

**170 SANDERSTEAD ROAD,
CROYDON CR2 0LY**

**AN ARCHAEOLOGICAL
EVALUATION**

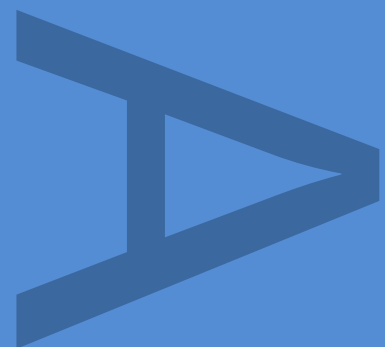
**LOCAL PLANNING AUTHORITY:
LONDON BOROUGH OF CROYDON**

PLANNING APPLICATION NO.: 13/1620/P

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SITE CODE: SDR13

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PRE-CONSTRUCT ARCHAEOLOGY

DOCUMENT VERIFICATION

170 SANDERSTEAD ROAD, CROYDON CR2 0LY
ARCHAEOLOGICAL EVALUATION

Quality Control

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**An Archaeological Evaluation at 170 Sanderstead Road, Croydon CR2
0LY**

Local Planning Authority: London Borough of Croydon

Planning Permission: 13/1620/P (Previous Application 13/00362/P)

Central National Grid Reference: TQ 3277 6274

Site Code: SDR13

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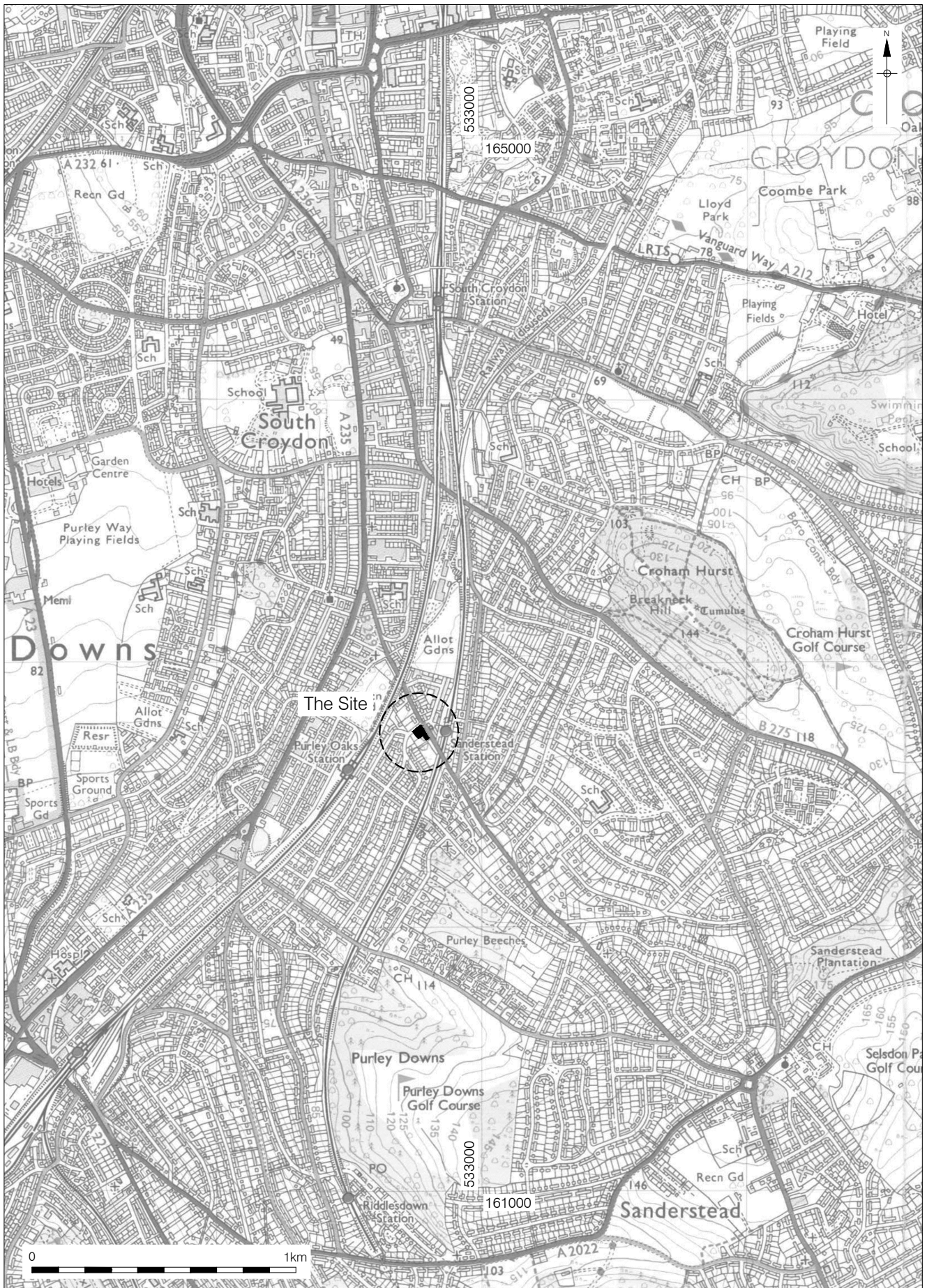
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1 NON TECHNICAL SUMMARY

- 1.1 This report presents the results of an archaeological evaluation conducted by Pre-Construct Archaeology Ltd at 170 Sanderstead Road, Croydon CR2 0LY. The trench was located within the footprint of the proposed extension to the existing standing building which will extend across the southern half of the site. The site is bounded by Kendall Avenue to the north, Sanderstead Road to the east, the apartments that form Aspen Court to the west and Oaklea Court to the south. Due to the archaeological potential of the site and its vicinity Mr Mark Stevenson of GLAAS, English Heritage, in his capacity as advisor to the London Borough of Croydon, recommended that an archaeological evaluation be undertaken prior to the commencement of any construction.
- 1.2 The deposits evident in the evaluation trench consisted entirely of topsoil and natural deposits composed of clay with flints and weathered chalk. The area of the site evaluated did not appear to have been built on prior to the evaluation and there was no evidence of truncation due to terracing into the hillside.
- 1.3 Although the site had considerable potential for both the Roman and prehistoric periods no evidence was found for occupation or frequentation of the site in these or any other periods which pre-date the standing building.

2 INTRODUCTION

- 2.1 An archaeological evaluation was undertaken by Pre-Construct Archaeology Ltd at 170 Sanderstead Road, Croydon CR2 0LY on the 30th of September 2013. The evaluation consisted of a single trench which measured which measured 8m x 2m. Following the machine excavation of modern topsoil and a layer of clay with flints which capped the natural chalk the trench was c. 0.50m deep.
- 2.2 The site is bounded by Kendall Avenue to the north, Sanderstead Road to the east, the apartments that form Aspen Court to the west and Oaklea Court to the south. The footprint of site measures 1714.25m² in total.
- 2.3 The central National Grid Reference for the area evaluated is TQ 3277 6274
- 2.4 The site was given the unique Museum of London site code SDR 13.
- 2.5 The project was monitored on behalf of the London Borough of Croydon by Mr Mark Stevenson of GLAAS, English Heritage, project managed for Pre-Construct Archaeology Limited by Peter Moore and supervised by the author.

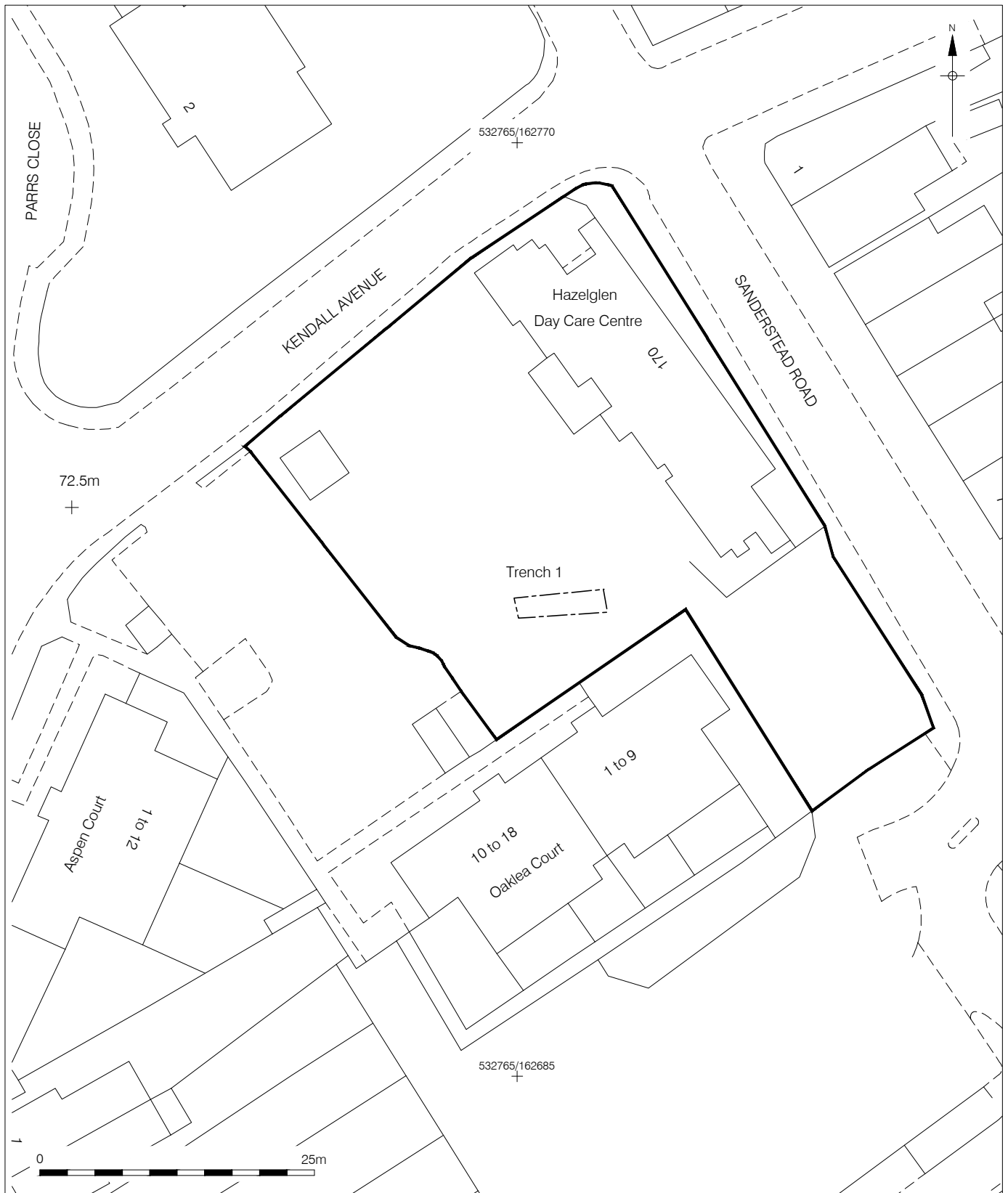


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01/10/13 JS

Figure 1
Site Location
1:20,000 at A4



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Figure 2
 Trench Location
 1:500 at A4

3 PLANNING BACKGROUND

3.1 National Guidance

3.1.1 The Departments of Communities and Local Government (DCLG) issued a new series of planning guidelines, the National Planning Policy Framework, in March 2012. This document superseded the previous guidance contained in Planning Policy Statement 5. The policies regarding archaeology set out in the NPPF are contained in **Section 12 Conserving and enhancing the historic environment**. These state:

126. Local planning authorities should set out in their Local Plan a positive strategy for the conservation and enjoyment of the historic environment¹, including heritage assets most at risk through neglect, decay or other threats. In doing so, they should recognise that heritage assets are an irreplaceable resource and conserve them in a manner appropriate to their significance. In developing this strategy, local planning authorities should take into account:

- *the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;*
- *the wider social, cultural, economic and environmental benefits that conservation of the historic environment can bring;*
- *the desirability of new development making a positive contribution to local character and distinctiveness; and*
- *opportunities to draw on the contribution made by the historic environment to the character of a place.*

127. When considering the designation of conservation areas, local planning authorities should ensure that an area justifies such status because of its special architectural or historic interest, and that the concept of conservation is not devalued through the designation of areas that lack special interest.

128. In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary. Where a site on which development is proposed includes or has the potential to include heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation.

129. Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this assessment into account when considering the impact of a proposal on a heritage asset, to avoid or minimise conflict between the heritage asset's conservation and any aspect of the proposal.

130. Where there is evidence of deliberate neglect of or damage to a heritage asset the deteriorated state of the heritage asset should not be taken into account in any decision.

131. In determining planning applications, local planning authorities should take

¹ The principles and policies set out in this section apply to the heritage-related consent regimes for which local planning authorities are responsible under the Planning (Listed Buildings and Conservation Areas) Act 1990, as well as to plan-making and decision-taking.

account of:

the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;

the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and

the desirability of new development making a positive contribution to local character and distinctiveness.

132. When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation. The more important the asset, the greater the weight should be. Significance can be harmed or lost through alteration or destruction of the heritage asset or development within its setting. As heritage assets are irreplaceable, any harm or loss should require clear and convincing justification. Substantial harm to or loss of a grade II listed building, park or garden should be exceptional. Substantial harm to or loss of designated heritage assets of the highest significance, notably scheduled monuments, protected wreck sites, battlefields, grade I and II listed buildings, grade I and II* registered parks and gardens, and World Heritage Sites, should be wholly exceptional.*

133. Where a proposed development will lead to substantial harm to or total loss of significance of a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or loss is necessary to achieve substantial public benefits that outweigh that harm or loss, or all of the following apply:

- the nature of the heritage asset prevents all reasonable uses of the site; and*
- no viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation; and*
- conservation by grant-funding or some form of charitable or public ownership is demonstrably not possible; and*
- the harm or loss is outweighed by the benefit of bringing the site back into use.*

134. Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal, including securing its optimum viable use.

135. The effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that affect directly or indirectly non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.

136. Local planning authorities should not permit loss of the whole or part of a heritage asset without taking all reasonable steps to ensure the new development will proceed after the loss has occurred.

137. Local planning authorities should look for opportunities for new development within Conservation Areas and World Heritage Sites and within the setting of heritage assets to enhance or better reveal their significance. Proposals that preserve those elements of the setting that make a positive contribution to or better reveal the significance of the asset should be treated favourably.

138. Not all elements of a World Heritage Site or Conservation Area will necessarily contribute to its significance. Loss of a building (or other element) which makes a positive contribution to the significance of the Conservation Area or World Heritage Site should be treated either as substantial harm under paragraph 133 or less than substantial harm under paragraph 134, as appropriate, taking into account the relative significance of the element affected and its contribution to the significance of

the Conservation Area or World Heritage Site as a whole.

139. Non-designated heritage assets of archaeological interest that are demonstrably of equivalent significance to scheduled monuments, should be considered subject to the policies for designated heritage assets.

140. Local planning authorities should assess whether the benefits of a proposal for enabling development, which would otherwise conflict with planning policies but which would secure the future conservation of a heritage asset, outweigh the disbenefits of departing from those policies.

141. Local planning authorities should make information about the significance of the historic environment gathered as part of plan-making or development management publicly accessible. They should also require developers to record and advance understanding of the significance of any heritage assets to be lost (wholly or in part) in a manner proportionate to their importance and the impact, and to make this evidence (and any archive generated) publicly accessible². However, the ability to record evidence of our past should not be a factor in deciding whether such loss should be permitted.

- 3.1.2 The provisions set out in the new guidelines superseded the policy framework set out in previous government guidance namely **Planning Policy Statement 5 (PPS 5) 'Planning for the Historic Environment'**.

3.2 **Regional Guidance: The London Plan**

- 3.2.1 The London Plan, published July 2011, includes the following policy regarding the historic environment in central London, which should be implemented through the Local Development Framework (LDF) being compiled at the Borough level:

POLICY 7.8 HERITAGE ASSETS AND ARCHAEOLOGY

Strategic

A London's heritage assets and historic environment, including listed buildings, registered historic parks and gardens and other natural and historic landscapes, conservation areas, World Heritage Sites, registered battlefields, scheduled monuments, archaeological remains and memorials should be identified, so that the desirability of sustaining and enhancing their significance and of utilising their positive role in place shaping can be taken into account.

B Development should incorporate measures that identify, record, interpret, protect and, where appropriate, present the site's archaeology.

Planning decisions

C Development should identify, value, conserve, restore, re-use and incorporate heritage assets, where appropriate.

D Development affecting heritage assets and their settings should conserve their significance, by being sympathetic to their form, scale, materials and architectural detail.

E New development should make provision for the protection of archaeological resources, landscapes and significant memorials. The physical assets should, where possible, be made available to the public on-site. Where the archaeological asset or memorial cannot be preserved or managed on-site, provision must be made for the investigation, understanding, recording, dissemination and archiving of that asset.

² Copies of evidence should be deposited with the relevant Historic Environment Record, and any archives with a local museum or other public depository

LDF preparation

F Boroughs should, in LDF policies, seek to maintain and enhance the contribution of built, landscaped and buried heritage to London's environmental quality, cultural identity and economy as part of managing London's ability to accommodate change and regeneration.

3.3 Local Guidance: Archaeology in the London Borough of Croydon

3.3.1 The London Borough of Croydon adopted policies concerning the preservation of archaeological remains in its Replacement Unitary Development Plan of 2006. These policies are summarised below:

Development Proposals on Archaeological Sites

UC11 Development will only be permitted if all the following criteria are met:

Proposals have been properly assessed and planned for archaeological implications, where development may affect the archaeological heritage of a site. This may involve preliminary archaeological site evaluations, commissioned by the applicants from a professionally qualified archaeological practice or archaeological consultant;

(ii) Early co-operation regarding the proposals between landowners, developers and archaeological practices, in accordance with the principles of the British Archaeologists and Developers Liaison Group Code of Practice, has been demonstrated.

(iii) The siting and design of the new development has regard to minimising the disturbance of archaeological remains, ensuring that those most important are permanently preserved in situ.

(iv) An appropriate level of archaeological investigation, excavation, recording, analysis and publication has been agreed with the Council, secured where appropriate by the use of planning conditions or agreements.

(v) The provision of access and facilities that interpret and explain archaeological sites to the public has been considered, secured where appropriate by the use of planning conditions or agreements.

5.39 The archaeology of the Borough can best be protected if as much information as possible is available at the planning application stage. The evaluation, which may involve fieldwork, is needed so that the Council can assess the archaeological implications of proposals. Where appropriate the evaluation may show how developments can be designed so that they do not harm a site. When assessing the requirement for a site evaluation report the significance of any ground disturbance will be taken into account, and will depend on the factors such as the type, extent, quality and exact position of archaeological remains.

5.40 Archaeological Priority Zones where archaeological remains are most likely to be found are listed below and are shown on the Proposals Map and on Map 3 at the end of this chapter. The Sites and Monuments Record for Greater London identifies the location of archaeological remains. It is held by English Heritage and is updated continually.

5.41 Outside the Archaeological Priority Zones that reflect the present state of knowledge, there may be other areas of archaeological potential and the Council will seek advice from English Heritage on whether or not an evaluation is needed.

5.42 The Council will also seek the advice of English Heritage on the competency and expertise of the practices intending to undertake archaeological work.

5.43 Except for removable artefacts and certain other materials, the process of archaeological excavation destroys evidence. Archaeological techniques are continually improving and therefore more information is most likely to be extracted

from sites in the future. For this reason, archaeological evidence should remain undisturbed where practicable.

5.44 Understanding Croydon's archaeological heritage is important, providing a sense of place for local residents and visitors. Both excavations and protected sites can be managed in a way that enhances their educational and recreational value. The Council will publish further information about archaeology in Croydon, including descriptions of the Archaeological Priority Zones.

Preserving Nationally Important Remains

UC12 There will be a presumption against development that would harm archaeological remains of national importance and their setting, whether scheduled or not.

5.45 The national importance of some remains may be such as to warrant their preservation in situ. Archaeological remains are often highly fragile and vulnerable to damage, and irreplaceable evidence may be lost as a result of development or even as a result of prior archaeological excavation. Preservation by record involves excavation of a site to record archaeological remains in advance of development.

Preserving Locally Important Remains

UC13 Decisions on development proposals affecting local remains will take account of the archaeological importance of those remains, the need for the development, the likely extent of any harm, and the prospects of the proposals successfully preserving by record the archaeological interest of the site.

5.46 Other archaeological sites contain information that is potentially vital to an understanding of Croydon's past. This can only be retrieved through proper excavation, analysis and recording. The information cannot be used as a local educational and cultural resource unless finds are looked after and results published. The Council will encourage landowners, archaeologists and developers to co-operate in accordance with the Code of Practice agreed by the British Archaeologists and Developers Liaison Group. In line with this code, and in place of a Museum and Galleries Commission approved local alternative, the appropriate museum for the donation or lodging of archaeological archives is currently the Museum of London. A copy of any resultant report will also need to be lodged with the appropriate local studies library.

Enabling Development

UC14 Enabling development will not be permitted unless the following criteria are met:

- (i) The development will not materially detract from the archaeological, architectural, historic, landscape or biodiversity interest of the heritage asset or materially harm its setting;
- (ii) The development avoids detrimental fragmentation of management of the heritage asset;
- (iii) The development will secure the long term future of the heritage asset and, where applicable, its continued use for a sympathetic purpose;
- (iv) The problem that the development seeks to resolve arises from the inherent need of the heritage asset, rather than the circumstances of the present owner or the purchase price paid;
- (v) Sufficient financial assistance is not available from any other source;
- (vi) The amount of development is the minimum necessary to secure the future of the heritage asset and its form minimises disbenefits;
- (vii) the value or benefit to the survival or enhancement of the heritage asset outweighs the long-term costs to the community of providing the enabling

development.

5.47 Enabling development is development that is contrary to established planning policy - national or local - but which may exceptionally be justified in order to secure the future of heritage assets, such as listed buildings, scheduled monuments and historic landscapes. Its defining characteristic is that the gain from contravening planning policy subsidises a public benefit that could not otherwise be achieved. Thus, unlike most planning applications, financial issues will be central to determining this type of proposal.

5.48 There is increasing concern that such developments, put forward as a way of benefiting heritage assets, may often destroy more than they save. English Heritage therefore advises that there should be a clear presumption against enabling development and that permission should only be granted exceptionally where it can be satisfactorily demonstrated that the public benefits clearly outweigh the harm that would be caused. Such benefits must be securely and enforceably linked to the planning permission, normally through a planning agreement.

- 3.3.2 In the consideration of the criteria set out in the policy, careful regard will be made to the guidance set out in the English Heritage document, Enabling Development and the Conservation of Heritage Assets (2001).

3.4 Site Specific Planning Background

- 3.4.1 The site lies within an Area of High Archaeological Potential, as defined by the local authority. There are no listed buildings or Scheduled Ancient Monuments located within the vicinity of the study site.
- 3.4.2 The development is permitted under application number 13/1620/P (previous application 13/00362/P) granted by the London Borough of Croydon. A planning condition was attached to the permission which stated:

Condition *'No development shall take place until the applicant has secured the implementation of a programme of archaeological work in accordance with a written scheme for investigation which has been submitted by the applicant and approved by the Local Planning Authority. The development shall only take place in accordance with the detailed scheme pursuant to this condition. The archaeological works shall be carried out by a suitably qualified investigating body acceptable to the Local Planning Authority.'*

Informative *The development of this site is likely to damage archaeological remains. The applicant should therefore submit detailed proposals in the form of an archaeological project design. The design should be in accordance with appropriate English Heritage guidelines.*

- 3.4.3 It is proposed to redevelop the site retaining the majority of the standing building with the addition of a new wing which will run perpendicular to the existing structure from the street frontage on Sanderstead Road.

4 ARCHAEOLOGICAL AND HISTORICAL BACKGROUND

4.1 Introduction

4.1.1 A site specific Desk Based Assessment was not carried out prior to the evaluation and what follows is brief outline of archaeological background of the wider Croydon area. Much of the detail contained in this document was extracted from a previous study carried out for a site in central Croydon (Lythe 2008).

4.2 Prehistoric

4.2.1 Limited evidence of prehistoric activity has been found in the environs of the site although there is extensive evidence of prehistoric settlement in the Wandle valley in the area of modern Purley Way. Excavations undertaken by the Museum of London in 1993 by the junction of Purley way and Beddington Farm Road revealed pits and gullies which contained Neolithic material and some postholes. One of the pits may have been used for cooking as it contained a clay lining c 1m thick and was filled with burnt flints. Radiocarbon dating of charcoal from the pit demonstrated that it was used in the late Neolithic period.

4.2.2 Further evidence for prehistoric occupation in the Purely Way area was obtained from excavations at the Valley Park project where cut features consisting of pits and ditches were discovered along with late Bronze Age and Iron Age pottery.

4.2.3 A Bronze Age inhumation burial placed in an enclosure ditch was recently discovered at 226 Purley Way (Killock 2011)

4.2.4 Although definitive evidence for structures is lacking it is clear that the light sandy soils of the Upper Wandle valley were exploited by farmers from the late Neolithic onward and small farmsteads, if not nucleated settlements, were probably spread along the valley floor.

4.2.5 Closer to the study site a possible pit and gully of unknown date were found at 23-31 Lower Coombe Street along with lithic implements of Early Mesolithic to Late Neolithic date (Lythe 2008).

4.3 Roman

4.3.1 Croydon is situated on the line of a Roman road which passed southward through the gap in the North Downs toward Portslade near Brighton (Margary 1973). The line of the road further to the north is presumed to be that of London Road but further to the south and closer to the site the line taken by the road is unproven. A small roadside village or town almost certainly existed at Croydon but the rather disjointed nature of the reporting of archaeological finds in the town has so far precluded a full characterisation of the settlement (Bird 2000).

4.3.2 The archaeological evidence unearthed to date suggests a Roman settlement had

developed in the Croydon area by the early to mid Roman period, although the nature and extent of this is not well understood. Evidence of occupation has been found around George Street, Surrey Street, Park Street and Whitgift Street whilst investigations undertaken on Waddon New Road Park Lane, Park Street and Kemble Road to the northwest and Warham Road to the south found no evidence of Roman occupation. This suggests the settlement may have been situated in the central Croydon area (Lythe 2008)..

- 4.3.3 At 23-31 Lower Coombe Street, five early to mid Roman gravel extraction pits that may have subsequently functioned as ponds were found. Two curvilinear ditches were also discovered, along with a dump layer and demolition debris indicative of nearby buildings and occupation. Industrial debris in the form of worked bone and antler waste was also found, suggesting manufacturing of bone items took place on or close to the site. Similar pitting and dumping activity was unearthed during an archaeological evaluation and subsequent excavation at the nearby site of St Andrew's Road, Lower Coombe Street. Cultural evidence found during the excavation included a bronze lion's head, imported pottery and hypocaust tiles, indicating the presence of a nearby settlement of "wealth and status". It is possible that the gravel extraction pits found on both sites were dug in order to obtain raw materials for the construction of the nearby London to Portslade road (Lythe 2008).
- 4.3.4 An important find of Roman date in the Croydon area consists of a hoard of 3,600 coins dating between AD 61 and AD 337, unearthed in two ceramic vessels at the turn of the century. Unfortunately, the exact whereabouts of the discovery is uncertain.
- 4.3.5 Roman occupation is well documented on the gently sloping downland which lies to the south of the site at the top of the steep escarpment which rises from the valley floor. A Romano-British settlement was recorded at the Kings Wood Sanderstead. The farmstead was demarcated by a D shaped bank which enclosed an area of c. 4180m². The banks were constructed of flint and flint cobbling was evident the interior of the enclosure. Huts were traced as surface depressions, one of which was around 6.70m in diameter. One clay filling of a hut contained a considerable quantity of 1st century pottery. Imported Samian dishes and late Iron Age pottery were also found. A cremation cemetery was found outside of the bank forming the enclosure; all of the interments were of young children (Little 1961).
- 4.3.6 Extensive evidence of Roman occupation has also been documented at Atwood School, Limpsfield Road Sanderstead, located around 500m to the west of the site at Kings Wood. The features present included two huts, rubbish pits and postholes. One of the huts was about 3m in diameter. A farmstead or village was clearly located in this area. A large collection of pottery, 400 sherds, came from the first circular hut site. These were dated AD 60-150 but the bulk of the pottery dated to the last quarter

of the first century. The finds also included saddle querns used for grinding grain and an imported Neidermendig lava quernstone. Late Iron Age pottery was also found in pits excavated on this site (Little 1964).

4.3.7 The prestigious Roman villa at Beddington is located to the northwest of the site.

4.4 **Anglo-Saxon**

4.4.1 Croydon became an important settlement early in the Saxon period. A mixed rite cemetery containing burials and cremations of “sub-Roman” to Anglo-Saxon date (early 5th to early 7th century), is located between Edridge Road and Park Lane, to the north of the study site. Grave goods, including beads, brooches, a glass claw beaker, metal objects and weaponry such as knives, swords and shield bosses accompanied many of the burials. Although bone preservation was poor due to the highly alkaline nature of the subsoil, some textiles and organics did survive, including a bowl containing hazelnuts (McKinley 2003).

4.4.2 A second early Saxon graveyard was located at Richmond Way, Beddington on the banks of the Wandle.

4.4.3 Evidence of Saxon buildings has been found at 7-8 Commerce Way where construction trenches and postholes containing Saxon pottery were unearthed.

4.5 **Medieval**

4.5.1 The first historical references to Croydon were made in 962 AD, when it was known as Crogedene and 1086 AD, when it was termed Croendene. The name may derive from the Latin term for the plant *Crocus sativa*, from which saffron is obtained. Saffron was grown in the late Anglo-Saxon period and early medieval period for use in the production of dyes and pharmaceuticals (Weinreb & Hibbert, 1993).

4.5.2 As recorded in the Domesday Book, the Archbishop of Canterbury owned The Manor of Croydon in the 11th century. At the time, the ancient parish contained modern day Norbury, Upper Norwood, Shirley and Waddon. A substantial manor house, known as Croydon Palace, was constructed next to the parish church of St John the Baptist for the Archbishops. It was visited by members of royal families throughout the medieval and early post-medieval periods, including Henry III, Edward I, Henry IV, Henry VII, Henry VIII, Queen Mary, Queen Elizabeth and the future James I. (Weinreb & Hibbert, 1993).

4.5.3 The parish church, dedicated to St. John the Baptist, was probably constructed at the end of the 14th century. It burnt down in the 19th century, when it was largely rebuilt (Weinreb & Hibbert, 1993).

4.5.4 Whilst Croydon continued to develop as a population centre, the town maintained a predominantly rural character. This is demonstrated by the results of archaeological work in the area. A ditch, probably forming part of a field system, was found during an

archaeological investigation at 94 Park Lane. A probable agricultural soil containing debris suggestive of nearby occupation was also unearthed at Edridge Road (16). Two ditches and a fence line were discovered during an excavation at 23-31 Coombe Street, and interpreted as forming part of a wider field system

4.5.5 Archaeological evidence suggests Croydon High Street had been partially developed by the medieval period. A commemorative stone of medieval date was found in a coaching inn, demolished during the construction of the Whitgift Centre. A medieval building was also unearthed during excavations at 113-121 Croydon High Street. The earliest phase of the building dates to the 14th century, although it was modified repeatedly throughout the 15th century. During the 16th century, the structure appears to have been refurbished. It may have functioned as a tenement to a smallholding that may have been known as “Coombe” or “Mortimers”. It was demolished in the 17th century, probably to make way for Wrencote House.

4.6 **Post-Medieval**

4.6.1 Croydon continued to expand during the early to mid post-medieval period, hence the presence of a number of archaeological finds and extant buildings in the central area of the town. Buildings of note include Wrencote House, constructed in 1667 and the Catherine Wheel Inn, which opened in the 17th century or earlier. A clay pipe kiln, forming part of the Corney family clay pipe factory, was also constructed in the 18th century and continued to produce pipes into the 19th century. An 18th century dump layer containing occupation debris was unearthed at 13-15 Wandle Road along with midden deposits indicative of continuous occupation from the late 17th to early 18th century onwards at Edridge Road.

4.6.2 John Whitgift, Archbishop of Canterbury, founded the Whitgift School in Croydon. He also endowed several almshouses, which are still extant in the centre of the town (Weinreb & Hibbert, 1993).

4.6.3 A post-medieval cross marking Croydon’s former southern boundary can be found at the cross-roads formed by Coombe Street, Lower Coombe Street and the High Street. The site was therefore situated to the south of the main body of the settlement at this time.

5 GEOLOGY AND TOPOGRAPHY

5.1 Geology

5.1.1 The solid geology of the site is shown by the Institute of Geological Sciences (IGS 1979) as London Clay deposits forming the London Basin. Further detail is provided by British Geological Survey Sheet 270 (South London: 1998) which suggests that the underlying geology comprises deposits of Hackney Terrace gravels associated with the river Wandle. However, the evaluation clearly demonstrated that the gravel terrace did not extend into this area and is presumably confined to the lower reaches of the hill which slopes away to the northwest. The evaluation demonstrated that surface geology in this area was formed of chalk capped by clay with flints, a formation abundantly evident further to the south on the farmland of the North Downs which stretches from Sanderstead toward Titsey.

5.1.2 Within the single trench excavated the surface of the chalk was recorded at a maximum height of 74.30m OD. Ground level in the area of the trench lies at 74.77m OD.

5.2 Topography

5.2.1 The site slopes markedly from the southeast to northwest; it is located close to the base of a sharp hill that rises from the base of the valley in the vicinity of Brighton Road up to the village of Sanderstead which is located on the edge of the escarpment of the North Downs.

6 RESEARCH OBJECTIVES

6.1 Original Research Objectives

6.1.1 The following research objectives were contained in the Written Scheme of Investigation submitted before the evaluation commenced (Moore 2013):

- To determine the natural topography of the site.
- To establish the presence or absence of prehistoric activity, whether settled occupation or artefact scatters/residual finds as identified immediately to the east.
- To establish the presence or absence of the Roman road and/or contemporary Roman activity on the site.
- To establish the presence or absence of medieval activity on the site.
- To establish the presence or absence of post-medieval activity at the site.
- To establish the nature, date and survival of activity relating to any archaeological periods at the site.
- To establish the extent of all past post-depositional impacts on the archaeological resource.

6.2 Answers To Research Questions

- The natural deposits encountered on the site consisted of clay with flints sealing degraded chalk. These deposits are consistent with those found in the surrounding area. The site slopes markedly from the southeast to northwest, it is located close to the bottom of a sharp hill that rises from the base of the valley in the vicinity of Brighton Road up to the village of Sanderstead which is located on the edge of the escarpment of the North Downs.
- No evidence was found for prehistoric activity.
- No evidence was found for the Roman road which probably followed a course closer to the valley bottom and may be obscured by the modern Brighton Road. There was no evidence of a Roman presence on the site.
- There was no evidence of medieval activity on the site.
- There was no evidence of post-medieval activity at the site which might pre-date the standing building.
- No archaeological periods were represented in the recorded trench.
- The extent of all past post-depositional impacts any putative archaeological resource was negligible.

7 METHODOLOGY

- 7.1 The evaluation consisted of a single trench measuring 8m by 2m which was located within the footprint of the proposed extension to the standing building.
- 7.2 Modern overburden consisting of a topsoil horizon was removed using a mechanical excavator as was a subsoil horizon that consisted of clay with flints. These deposits sealed the upper layer of degraded chalk, still mixed with flints in some areas, which represented the underlying surface geology of the site. Mechanical excavation ceased at this level which was c. 0.50m below modern ground level.
- 7.3 The exposed surface of the chalk was cleaned using hand tools and photographed. No archaeological features were evident in the surface of the chalk or the sections exposed by the machining.
- 7.4 The fieldwork was carried out according to the relevant methodologies, as follows:
- 7.5 Archaeological Guidance Paper 3: Standards and Practices in Archaeological Fieldwork In London (GLAAS 1998);
- 7.6 Archaeological Guidance Paper 4: Archaeological Reports (GLAAS 1998);
- 7.7 Archaeological Guidance Paper 5: Evaluations (GLAAS 1998);
- 7.8 All recording systems adopted during the investigations were fully compatible with those most widely used elsewhere in London; that is those developed out of the Department of Urban Archaeology Site Manual, now published by Museum of London Archaeology (MoLAS 1994). Individual descriptions of all archaeological and geological strata and features excavated and exposed were entered onto pro-forma recording sheets. All plans and sections of archaeological deposits were recorded on polyester based drawing film, the plans being at scale of 1:20 and the sections at 1:10. The OD heights of all principle strata were calculated and indicated on the appropriate plans and sections.
- 7.9 A photographic record of the investigations was made using digital format only.
- 7.10 Levels were calculated from a Temporary Bench Mark with a value of 73.60 OD. This value was calculated by transferring the level from a spot height of 72.50m OD located on the junction of Kendall Avenue, Florence Road and Parris Close.
- 7.11 The archaeological works were monitored by Mr Mark Stevenson of GLAAS. English Heritage in his capacity as advisor to the London Borough of Croydon.
- 7.12 The complete site archive including site records, photographs and finds will be deposited at the London Archaeological Archive Research Centre, (LAARC) under the site code SDR 13.

8 EVALUATION RESULTS AND SIGNIFICANCE

8.1 Evaluation Results

8.1.1 Only three different deposits were identified in the single trench excavated, none of which had any archaeological significance. The surface deposit consisted of a modern topsoil horizon c.0.25m thick which was recorded as layer [1], the surface of this deposit was recorded between 74.77m and 74.61m OD.

8.1.2 The modern topsoil sealed a layer of clay with flints c.0.25 thick. Following excavation there was no doubt that this deposit was formed naturally but it was machine excavated to the surface of the degraded chalk to eliminate the possibility that it might have been redeposited. The surface of this deposit was recorded between 74.52m and 74.36m OD.

8.1.3 The weathered and degraded surface of the natural chalk was evident below the clay with flints. The chalk appeared to have been eroded in parallel lines running down the hillside which produced an effect commonly referred to as tiger striping where bands of chalk alternate with bands of silt, clay and flints. This effect is usually attributed to periglacial erosion of the surface of the chalk though it can be caused simply by water flowing over the surface of the chalk and eroding it. The overlying deposits then sink into the linear cavity being formed in the surface of the chalk. The surface of the chalk was recorded between 74.30m and 74.14m OD, it sloped from south to north.

8.1.4 No cut features such as pits and ditches were evident in the surface of the chalk.

8.2 Evaluation Results: Their Significance

8.2.1 The evaluation demonstrated that no archaeological periods were represented at the site. For the Roman period particularly it is more probable that occupation was concentrated either along the roadside in the base of the valley or at the top of the steeply sloping escarpment which leads up to the gently shelving plateau of the North Downs. At least two Roman farmsteads or small villages are known to exist at the top of the hill at Sanderstead; settlement in the base of the valley is probably obscured by the modern road and the buildings concentrated along the frontages.

8.2.2 Although it is possibly more likely that the site was frequented in the earlier prehistoric periods, not least for the raw material potential represented by the flint, no evidence was found for prehistoric occupation or frequentation of the site.

9 ARCHAEOLOGICAL POTENTIAL

- 9.1 The results of the evaluation demonstrated that the site does not have any archaeological potential.

10 CONCLUSIONS AND RECOMMENDATIONS

10.1 Conclusions

10.1.1 Although the site had considerable archaeological potential no evidence was found for occupation that pre-dates the modern standing building.

10.2 Recommendations

10.2.1 It is recommended that no further archaeological work is undertaken at the site.

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APPENDIX 1: OASIS FORM

13 OASIS DATA COLLECTION FORM: ENGLAND

[List of Projects](#) | [Manage Projects](#) | [Search Projects](#) | [New project](#) | [Change your details](#) | [HER coverage](#) | [Change country](#) | [Log out](#)

13.1.1 Printable version

13.2 OASIS ID: preconst1-160281

Project details

Project name	170 Sanderstead Road
Short description of the project	An evaluation consisting of a single trench measuring 8m x 2m revealed a layer of clay with flints below modern topsoil. The clay with flints sealed the weathered surface of natural chalk
Project dates	Start: 30-09-2013 End: 30-09-2013
Previous/future work	No / No
Any project codes associated with reference codes	SDR 13 - Sitecode
Type of project	Field evaluation
Site status	Local Authority Designated Archaeological Area
Current Land use	Community Service 1 - Community Buildings
Monument type	NONE None
Significant Finds	NONE None
Methods techniques	& "Sample Trenches"
Development type	Public building (e.g. school, church, hospital, medical centre, law courts etc.)
Prompt	National Planning Policy Framework - NPPF
Position in the planning process	After full determination (eg. As a condition)

Project location

Country	England
Site location	GREATER LONDON CROYDON SELSDON AND SANDERSTEAD 170 Sanderstead Road
Postcode	CR2 0LY
Study area	1714.00 Square metres
Site coordinates	TQ 3277 6274 51 0 51 20 51 N 000 05 35 W Point
Height OD / Depth	Min: 74.14m Max: 74.30m

Project creators

Name	of Pre-Construct Archaeology Limited
Organisation	

Project originator brief PCA

Project originator design Peter Moore

Project director/manager Peter Moore

Project supervisor Douglas Killock

Type sponsor/funding body of Borough Council

Name sponsor/funding body of London Borough of Croydon

Project archives

Physical Exists? Archive No

Digital recipient Archive LAARC

Digital Archive ID SDR 13

Digital Contents "Stratigraphic"

Digital available Media "Images raster / digital photography","Survey","Text"

Paper recipient Archive LAARC

Paper Archive ID SDR 13

Paper Contents "Stratigraphic"

Paper available Media "Context sheet","Drawing","Plan","Report","Section","Unpublished Text"

Project bibliography 1

Publication type Grey literature (unpublished document/manuscript)

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