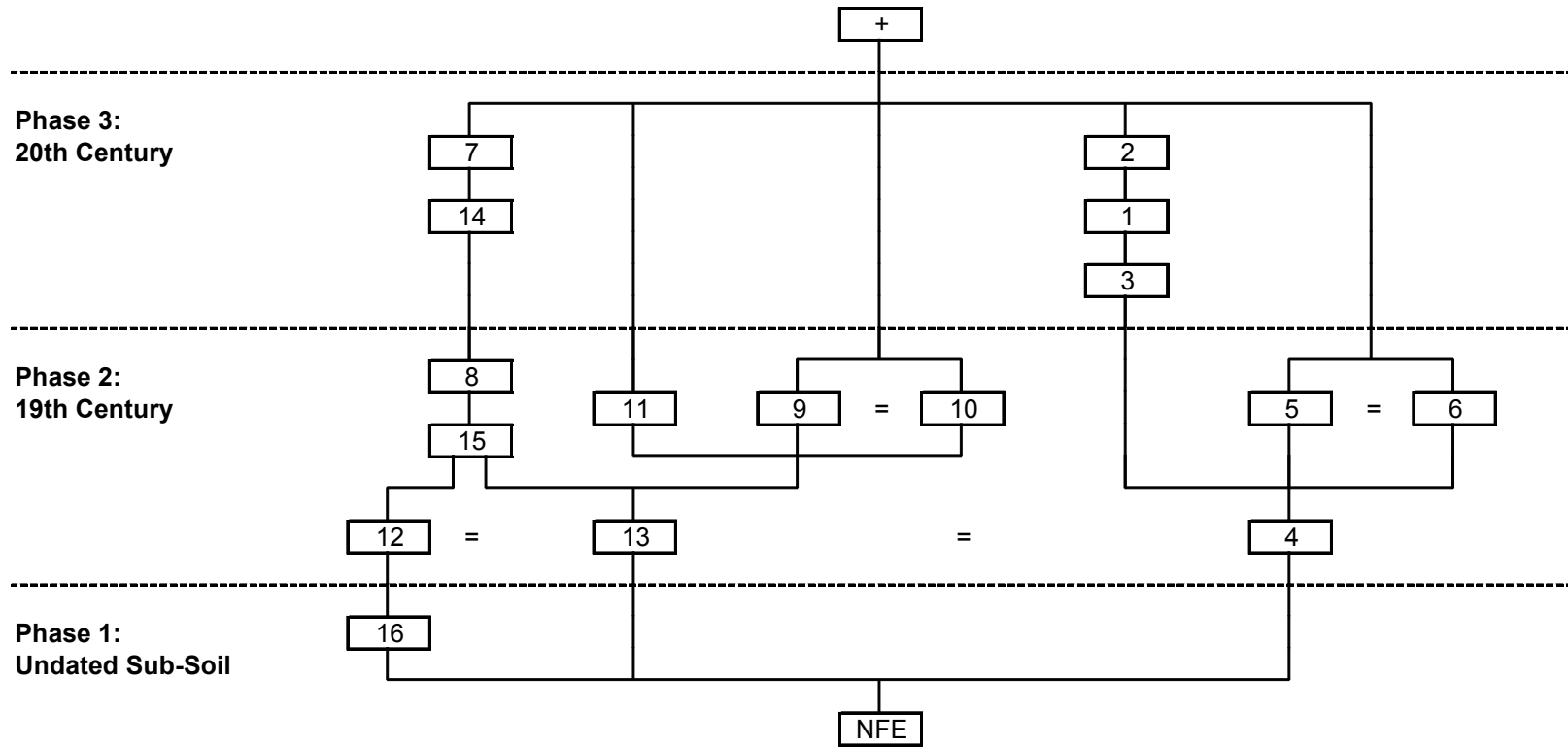
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Figure 4
Section 1
1:20 at A4

APPENDIX 1: CONTEXT INDEX

Context No.	Type	Description	Finds Date	Phase
1	Masonry	Brick Building	-	3
2	Fill	Fill of [3]	-	3
3	Cut	Construction cut for [1]	-	3
4	Layer	Buried topsoil/garden soil - same as [13]	-	2
5	Layer	Demo Rubble - same as [6]	Mid-late C19th	2
6	Layer	Demo Rubble - same as [5]	Mid-late C19th	2
7	Masonry	Brick Wall	-	3
8	Masonry	Concrete basement - from the dairy	-	2
9	Masonry	Brick wall, part of a drain	18th- early 19th	2
10	Masonry	Brick wall, part of a drain	18th- early 19th	2
11	Layer	Waste layer	1840-1860	2
12	Layer	Buried topsoil/garden soil - same as [4]	Mid-late C19th	2
13	Layer	Buried topsoil/garden soil - same as [4]	1825-1900	2
14	Fill	Backfill of [8]	1930+	3
15	Layer	Brick rubble	-	2
16	Layer	Sub-Soil	-	1

APPENDIX 2: SITE MATRIX



APPENDIX 3: PLATES



Plate 1 - Basement chamber [8] and backfill [14]



Plate 2 - Excavation of SW corner of building [1]



Plate 3 - Deposit [11] including probable waste from the manufacture of clay tobacco pipes

APPENDIX 4: OASIS FORM

OASIS ID: preconst1-143882

Project details

Project name	An Archaeological Watching Brief at the Old Dairy, Meadow Stile, Croydon
Short description of the project	An Archaeological Watching Brief was undertaken by Pre-Construct Archaeology Limited during groundworks at The Old Dairy, Meadow Stile and monitored the reduction of ground level associated with construction works taking place upon the site. Two phases of 19th and 20th century buildings were observed upon the site, representing the dairy and the latter structures, and reflect the cartographic depictions. Possible waste from the mid 19th century manufacture of clay tobacco pipe was also seen. No archaeological features or deposits conclusively pre-dating the 19th century were observed. Natural deposits were not exposed during the watching brief, laying beyond the required construction depths.
Project dates	Start: 04-02-2013 End: 05-02-2013
Previous/future work	No / No
Any associated project reference codes	DMS13 - Sitecode
Any associated project reference codes	11/01569/P - Planning Application No.
Any associated project reference codes	K2991 - Contracting Unit No.
Type of project	Recording project
Site status	Local Authority Designated Archaeological Area
Current Land use	Industry and Commerce 1 - Industrial
Monument type	DAIRY Post Medieval
Monument type	WALLS Post Medieval
Monument type	DRAIN Post Medieval
Significant Finds	MANUFACTURING DEBRIS - CTP Post Medieval
Significant Finds	POTTERY Post Medieval
Significant Finds	GLASS Post Medieval
Significant Finds	BRICKS Post Medieval
Investigation type	"Watching Brief"
Prompt	Planning condition

Project location

Country	England
Site location	GREATER LONDON CROYDON CROYDON The Old Dairy, Meadow Stile

Postcode CR0 1NH
Site coordinates TQ 3233 6503 51 0 51 22 06 N 000 05 55 W Point

Project creators

Name of Organisation Pre-Construct Archaeology Ltd
Project brief originator Local Planning Authority (with/without advice from County/District Archaeologist)
Project design originator Tim Bradley
Project director/manager Tim Bradley
Project supervisor Paw Jorgensen
Type of sponsor/funding body Building contractor
Name of sponsor/funding body Epps Construction Ltd

Project archives

Physical Archive recipient LAARC
Physical Contents "Ceramics", "Glass"
Digital Archive recipient LAARC
Digital Contents "Ceramics", "Glass"
Digital Media available "Database", "Spreadsheets", "Text"
Paper Archive recipient LAARC
Paper Contents "Ceramics", "Glass"
Paper Media available "Context sheet", "Matrices", "Plan", "Report", "Section"

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