

**28 WEST STREET, CROYDON**

**CR0 1DJ**

**AN ARCHAEOLOGICAL**

**WATCHING BRIEF**



**LONDON BOROUGH OF**

**CROYDON**



**REPORT NO: R11784**

**JULY 2014**



**28 West Street, Croydon CR0 1DJ**  
**An Archaeological Watching Brief**

**Site Code:** WET14

**Central NGR:** TQ 3229 6495

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

**Planning Reference:** 12/00832/P

**Other reference if any:**

**Commissioning Client:** Dave Cooper

**Written/Researched by:** Paw Jorgensen  
Pre-Construct Archaeology Limited

**Project Manager:** Helen Hawkins (MIfA)

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

**Tel:** 020 7732 3925  
**Fax:** 020 7732 7896  
**E-mail:** [hhawkins@pre-construct.com](mailto:hhawkins@pre-construct.com)  
**Web:** [www.pre-construct.com](http://www.pre-construct.com)

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**July 2014**

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## CONTENTS

1	Abstract .....	3
2	Introduction.....	4
3	Planning Background .....	5
4	Geology and Topography.....	9
5	Archaeological and Historical Background.....	10
6	Archaeological Methodology .....	13
7	Phased Archaeological Sequence .....	14
8	Conclusions .....	15
9	Acknowledgements .....	17
10	Bibliography.....	18

## APPENDICIES

Appendix 1: Context Index.....	22
Appendix 2: Site Matrix .....	23
Appendix 3: OASIS Form.....	24

## FIGURES

Figure 1: Site Location .....	19
Figure 2: Trench Location .....	20
Figure 3: Plans and Section.....	21


**DOCUMENT VERIFICATION**

**Site Name**  
**28 West Street, Croydon CR0 1DJ**

**Type of project**

**Archaeological Watching Brief**

Quality Control

Pre-Construct Archaeology Limited Project Code			K3584
	Name & Title	Signature	Date
Text Prepared by:	P Jorgensen		9.07.14
Graphics Prepared by:	J Simonson		9.07.14
Graphics Checked by:	J Brown	<i>Josephine Brown</i>	14.07.14
Project Manager Sign-off:	H Hawkins		14.07.14

Revision No.	Date	Checked	Approved

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

## **1 ABSTRACT**

- 1.1 Pre-Construct Archaeology Limited was appointed by Dave Cooper to develop a programme of archaeological work in accordance with an archaeological condition attached to the planning application (Planning Application No.: 12/00832/P) filed for the redevelopment of 28 West Street, Croydon CR0 1DJ in the London Borough of Croydon (central NGR: TQ 3229 6495) (Figure 1). Following discussions with Mr Mark Stevenson, Archaeological Advisor to the London Borough of Croydon it was decided that an archaeological watching brief during ground penetrating works at the site would be sufficient to satisfy the archaeological condition. In April 2014 a Written Scheme of Investigation was produced outlining the scope of the watching brief (Hawkins 2014); this document was subsequently approved by Mr Stevenson.
- 1.2 The ensuing watching brief was carried by Pre-Construct Archaeology Limited out in two stages with the first stage comprising the excavation for the new drainage pipes; this phase of archaeological monitoring was monitored on 4th June 2014 by Amelia Fairman. During the excavation for the strip foundations of the proposed extension on 23rd and 25th June 2014 the archaeological monitoring was carried out by Paw Jorgensen.
- 1.3 During both phases of excavation superficial geological deposits consistent with the Hackney Gravel Member deposits shown to underlie the site were reached. These deposits were generally encountered at between 0.80m and 1.20m below the current ground level (circa 46.63m OD). The natural gravels were sealed by a layer representing levelling activity; pottery recovered suggested a Roman date for the deposit. In the northern part of the site the remains of an east-west aligned ditch were cut into the Roman layer. The pottery recovered from the ditch fill suggested an early medieval date for the feature. A layer of garden soil, of medieval date, sealed the ditch and extended across the majority of the site. This was in turn sealed by a series of post-medieval/modern dump layers.
- 1.4 Whilst the archaeological work was of limited scope due to the limited impact of the proposed redevelopment on the archaeological resource it still documented the survival of features and deposits dating from the Roman, early-medieval and medieval periods. As such it contributes to the growing understanding of the land use and activities carried out within the Croydon area during these periods.

## 2 INTRODUCTION

- 2.1 Pre-Construct Archaeology Limited (PCA) undertook an archaeological watching brief during excavation works for the construction of an extension to the rear of 28 West Street, Croydon CR0 1DJ (central NGR: TQ 3229 6495) (Figure 1). Archaeological attendance was maintained during the excavation for the new service trenches and foundation trenches, which were carried out on the 4th, 23rd and 25th of June 2014.
- 2.2 The watching brief was commissioned by Dave Cooper in response to an archaeological condition attached to the planning permission for redevelopment of the property (Planning Application No.: 12/00832/P). Mr Mark Stevenson, Archaeological Advisor to the London Borough of Croydon, monitored the work on behalf of the Local Planning Authority. Project management was carried out by Helen Hawkins, PCA, who also produced the Written Scheme of Investigation (WSI) (Hawkins 2014) and edited this report. During the fieldwork PCA conducted archaeological monitoring, which was initially carried out by Amelia Fairman and then Paw Jorgensen, who also authored the report.
- 2.3 No archaeological or geotechnical work has previously been carried out on the property. However, several archaeological investigations have been carried out in the immediate vicinity. The closest of these to the study site was an evaluation conducted by PCA at 23-31 Lower Coombe Street some 30m to the southwest. This recorded a number of gravel extraction pits containing a relatively high quantity of Roman pottery suggestive of a Roman settlement in the immediate area of the site (Taylor 2005). Other investigations have revealed evidence for Roman activity to the north, east, west and south of the study site as well as Saxon activity to the south and more notably to the east where a mixed rite cemetery of early 5<sup>th</sup> to early 7<sup>th</sup> century date is located between Edrige Road and Park Lane. Medieval material has also been recovered from the area to the south and west of the study site (Lythe 2008). The development site is located within an Archaeological Priority Zone as defined in the London Borough of Croydon's Replacement Unitary Development Plan 2006.
- 2.4 The study site is located at 28 West Street and comprises two residential buildings with a yard area to the rear. It is bounded to the north and west by West Street, to the south by Lower Coombe Street and to the east by a small path.
- 2.5 Following the completion of all phases of work the resultant archive will be deposited at the London Archaeological Archive and Research Centre (LAARC) under the unique site code WET14.
- 2.6 The watching brief was carried out in accordance with the WSI (Hawkins 2014), the *Standards for Archaeological Work* (English Heritage 2014) and the Institute for Archaeologists (IfA) Codes, Standards and Guidelines Papers (IfA 2009).

### **3 PLANNING BACKGROUND**

#### **3.1 National Planning Policy Framework**

3.1.1 The development of the site is subject to planning guidance and policies contained within the National Planning Policy Framework (NPPF), The London Plan and policies of The London Borough of Croydon, which fully recognises the importance of the buried heritage for which it is the custodian.

3.1.2 In March 2012, the government published the National Planning Policy Framework (NPPF). In summary, current national policy provides a framework which protects nationally important designated Heritage Assets and their settings, in appropriate circumstances seeks adequate information (from desk based assessment and field evaluation where necessary) to enable informed decisions regarding the historic environment and provides for the investigation by intrusive or non-intrusive means of sites not significant enough to merit *in-situ* preservation.

#### **3.2 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.

###### **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 London Borough of Croydon Local Plan: Strategic Policies**

3.3.1 The local planning authority responsible for the study site is the London Borough of Croydon whose Local Development Framework (LDF) was adopted on 22 April 2013. The LDF consists of the Croydon Local Plan: Strategic Policies (CLP1) DPD. Many of the policies pertaining to Urban Conservation and Archaeology were retained from chapter 5 of the borough's Unitary Development Plan adopted on 13 July 2006. Policy UC11: Development Proposals on Archaeological Sites is of particular relevance to the redevelopment of the study site:

#### **UC11 Development Proposals on Archaeological Sites**

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

- (i) 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 insitu.**
- (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 other certain 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.
- 3.3.2 There are no Scheduled Monuments, Historic Battlefields or Historic Wrecks within the development site or in its immediate vicinity though the site does lie within the South End Croydon Archaeological Priority Zone and the Laud Street Local Area of Special Character as defined by The London Borough of Croydon.

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

3.4.1 On 13th April 2012 a planning application for the subdivision, conversion and extension of the building at 28 West Street was registered with the Local Planning Authority (Planning Application Number: 12/00832/P) by Mr Dave Cooper. The application was reviewed by the Case Officer Helen Furnell and full planning permission granted on 08 June 2012 although a number of conditions were attached to the planning permission. Of these, condition 6 is of relevance to the current study:

**Condition 6:**

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. Reason: To enable the full assessment of the archaeological potential of the site, in accordance with Policy UC11 of the Croydon Replacement Unitary Development Plan (The Croydon Plan) 2006 Saved Policies.

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.

3.4.2 Discussions were carried out with Mr Mark Stevenson, Archaeological Advisor to the London Borough of Croydon, and he recommended that the archaeological condition attached to the planning consent could be dealt with by means of an observation and recording exercise. In accordance with the archaeological planning condition a Written Scheme of Investigation was then produced by Helen Hawkins (PCA) (Hawkins 2014) and approved by Mr Stevenson.

### **3.5 Archaeological Aims and Objectives**

3.5.1 The Written Scheme of Investigation outlined the following aims and objectives for the current study:

- What is the nature, depth, survival and date of any archaeological deposits on the site?
- Is there any evidence for prehistoric remains?
- Is there any evidence for Roman activity?
- Is there any evidence for medieval activity?
- Is there any evidence for post-medieval activity?
- What has been the impact on the site by previous development?

## **4 GEOLOGY AND TOPOGRAPHY**

### **4.1 Geology**

- 4.1.1 According to the British Geological Survey's Geology of Britain Viewer the site is situated over a long roughly north-south aligned band of Hackney Gravel. This represents the superficial deposits underlying the site. The Hackney Gravel was deposited during the Wolstonian age (c. 352,000 to 130,000BP) of the middle Pleistocene Epoch. Hackney Gravel is believed to represent a riverine deposit resulting from the detrital deposition of sand and gravel in channels (British Geological Survey 2014). Considering the proximity to the River Wandle to the north, it is likely that the now extinct stream which deposited this band of Hackney Gravel represents either the course of the proto-Wandle or one of its tributaries. Previous archaeological investigations along Lower Coombe Street (Taylor 2005) to the south of the current site revealed Early Roman deposits and features overlying the Hackney Gravel indicating that the stream had already become extinct by this time.
- 4.1.2 The superficial deposits are shown on the geological map of the area (British Geological Survey 2014) to rest on the underlying undifferentiated sedimentary (chalk) bedrock of the Cretaceous period. According to the British Geological Survey (2014) the chalk bedrock geology of the area formed between the Turonian age (90-94 million years BP) and the Campanian age (71-84 million years BP).

### **4.2 Topography**

- 4.2.1 Today the site is mostly level at a height of approximately 46.63m OD which is comparable with the height of West Street located immediately to the north. The site is situated in the valley between Duppas Hill (historically Dubbers Hill) to the west and Park Hill to the east. The peaks of these are situated at approximately 62m OD and 86m OD respectively. Beyond the site the landscape to the east maintains a relatively steadily rising gradient of approximately 1 in 19 (5.3%) while to the west the gradient rises at a much gentler rate of roughly 1 in 37 (2.7%).
- 4.2.2 The nearest extant water source is the River Wandle, which starts its meandering course northwestward approximately 1.5km to the northwest of the study site. However, historically the Wandle emerged from a spring located near the junction of Brighton Road and Selsdon Road roughly 550m south-southeast of the study site. From here it flowed northwest, then through Wandle Park (historically Frogs Mead and Stubbs Mead). The stretch of the river between its spring and where it currently emerges was culverted from 1840 after outbreaks of typhoid and cholera. Originally the river would have flowed in closer proximity to the study site (Talling 2014).

## **5 ARCHAEOLOGICAL AND HISTORICAL BACKGROUND**

### **5.1 Prehistoric**

- 5.1.1 A number of Mesolithic and Neolithic flint tools have been found in the vicinity of the site; namely along St Peters Road to the southeast, Coombe Street to the east-southeast, Church Road to the northwest and Park Lane to the east. These are likely representative of seasonal exploitation of the area near or along the banks of the River Wandle (Askew 2003). More substantial activity dating to these periods was recorded during excavations at Whitgift Street to the north, while investigations along Tamworth Road approximately 900m to the north of the study site revealed postholes and other features dating to the Mesolithic and Neolithic periods (Humphrey 2014).
- 5.1.2 Little evidence for Bronze Age and Iron Age activity has been recovered from the vicinity of the study site although there is some evidence to suggest scattered settlement along the line of the Wandle as supported by discoveries made at Purley Way and Brighton Road. Iron Age pottery has also been found at Park Lane to the east (Taylor 2005).

### **5.2 Roman**

- 5.2.1 Numerous finds, deposits and features have been recorded through the area and it has been suggested that as Croydon lies approximately ten miles south of central London a posting station or *Mutatio* for changing horses may have existed here. If that is the case then a settlement would inevitably developed around the posting station. Additionally, the Roman road London to Portslade Way is known to have passed through modern day Croydon (Humphrey 2014).
- 5.2.2 The closest recorded Roman activity to the current study site is at 23-31 Lower Coombe Street to the immediate southwest. Here five early to mid-Roman gravel extraction pits were recorded. Additional evidence from the site suggested that industrial activity had been carried out either on the site itself or in the immediate vicinity. Another site along St Andrew's Road produced evidence pointing towards a settlement in the immediate vicinity of the site (Lythe 2008).

### **5.3 Saxon**

- 5.3.1 A 5<sup>th</sup> to early 7<sup>th</sup> century mixed rite cemetery is located between Edridge Road and Park Lane to the east of the study site. Additionally, residual Saxon pottery was found at 23-31 Lower Coombe Street to the southwest and along Edridge Road to the east (Lythe 2008).

5.3.2 The earliest documentary reference to Croydon dates to the 9th century when Archbishop Aethered exchanged land in 'Crogedene' for land belonging to Aelfred at Chartham in Kent. By the time of the Domesday Survey in 1086 the Manor of Croydon, 'Croindene', belonged to the Archbishop of Canterbury (Humphrey 2014). The name Croydon is thought to be derived from the Old English words *croh* and *denu* meaning the 'valley where wild saffron grows' (Mills 2010).

## 5.4 Medieval

5.4.1 As recorded in the Domesday Book, the Archbishop of Canterbury owned The Manor of Croydon in the 11<sup>th</sup> 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 various royals 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. The Old Palace School for Girls currently occupies the building (Weinreb and Hibbert, 1993).

5.4.2 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 to the east of the study area. A probable agricultural soil containing debris suggestive of nearby occupation was also unearthed at Edridge Road. 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 (Lythe 2008).

5.4.3 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, to the northeast of the site. The earliest phase of the building dates to the 14<sup>th</sup> century, although it was modified repeatedly throughout the 15<sup>th</sup> century. During the 16<sup>th</sup> 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 17<sup>th</sup> century, probably to make way for Wrencote House (Lythe 2008).

## 5.5 Post-Medieval

- 5.5.1 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 vicinity of the study area. Buildings of note include Wrencote House, constructed in 1667, and the Catherine Wheel Inn, which opened in the 17<sup>th</sup> century or earlier. A clay pipe kiln, forming part of the Corney family clay pipe factory, was also constructed in the 18<sup>th</sup> century and continued to produce pipes into the 19<sup>th</sup> century. An 18<sup>th</sup> century dump layer containing occupation debris was unearthed at 13-15 Wandle Road, along with midden deposits indicative of continuous occupation from the late 17<sup>th</sup> to early 18<sup>th</sup> century onwards at Edridge Road (Lythe 2008).
- 5.5.2 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 and Hibbert, 1993).
- 5.5.3 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 to the south of the study area. The site was therefore situated within the main body of the settlement at this time (Lythe 2008). However, historic maps of the area continue to show the vicinity of the study site as agricultural fields until the middle of the 19<sup>th</sup> century when West Street is established. By 1869 both sides of West Street were occupied by terraced houses.

## **6 ARCHAEOLOGICAL METHODOLOGY**

- 6.1 During the investigation the excavation of a service trench and foundation trenches were monitored (Figure 2). These were excavated under constant archaeological supervision using a tracked 360° mechanical excavator fitted with a flat bladed grading bucket.
- 6.2 The recording systems adopted during the investigations was fully compatible with those most widely used elsewhere in the London Borough of Croydon; that is those developed out of the Department of Urban Archaeology Site Manual, and presented in Pre-Construct Archaeology Ltd's Operations Manual 1 (Taylor 2009).
- 6.3 The site archive was organised as to be compatible with the other archaeological archives produced in the Local Authority area. Individual descriptions of all archaeological strata and features excavated and exposed were entered onto prepared pro-forma recording sheets which included the same fields of entry as are found on the recording sheets of the Museum of London. Accession catalogues and the photography record cards followed the Museum of London equivalents.
- 6.4 A record of the full extent in plan and/or section of all archaeological deposits as revealed in the investigation were made; these plans were drawn on polyester based drawing film at a scale of 1:50. Upon completion of each trench at least one representative section was drawn at a scale of 1:20. In addition an adequate photographic record of the investigations was prepared. This consisted of high quality, colour digital photographs taken in jpeg format.
- 6.5 The completed archive will be deposited with the London Archaeological Archive and Research Centre (LAARC) under the unique site code WET14.

## **7 PHASED ARCHAEOLOGICAL SEQUENCE**

### **7.1 Phase 1: Natural**

7.1.1 The earliest deposit encountered during the watching brief was a layer of naturally deposited loose mid –brownish yellow coarse sandy medium to large sub-angular gravel. It was seen across the entire excavated area and exceeded 0.65m in thickness.

### **7.2 Phase 2: Roman**

7.2.1 In the eastern part of the site the natural gravel was overlain by a 0.20m thick levelling layer recorded variously as [3] and [6]. It comprised loose dark brown to black fine grained sandy silt with frequent fine sub-angular stones. Excavation of the deposit produced a few sherds of Roman pottery although these could only broadly be dated between AD50-400.

### **7.3 Phase 3: Early Medieval**

7.3.1 The Roman levelling layer was cut by a roughly east-west aligned ditch recorded as [9], [11] and [13]. While the top of the ditch was not fully exposed it was uncovered in sections within the three north-south aligned foundation trenches. The ditch extended east and west beyond the property. Although only three 0.6m wide (east-west) sections of the ditch were exposed it was clear that they formed part of the same feature. Considering the three exposed sections as part of the larger ditch it is clear that the ditch must have measured at least 8.65m east-west by 1.00m north-south by 0.30m deep (Figure 3). The sides of the ditch were slightly concave with a sharp break of slope at the top and a more gradual break at the bottom where the sides gave way to a slightly concave base. Filling the ditch was a friable deposit dark brown sandy silt with frequent fine to medium sub-rounded pebbles and occasional charcoal flecks. The fill was recorded variably as [8], [10] and [12]. Excavation of the fill produced a single sherd of pottery dated AD900-1100.

### **7.4 Phase 4: Medieval**

7.4.1 Sealing the ditch was a layer of friable dark brown sandy silt, [9], with frequent fine rounded pebbles and occasional charcoal flecks. This layer extended across the entirety of the excavated area and reached a maximum thickness of 0.30m in the eastern part of the site. In the western part of the excavated area the deposit was slightly shallower with a thickness of 0.20m. A general paucity of finds was observed during the excavation of the layer. However, the layer did produce two sherds of pottery dated to the 13<sup>th</sup>/14<sup>th</sup> century.

### **7.5 Phase 5: Post-Medieval**

7.5.1 The medieval horizon was sealed by a 0.16m thick layer of made ground [1] and [2], comprising loose mid-yellowish brown coarse sandy silt extending across the entire excavated area. The deposit contained frequent flecks of crushed ceramic building material and moderately frequent fine to medium sub-rounded and sub-angular stones. Excavation of the layer produced late post-medieval pottery.



## 8 CONCLUSIONS

### 8.1 General Conclusions

8.1.1 The current investigation has demonstrated that archaeological deposits and features dated to the Roman, early-medieval, medieval and post-medieval periods survive on the site. This is consistent with the findings of other sites in the vicinity. The development along both sides of West Street in the mid-19<sup>th</sup> century seems to have had a limited impact on the buried archaeological resource.

### 8.2 Response to the Aims and Objectives

8.2.1 The Written Scheme of Investigation outlined the following aims and objectives for the current study:

- **What is the nature, depth, survival and date of any archaeological deposits on the site?**

The watching brief observed and recorded archaeological deposits and features dating from the Roman, early medieval, medieval and post-medieval periods. These comprised an approximately 0.90m thick section of the stratigraphic sequence. It appeared that these deposits and features survived relatively intact, although some horizontal truncation must have occurred from ploughing as the site is known to have been in agricultural use through much of the post-medieval period. This is evident from a review of the historic maps of the area.

- **Is there any evidence for prehistoric remains?**

No prehistoric remains were encountered during the watching brief.

- **Is there any evidence for Roman activity?**

The investigation recorded a levelling layer dated to the Roman period in the eastern part of the site. This is not surprising considering the ample evidence for Roman activity within the immediate vicinity of the study site. An archaeological investigation at 23-31 Lower Coombe Street immediately south of the study site recorded a number of early Roman gravel extraction pits as well as evidence for industrial use of the area. This suggested Roman period settlement in the immediate vicinity.

- **Is there any evidence for medieval activity?**

The Roman levelling deposit was cut by an early medieval ditch which had been backfilled by AD 900-1100. This was aligned along a roughly east-west axis and extended across the entire property and beyond. It is probable that the ditch represented a property or field boundary. The ditch was sealed by a later medieval deposit likely dated to the 13<sup>th</sup>/14<sup>th</sup> century. It is probable that this deposit represented the contemporary topsoil.

- **Is there any evidence for post-medieval activity?**

Sealing the medieval topsoil horizon was a post-medieval made ground deposit. It is

possible that this was laid down in order to level the ground ahead of the construction of the building currently occupying the northern part of the site. Historic maps of the area show that the West Street was established between 1838 and 1868; by 1868 both the north and south side of the street are fronted by terraced houses.

- **What has been the impact on the site by previous development?**

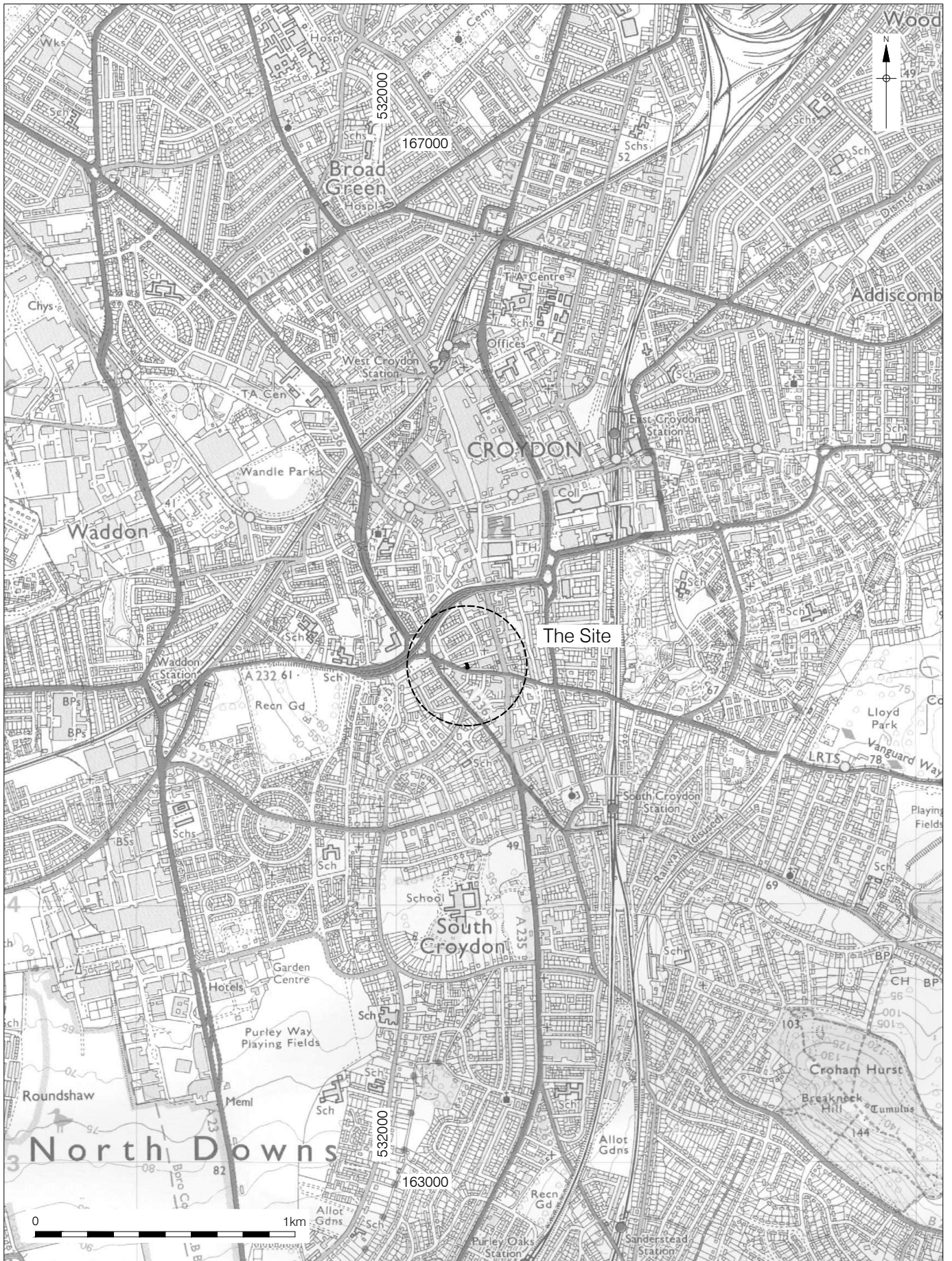
Until the middle of the 19<sup>th</sup> century the area seems to have been in agricultural use with little impact on the buried archaeological resource. The construction of the existing building in the northern part of the site has had some impact on the archaeological strata, although this has been limited as the building is not basemented.

## **9 ACKNOWLEDGEMENTS**

- 9.1 Pre-Construct Archaeology Limited would like to thank Dave Cooper for commissioning the work and for his assistance on site.
- 9.2 The author would like to thank Amelia Fairman for undertaking the first phase of the site work, Jennifer Simonson for the illustrations, Chris Jarrett for providing spot dates, and Helen Hawkins for her project management and for editing this report.

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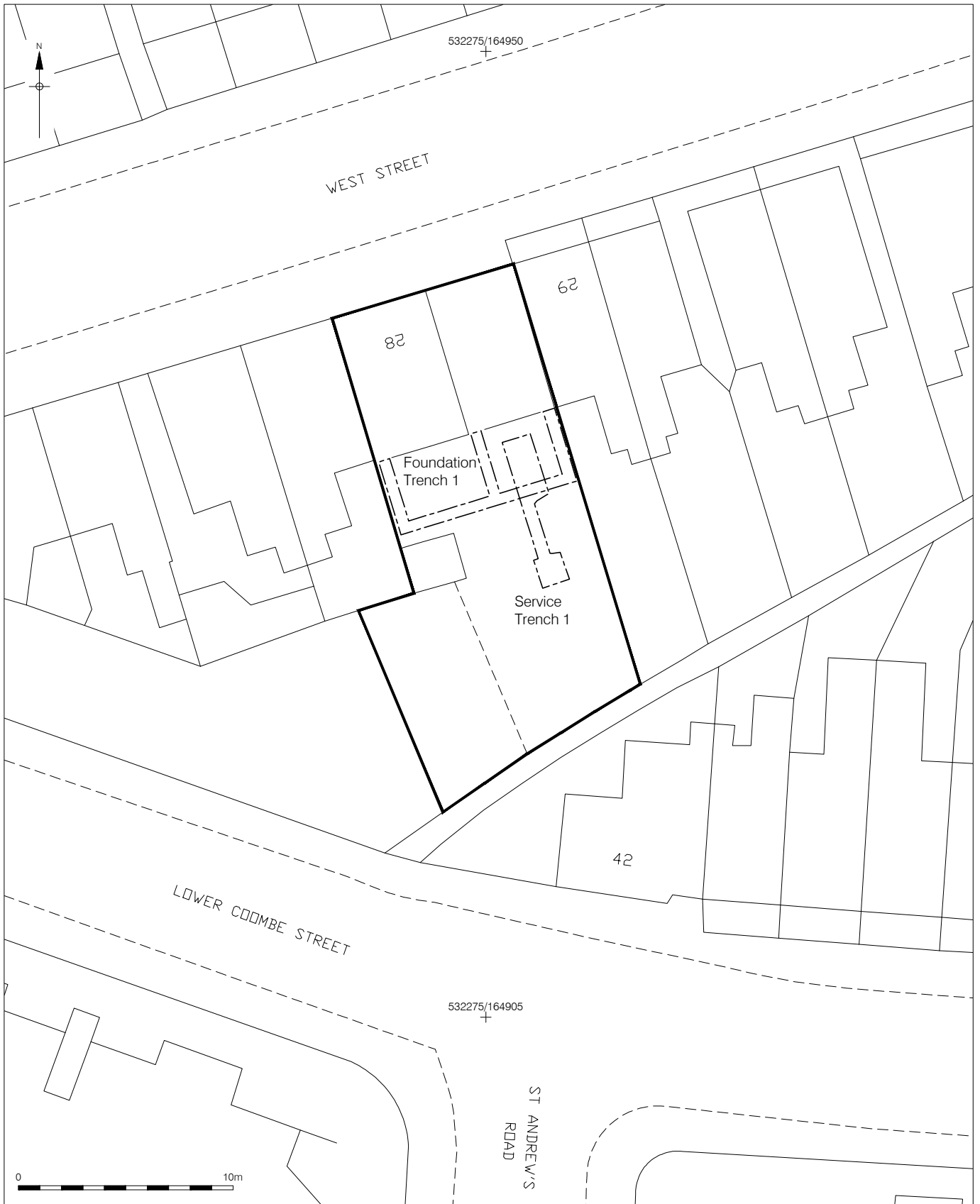


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Figure 1  
Site Location  
1:20,000 at A4

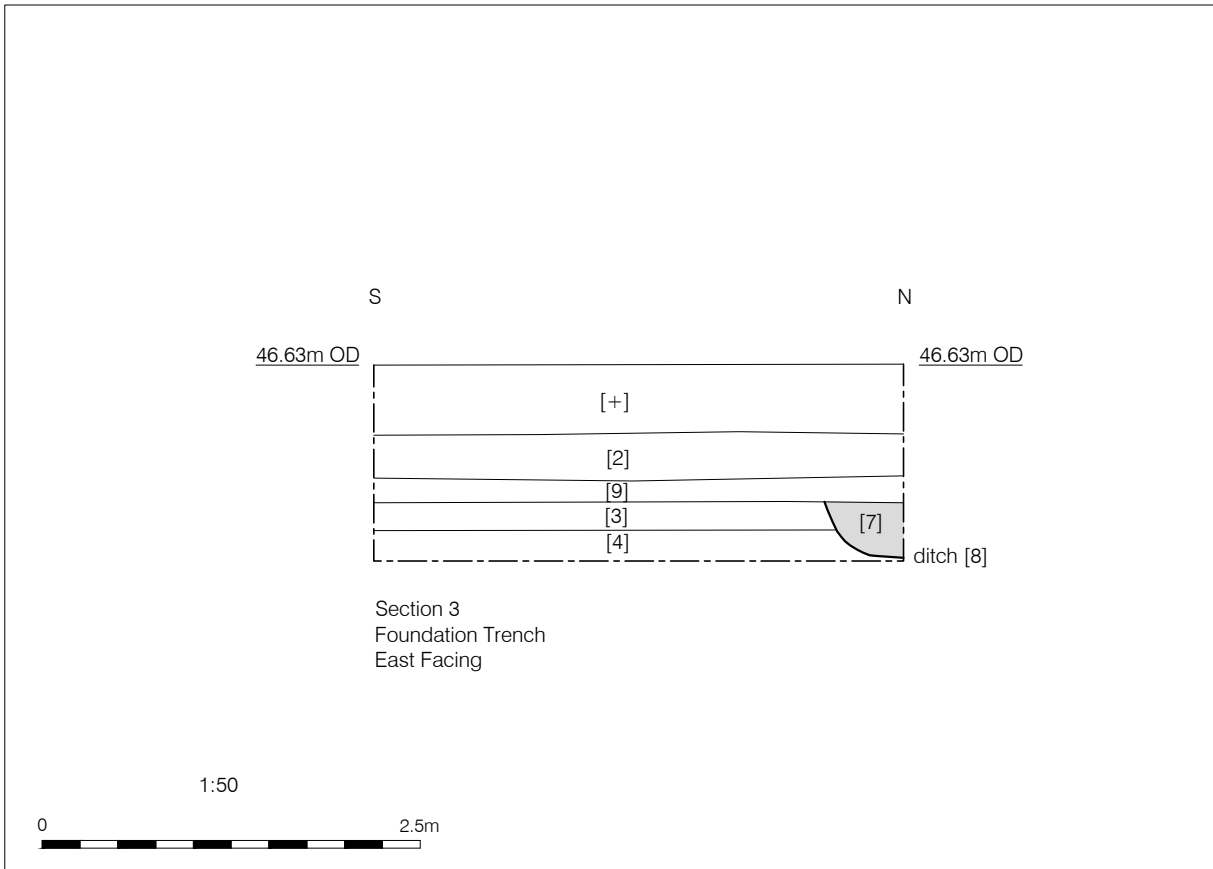
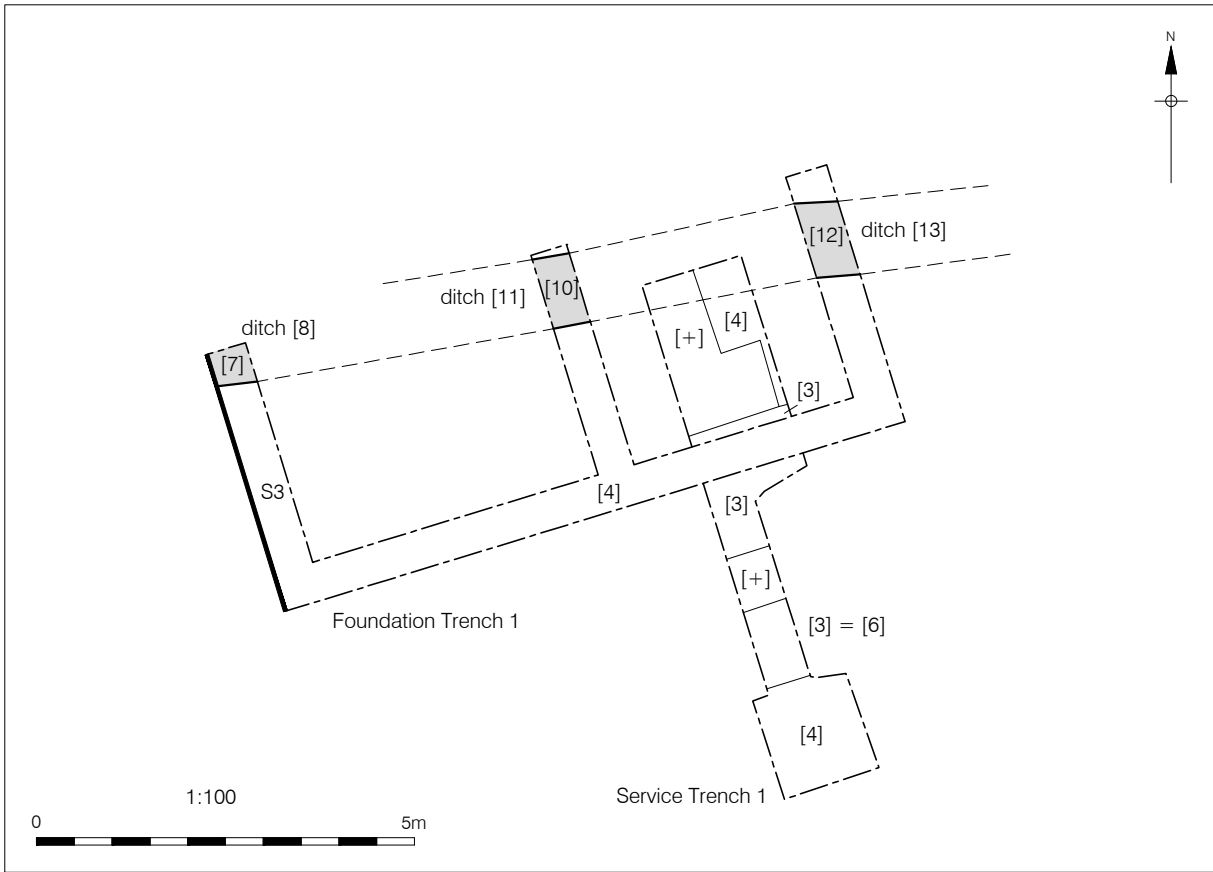


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Figure 2  
Trench Location  
1:250 at A4

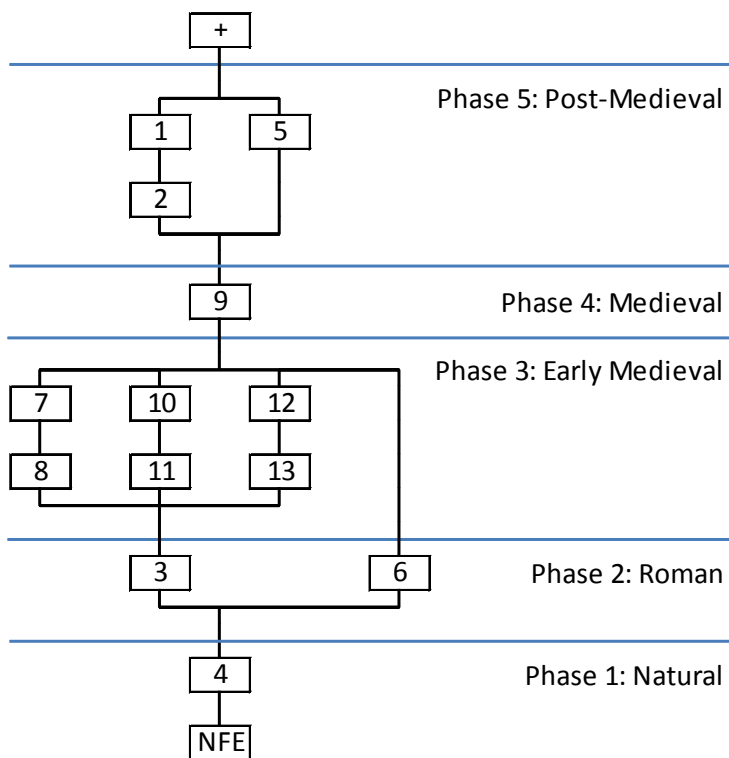


## Appendix 1: Context Index

Site Code	Context No.	Plan	Section / Elevation	Type	Description	Date	Phase
WET14	1	-	S1	Layer	Made ground	Post-med	5
WET14	2	-	S1	Layer	Made ground	Post-med	5
WET14	3	-	S1	Layer	Levelling layer	Roman	2
WET14	4	ST1, FT1	S1, 2, 3	Natural	Natural gravel	Natural	1
WET14	5	ST1	S2	Layer	Garden soil	Post-med	5
WET14	6	-	S2	Layer	Levelling layer	Roman	2
WET14	7	FT1	S3	Fill	Fill of [8]	AD900-1100	3
WET14	8	FT1	S3	Cut	East-west aligned ditch	AD900-1100	3
WET14	9	-	S3	Layer	Buried topsoil	13th/14th C	4
WET14	10	FT1	-	Fill	Fill of [10]	AD900-1100	3
WET14	11	FT1	-	Cut	East-west aligned ditch -same as [8]	AD900-1100	3
WET14	12	FT1	-	Fill	Fill of [13]	AD900-1100	3
WET14	13	FT1	-	Cut	East-west aligned ditch -same as [8]	AD900-1100	3



## Appendix 2: Site Matrix



## Appendix 3: OASIS Form

### OASIS ID: preconst1-183180

#### Project details

Project name	28 West Street, Croydon
Short description of the project	An archaeological watching brief was carried out by Pre-Construct Archaeology Limited during ground works associated with the partial redevelopment of the property located at 28 West Street, Croydon. The watching brief recorded a Roman levelling layer, an early medieval (AD900-1100) ditch, a 13th/14th century buried topsoil horizon as well as late post-medieval made ground.
Project dates	Start: 04-06-2014 End: 25-06-2014
Previous/future work	No / No
Any associated project reference codes	WET14 - Sitecode
Any associated project reference codes	12/00832/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	LAYER Roman
Monument type	LAYER Medieval
Monument type	LAYER Post Medieval
Monument type	DITCH Early Medieval
Significant Finds	POTTERY Roman
Significant Finds	POTTERY Early Medieval
Significant Finds	POTTERY Medieval
Significant Finds	POTTERY Post Medieval
Investigation type	"Watching Brief"
Prompt	Planning condition

#### Project location

Country	England
Site location	GREATER LONDON CROYDON CROYDON 28 West Street, Croydon
Postcode	CR0 1DJ
Study area	215.00 Square metres
Site coordinates	TQ 3229 6495 51.3676690675 -0.0993920975159 51 22 03 N 000 05 57 W Point
Height OD / Depth	Min: 45.43m Max: 45.79m

#### Project creators

Name of Organisation	Pre-Construct Archaeology Limited
Project brief originator	Local Planning Authority (with/without advice from County/District Archaeologist)

Project design originator	Helen Hawkins
Project director/manager	Helen Hawkins
Project supervisor	Amelia Fairman
Project supervisor	Paw Jorgensen
Type of sponsor/funding body	Developer
Name of sponsor/funding body	David Cooper

#### **Project archives**

Physical Archive recipient	LAARC
Physical Contents	"Ceramics"
Digital Archive recipient	LAARC
Digital Media available	"Images raster / digital photography", "Images vector", "Spreadsheets", "Text"
Paper Archive recipient	LAARC
Paper Media available	"Context sheet", "Matrices", "Plan", "Report", "Section"

#### **Project bibliography 1**

Publication type	Grey literature (unpublished document/manuscript)
Title	28 West Street, Croydon CR0 1DJ: An Archaeological Watching Brief
Author(s)/Editor(s)	Jorgensen, P.
Date	2014
Issuer or publisher	Pre-Construct Archaeology Limited
Place of issue or publication	London
Description	Unpublished client report

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Entered by	Paw Jorgensen (pjorgensen@pre-construct.com)
Entered on	2 July 2014

# PCA

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## **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**

7 GRANTA TERRACE  
STAPLEFORD  
CAMBRIDGESHIRE CB22 5DL  
TEL: 01223 845 522  
FAX: 01223 845 522  
EMAIL: [info.central@pre-construct.com](mailto:info.central@pre-construct.com)

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## **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)

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## **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)

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