

**682-4 LONDON ROAD,  
LONDON BOROUGH OF CROYDON  
CR7 7HU:  
AN ENHANCED PROGRAMME OF  
ARCHAEOLOGICAL OBSERVATION  
& RECORDING**

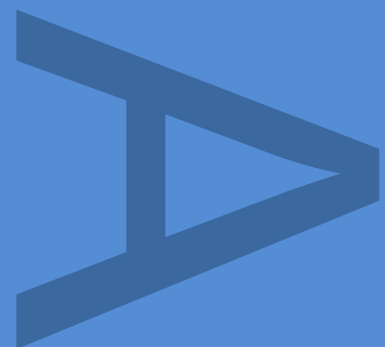
**LOCAL PLANNING AUTHORITY:  
LONDON BOROUGH OF CROYDON**

**PLANNING APPLICATION NUMBERS:  
13/00757/P (PREVIOUS APPLICATION  
12/03096/P)**

**PCA REPORT NO: 11758**

**SITE CODE: LOT14**

**JUNE 2014**



**PRE-CONSTRUCT ARCHAEOLOGY**

**DOCUMENT VERIFICATION**

682-4 LONDON ROAD, LONDON BOROUGH OF

CROYDON CR7 7HU:

**AN ENHANCED PROGRAMME OF ARCHAEOLOGICAL  
OBSERVATION & RECORDING**

Quality Control

<b>Pre-Construct Archaeology Ltd</b>	
Project Number	K3513
Report Number	R11758

	Name & Title	Signature	Date
Text Prepared by:	Aidan Turner		May 2014
Graphics Prepared by:	Jenny Simonson		May 2014
Graphics Checked by:	Josephine Brown	<i>Josephine Brown</i>	May 2014
Project Manager Sign-off:	Peter Moore	<i>Peter Moore</i>	June 2014

Revision No.	Date	Checked	Approved

Pre-Construct Archaeology Limited  
Unit 54  
Brockley Cross Business Centre  
96 Endwell Road  
London  
SE4 2PD

**682-4 LONDON ROAD, LONDON BOROUGH OF CROYDON CR7 7HU:  
AN ENHANCED PROGRAMME OF ARCHAEOLOGICAL OBSERVATION &  
RECORDING**

---

**Site Code:** LOT 14

**Central National Grid Reference:** TQ 3137 6759

**Local Planning Authority:** London Borough of Croydon

**Planning Application No.:** 13/00757/P (Previous Application 12/03096/P)

**Written and Researched by:** Aidan Turner  
Pre-Construct Archaeology Limited  
June 2014

**Project Manager:** Peter Moore

**Commissioning Client:** A & A JET Co. Ltd.

**Contractor:** Pre-Construct Archaeology Limited  
Unit 54, Brockley Cross Business Centre,  
96 Endwell Road, Brockley,  
London SE4 2PD

**Tel:** 020 7732 3925

**Fax:** 020 7639 9588

**E-mail:** [cmayo@pre-construct.com](mailto:cmayo@pre-construct.com)

**Website:** [www.pre-construct.com](http://www.pre-construct.com)

---

**© Pre-Construct Archaeology Limited**

**June 2014**

© The material contained herein is and remains the sole property of Pre-Construct Archaeology Limited and is not for publication to third parties without prior consent. Whilst every effort has been made to provide detailed and accurate information, Pre-Construct Archaeology Ltd cannot be held responsible for errors or inaccuracies herein contained.

## CONTENTS

1	ABSTRACT .....	3
2	INTRODUCTION .....	4
3	PLANNING BACKGROUND.....	5
4	GEOLOGY AND TOPOGRAPHY.....	7
5	ARCHAEOLOGICAL AND HISTORICAL BACKGROUND .....	8
6	ARCHAEOLOGICAL METHODOLOGY.....	9
7	THE ARCHAEOLOGICAL SEQUENCE.....	10
8	CONCLUSION.....	11
9	ACKNOWLEDGEMENTS.....	12
10	BIBLIOGRAPHY .....	12

## APPENDICES

APPENDIX 1: CONTEXT INDEX.....	16
APPENDIX 2: MATRIX .....	17
APPENDIX 3: PLATES 1-5 .....	18
APPENDIX 4: OASIS FORM .....	21

## FIGURES

Figure 1: Site Location Plan .....	13
Figure 2: Trench Location Plan .....	14
Figure 3: Sections 1 .....	15

## **1 ABSTRACT**

- 1.1 An enhanced programme of archaeological observation and recording (“watching brief”) was undertaken by Pre-Construct Archaeology Ltd within the grounds of 682-4 London Road, Thornton Heath, Croydon CR7 7HU. The archaeological investigation monitored intrusive groundworks prior to the construction of an undercroft extension to the existing apartment buildings. The development is permitted under application number 13/00757/P (previous application 12/03096/P), granted by the London Borough of Croydon.
- 1.2 The work was commissioned by A & A JET Co. Ltd.
- 1.3 The investigation was undertaken on the 16th April 2014. The work involved monitoring the ground reduction of the site to ground floor formation level, prior to construction of 4 studio flats. The development utilizes existing structural foundations, so no further intrusive works were required on site.
- 1.4 The watching brief recorded the fact that prior construction works associated with the existing building and later modifications to it, had truncated any natural deposits to a depth greater than the extent of the observed works.
- 1.5 No artefacts, structures, deposits or features of archaeological or geological significance were observed during the watching brief.

## 2 INTRODUCTION

- 2.1 An archaeological watching brief was undertaken by Pre-Construct Archaeology Limited at 682-4 London Road, Thornton Heath, CR7 7HU in the London Borough of Croydon (Figure 1). The work involved monitoring the ground reduction of the site to ground floor formation level, prior to construction of 4 studio flats. The development utilized existing structural foundations, so no further intrusive works were required on site.
- 2.2 The site is centred at National Grid Reference TQ 3137 6759
- 2.3 The archaeological watching brief was carried out in accordance with an approved Written Scheme of Investigation (Moore 2014) which was prepared by PCA Ltd. in response to an archaeological planning condition attached to the planning permission for development (Planning Application Reference: 13/00757/P).
- 2.4 The watching brief recorded the fact that prior construction works associated with the existing building and later modifications to it, had truncated any natural deposits to a depth greater than the extent of the observed works.
- 2.5 No artefacts, structures, deposits or features of archaeological or geological significance were observed during the watching brief.
- 2.6 The project was managed by Peter Moore and supervised by Aidan Turner, both of Pre-Construct Archaeology Limited. The project was monitored on behalf of the London Borough of Croydon by Mark Stevenson of English Heritage.
- 2.7 The site was assigned the unique Museum of London site code LOT 14.
- 2.8 The archaeological investigation followed the methodology set out in a Written Scheme of Investigation (WSI) prepared for the site by PCA Limited (Moore 2014) and was intended to assess the quantity and quality of archaeological remains, as dictated by current best practice.
- 2.9 The aims and objectives of the field work were to:
- To determine the natural topography of the site.
  - To establish the presence or absence of prehistoric activity, whether settled occupation or artifact 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.
- 2.10 The completed archive, comprising written, drawn and photographic records, as well as any artefacts recovered, will be deposited at the London Archaeological Archive and Research Centre (LAARC) under the site code LOT 14.

### **3 PLANNING BACKGROUND**

#### **3.1 National Guidance: National Planning Policy Framework**

- 3.1.1 The National Planning Policy Framework (NPPF) was adopted on March 27 2012, and now supersedes the Planning Policy Statements (PPSs). The NPPF constitutes guidance for local planning authorities and decision-takers both in drawing up plans and as a material consideration in determining applications.
- 3.1.2 In considering any planning application for development the local planning authority will be guided by the policy framework set by the NPPF, by current Local Plan policy and by other material considerations.

#### **3.2 Regional Guidance: The London Plan**

- 3.2.1 The proposed development is subject to the considerations of policy 7.8 from The London Plan (2011).

#### **3.3 Archaeology in Croydon and the UDP**

- 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 and their justifications are contained within Chapter 5 of the document. See: [http://www.croydon.gov.uk/contents/departments/planningandregeneration/pdf/Chapter\\_5\\_Urban\\_conservation1.pdf](http://www.croydon.gov.uk/contents/departments/planningandregeneration/pdf/Chapter_5_Urban_conservation1.pdf)

#### **3.4 Site Specific Planning Background**

- 3.5 The site consists of a block of flats, Connaught Towers, at 682-4 London Road, Croydon, CR7 7HU, centred on NGR TQ 3137 6759. The application site is bounded by London Road to the west, Alma Place to the north and housing to the east and south. The site is located within an Archaeological Priority Zone as defined in the Borough's Unitary Development Plan Proposals Map and lies adjacent to a site with a projected, but as yet unlocated, Roman Road. Even if the road does not run through this site there is a strong possibility that contemporary roadside activity may be present.
- 3.6 The proposed development comprises an extension to the existing apartment building dating from the late 20<sup>th</sup> Century. The development is permitted under application number 13/00757/P granted by the London Borough of Croydon. A planning condition was attached to the permission which stated:

*'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.'*

- 3.7 The site consists of a block of flats, Connaught Towers, at 682-4 London Road, Croydon, CR7 7HU, centred on NGR TQ 3137 6759. The application site is bounded by London Road to the west. Alma Place to the north and housing to the east and south. The site is located within an Archaeological Priority Zone as defined in the Borough's Unitary Development Plan Proposals Map and lies adjacent to a site with a projected, but as yet unlocated, Roman Road. Even if the road does not run through this site there is a strong possibility that contemporary roadside activity may be present.
- 3.8 The site is situated within an area of archaeological significance with the Greater London HER showing that the projected north-south line of a Roman road may occur in the vicinity and therefore with it the potential for roadside activity.
- 3.9 It was recommended that an enhanced programme of archaeological *Observation and Recording* would be appropriate in respect of the ground disturbance works associated with the development.
- 3.10 This option represents the lowest form of archaeological response that is normally considered. By enhanced, it is recommended that the area for the build beyond the existing footprint plus any additional areas that are to be the subject of significant ground disturbance works, be stripped under archaeological supervision so that any surviving archaeological evidence can be investigated, identified and recorded, prior to construction.
- 3.11 **Archaeology Advisor National Planning and Conservation: London**
- 3.11.1 In accordance with this PCA prepared the Written Scheme of Investigation (Moore 2014) which was approved on behalf of the London Borough of Croydon by Mark Stevenson of English Heritage.



## **4 GEOLOGY AND TOPOGRAPHY**

### **4.1 Geology**

4.2 The British Geological No Superficial Sediments ('Drift Geology') are recorded in the immediate vicinity.

4.3 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 shows the underlying geology to comprise deposits of Gravels.

### **4.4 Topography**

4.5 The study site is largely flat and is located at street level. The area of ground reduction measured 6.33m by 9.85m and totalled 852.18 sq.m.

4.6 The site consists of a block of flats, Connaught Towers, at 682-4 London Road, Croydon, CR7 7HU, centred on NGR TQ 3137 6759. The application site is bounded by London Road to the west. Alma Place to the north and housing to the east and south. The site is located within an Archaeological Priority Zone as defined in the Borough's Unitary Development Plan Proposals Map and lies adjacent to a site with a projected, but as yet un-located, Roman Road. Even if the road does not run through this site there is a strong possibility that contemporary roadside activity may be present.

## **5 ARCHAEOLOGICAL AND HISTORICAL BACKGROUND**

- 5.1 The site is located within an Archaeological Priority Zone as defined in the Borough's Unitary Development Plan Proposals Map and lies adjacent to a site with a projected, but as yet un-located, Roman Road. Even if the road does not run through this site there is a strong possibility that contemporary roadside activity may be present.

## **6 ARCHAEOLOGICAL METHODOLOGY**

- 6.1 The archaeological watching brief was conducted according to a Written Scheme of Investigation (WSI) prepared by PCA Ltd, (Moore 2014) and approved prior to the commencement of works by English Heritage acting on behalf of the local authority. The fieldwork was designed to assess the presence or absence of significant archaeological remains, which may require further investigation.
- 6.2 A 3 tonne tracked mechanical excavator, fitted with a flat ditching bucket was monitored by the attendant archaeological during the groundworks. The groundworks monitored consisted of observing the reduction the site to formation level approximately 800mm below ground level
- 6.3 Any features, deposits and finds identified within the trench were then to be cleaned and investigated by hand. Investigation was limited to identifying the extent and nature of the deposits and to recover dating evidence. No such features were observed.
- 6.4 Archaeological and geological data was recorded in plan and section as appropriate.
- 6.5 A comprehensive photographic record was made of each trench using high-resolution digital photography.
- 6.6 All levels are estimates calculated from topographic data annotated on a site survey plans and data supplied by the contractors surveyor.

## **7 THE ARCHAEOLOGICAL SEQUENCE**

### **7.1 General Introduction**

7.1.1 As no deposits or features of archaeological or geological interest were observed the usual model of a stratigraphic sequence and description of contexts does not apply.

### **7.2 Phase 1: Modern Deposits and Structures**

7.2.1 The only deposits encountered in the excavated area consisted of made ground formed of mixed modern materials and sandy clay gravel. This was topped with around 150mm of tarmac. The deposit overlay foundations supporting the modern structure, indicating its very recent origin. The deposit was recorded as Context (1). The deposit was of greater thickness than the depth required for development of the site and was overlying similar deposits impacted upon by the existing foundations of Connaught Towers.

7.3 This deposit (Context 1) was excavated to a level 800mm below current ground level.

## **8 CONCLUSION**

- 8.1 The watching brief conducted at 682-4 London Road, Thornton Heath, Croydon, found no evidence for prehistoric, Roman, medieval or early post-medieval activity.
- 8.2 The construction of Connaught Towers in the late 20<sup>th</sup> century has had a severe localised impact on any surviving archaeological features. Potential archaeological survival from earlier periods has evidently not survived the construction and enlargement of the existing structures on the site.
- 8.3 The archaeological potential of the site has, on investigation, been demonstrated to be low.
- 8.4 The entire site archive will be deposited at the London Archaeological Archive and Research Centre (LAARC) under site code LOT 14, following approval of this report. PCA will provide a copy of this report to the local studies library, and it will be supplied to the Greater London Historic Environment Record by the Archaeology Advisor to the London Borough of Croydon.

## **9 ACKNOWLEDGEMENTS**

- 9.1 Pre-Construct Archaeology Limited would like to thank Alex Fung of A & A Jet Company Limited PCA Limited for commissioning this project.
- 9.2 The author would like to thank Alex Thomas and the workers of A & A JET Co. Ltd for their help and co-operation during the project.
- 9.3 The author would also like to thank Jennifer Simonson for the illustrations and Peter Moore who managed the project and edited this report.

## **10 BIBLIOGRAPHY**

Moore, P. 2014. 682-4 London Road, London Borough Of Croydon, CR7 7HU: Written Scheme of Investigation For An Enhanced Programme Of Archaeological Observation & Recording. Unpublished Pre-Construct Archaeology Limited report.

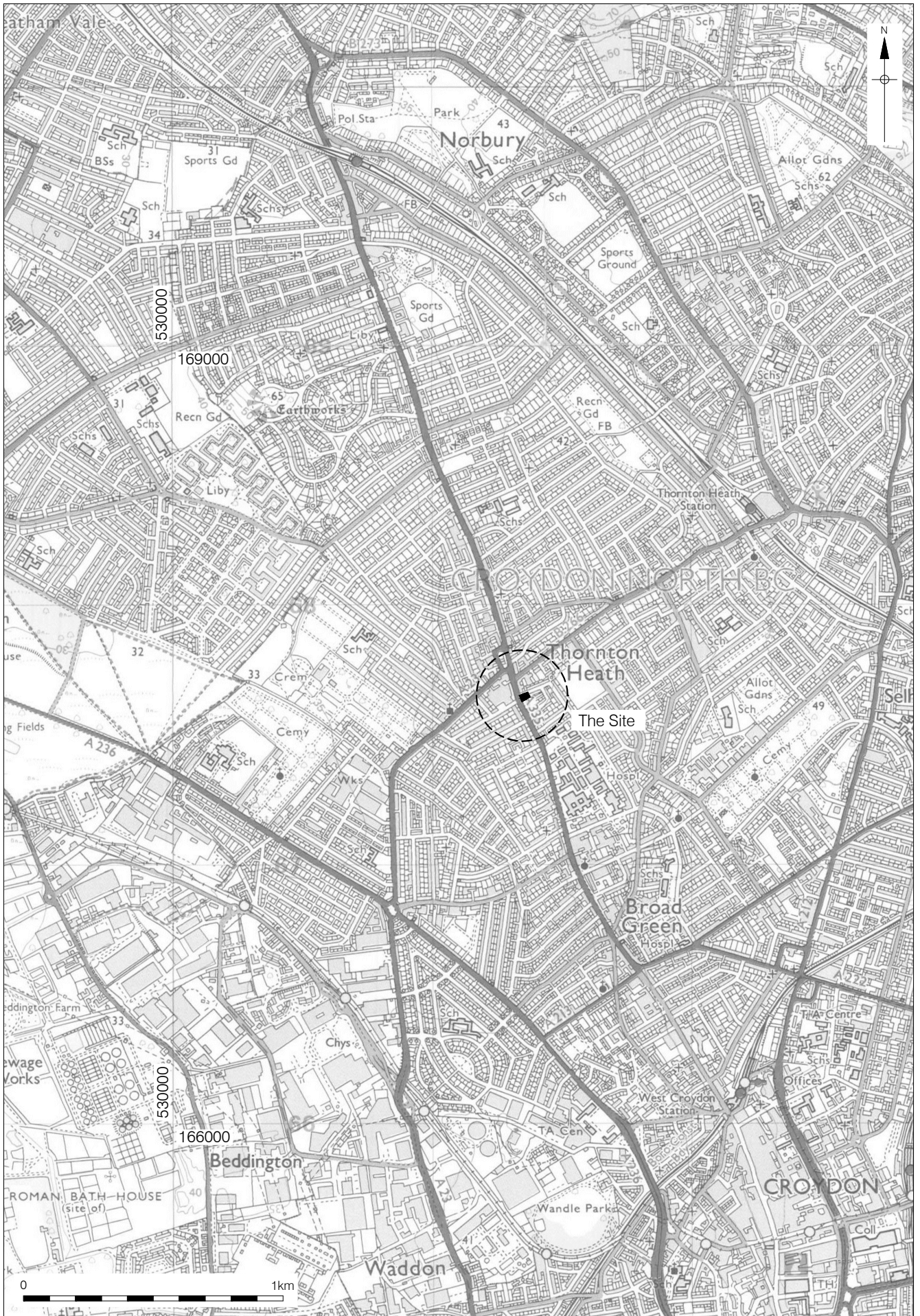
Internet source 1: British Geological Survey:

<http://mapapps.bgs.ac.uk/geologyofbritain/home.html> accessed 10/6/12.

Internet source 2

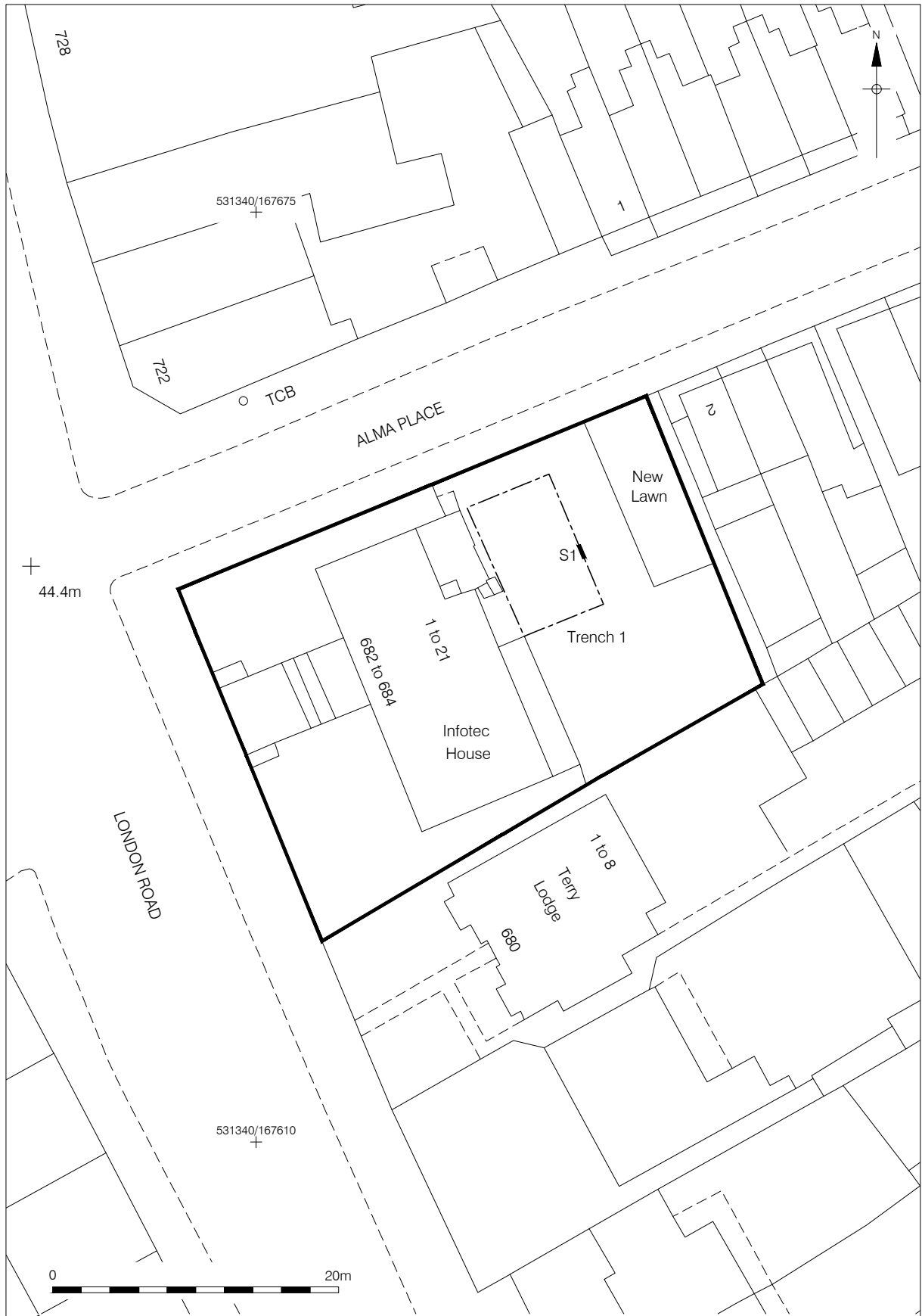
<http://www.croydon.gov.uk/leisure/parksandopenspaces/parksatoz/parkhill/phrghistory>

accessed 10/6/12



© Crown copyright 2007. All rights reserved. License number 36110309  
 © Pre-Construct Archaeology Ltd 2014  
 17/06/14 JS

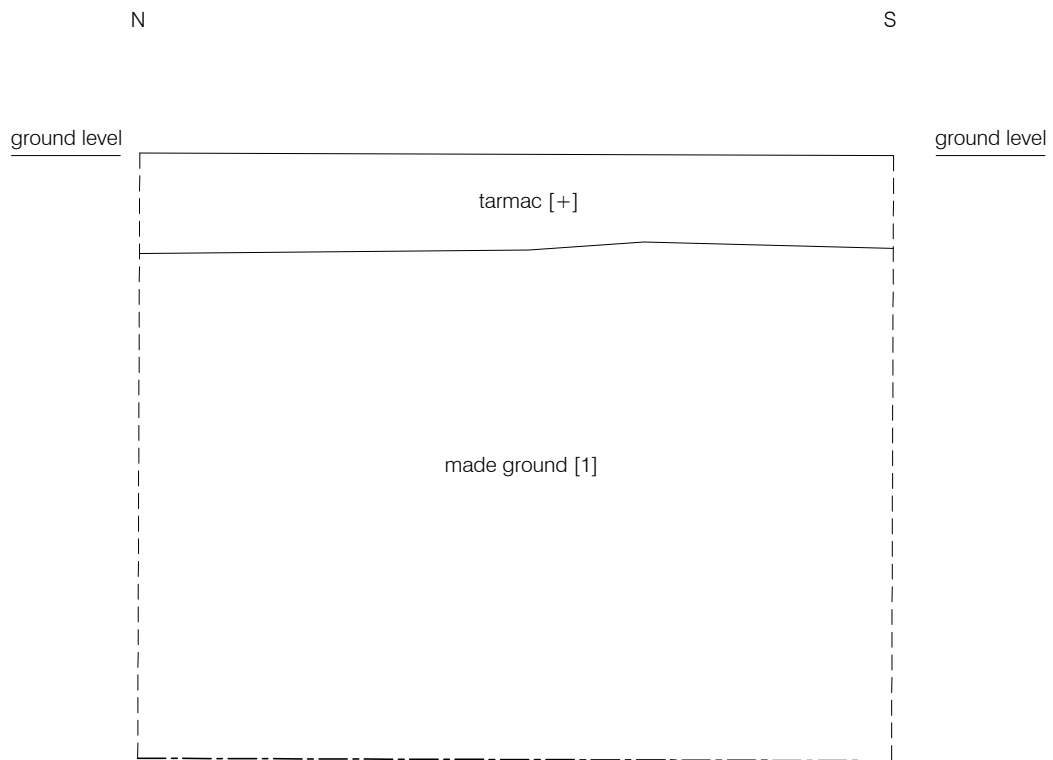
Figure 1  
 Site Location  
 1:20,000 at A4



© Crown copyright 2014. All rights reserved. License number PMP36110309  
 © Pre-Construct Archaeology Ltd 2014  
 17/06/14 JS

Figure 2  
 Trench Location  
 1:400 at A4





Section 1  
West Facing

0 50cm

© Pre-Construct Archaeology Ltd 2014

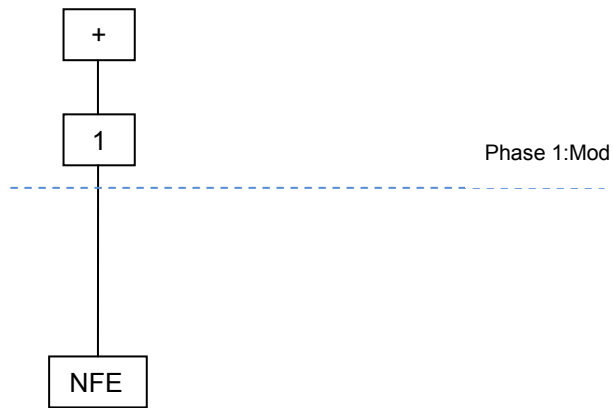
17/06/14 JS

Figure 3  
Section 1  
1:10 at A4

## APPENDIX 1: CONTEXT INDEX

Context No.	Type	Trench No.	Section No.	Description	Date	Phase
1	Layer	Trench 1,	1,	Modern deposits	Modern	1

## APPENDIX 2: MATRIX



### APPENDIX 3: PLATES 1-5



*Plate 1. View of site looking east*



*Plate 2. View of site looking north as ground reduction commences.*





*Plate 3. View of site looking north.( Context 1)*



*Plate 4. Excavation to -800mm below ground level. Shows extant foundations*



*Plate 5. Looking South at existing foundations. 0.5m scale*

## **APPENDIX 4: OASIS FORM**

OASIS DATA COLLECTION FORM: England

OASIS ID: preconst1-177388

**Project details**

Project name 682-4 LONDON ROAD, CROYDON CR0 5NS

Short description of the project An archaeological watching brief was undertaken by Pre-Construct Archaeology Ltd within the grounds of 682-4 London Road, Thornton Heath, Croydon CR7 7HU. The archaeological investigation monitored intrusive groundworks prior to the construction of an undercroft extension to the existing apartment buildings. The work involved monitoring the ground reduction of the site to ground floor formation level, prior to construction of 4 studio flats. The watching brief recorded the fact that prior construction works associated with the existing building and later modifications to it, had truncated any natural deposits to a depth greater than the extent of the observed works. No features of archaeological or geological significance were observed during the watching brief.

Project dates Start: 16-04-2014 End: 16-04-2014

Previous/future work No / No

Any associated project reference codes LOT 13 - Sitecode

Any associated project reference codes 13/00757/P - Planning Application No.

Type of project Recording project

Site status Local Authority Designated Archaeological Area

Current Land use Residential 1 - General Residential

Monument type N/A None

Significant Finds N/A None

Investigation type "Watching Brief"

Prompt Planning condition

**Project location**



Country England

Site location GREATER LONDON CROYDON CROYDON 682-4 LONDON ROAD,  
THORNTON HEATH, CROYDON

Postcode CR7 7HU

Study area 852.18 Square metres

Site coordinates TQ 3137 6759 51.3916108642 -0.111625527753 51 23 29 N 000 06 41 W  
Point

Height OD / Depth Min: 0m Max: 0m

---

### Project creators

Name of Pre-Construct Archaeology Ltd.  
Organisation

Project brief Greater London Archaeological Advisory Service  
originator

Project design Peter Moore  
originator

Project Peter Moore  
director/manager

Project supervisor Aidan Turner

Type of Private Developer  
sponsor/funding  
body

Name of A & A JET Co. Ltd.  
sponsor/funding  
body

---

### Project archives

Physical Archive No  
Exists?

Digital Archive LAARC  
recipient

Digital Contents "Stratigraphic"

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

Paper Archive LAARC  
recipient

Paper Contents "Stratigraphic"

Paper Media "Context sheet","Report","Section"  
available

---

### Project bibliography 1

Publication type Grey literature (unpublished document/manuscript)

Title 682-4 LONDON ROAD, LONDON BOROUGH OF CROYDON CR7 7HU:

Author(s)/Editor(s) Turner, A.

Date 2014

Issuer or publisher Pre-Construct Archaeology Limited

Place of issue or London  
publication

Description Unpublished client report

---

Entered by Peter Moore (pmoore@pre-construct.com)

Entered on 11 June 2014

### OASIS:

Please e-mail [English Heritage](#) for OASIS help and advice  
© ADS 1996-2012 Created by [Jo Gilham and Jen Mitcham, email](#) Last modified Wednesday 9 May 2012  
Cite only: <http://www.oasis.ac.uk/form/print.cfm> for this page

# PCA

---

## **PCA SOUTH**

UNIT 54  
BROCKLEY CROSS BUSINESS CENTRE  
96 ENDWELL ROAD  
BROCKLEY  
LONDON SE4 2PD  
TEL: 020 7732 3925 / 020 7639 9091  
FAX: 020 7639 9588  
EMAIL: [info@pre-construct.com](mailto:info@pre-construct.com)

---

## **PCA NORTH**

UNIT 19A  
TURSDALE BUSINESS PARK  
DURHAM DH6 5PG  
TEL: 0191 377 1111  
FAX: 0191 377 0101  
EMAIL: [info.north@pre-construct.com](mailto:info.north@pre-construct.com)

---

## **PCA CENTRAL**

THE GRANARY, RECTORY FARM  
BREWERY ROAD, PAMPISFORD  
CAMBRIDGESHIRE CB22 3EN  
TEL: 01223 845 522  
FAX: 01223 845 522  
EMAIL: [info.central@pre-construct.com](mailto:info.central@pre-construct.com)

---

## **PCA WEST**

BLOCK 4  
CHILCOMB HOUSE  
CHILCOMB LANE  
WINCHESTER  
HAMPSHIRE SO23 8RB  
TEL: 01962 849 549  
EMAIL: [info.west@pre-construct.com](mailto:info.west@pre-construct.com)

---

## **PCA MIDLANDS**

17-19 KETTERING RD  
LITTLE BOWDEN  
MARKET HARBOROUGH  
LEICESTERSHIRE LE16 8AN  
TEL: 01858 468 333  
EMAIL: [info.midlands@pre-construct.com](mailto:info.midlands@pre-construct.com)

---

