DOCUMENT VERIFICATION

CITY HOUSE, LONDON ROAD, LONDON BOROUGH OF CROYDON

ARCHAEOLOGICAL WATCHING BRIEF

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AN ARCHAEOLOGICAL WATCHING BRIEF AT CITY HOUSE, LONDON ROAD, LONDON BOROUGH OF CROYDON

Site Code: LCY07

Central National Grid Reference: TQ 3168 6696.

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Pre-Construct Archaeology Limited, May 2007

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CONTENTS

1	Abstract	3	
2	Introduction	4	
3	Planning Background	6	
4	Geology And Topography	9	
5	Archaeological And Historical Background	10	
6	Archaeological Methodology	12	
7	Archaeological Phase Discussion	14	
8	Interpretations And Conclusions	18	
9	Acknowledgements	19	
10	Bibliography	20	
Арр	pendices		
Арр	pendix 1: Context Index	21	
Арр	pendix 2: Site Matrix	22	
Appendix 3: Oasis Report Form			
Illus	strations		
Figu	ure 1: Site Location	5	
Figu	ure 2: Trench Locations	13	
Figu	ure 3: Trench 1	16	
Figu	ure 4: Sections	17	

1 ABSTRACT

- 1.1 This report details the results of an archaeological watching brief undertaken by Pre-Construct Archaeology Ltd. at City House, London Road, in the London Borough of Croydon. The watching brief was undertaken in two phases, the first taking place between 16th and 20th March 2007 and the second between 8th and 11th May 2007. The work was commissioned by CgMs Consulting on behalf of Rialto Homes Ltd.
- 1.2 The first phase of the watching brief monitored the excavation by machine of a foundation trench for the erection of scaffolding around City House, which is being retained and refurbished as part of the new development. The trench measured approximately 60m north-south by 5m wide, and was positioned to the east of City House. It was excavated to a maximum depth of 1m. The second phase monitored ground reduction works undertaken on an area of land immediately to the east of City House. The dimensions of the watching brief area were 42.7m north-south and 64.5m east-west. A thickness of approximately 1.2m of overburden was removed before natural terrace gravels were encountered.
- 1.3 A Desk-Based Assessment has been undertaken for the site, which concluded that there is a low potential for all past periods of human activity, and that 19th and 20th century development will have had a severe impact upon the underlying ground (Gailey and Meager 2005).
- 1.4 The geological and archaeological sequence observed during the watching brief can be summarised as follows; a deposit of natural terrace gravel was observed at the base of the sequence, sealed by a layer of weathered brickearth. This was overlain by natural subsoil, which was in turn sealed by 19th to 20th century levelling layers. Modern drainage service trenches, aligned north south, cut through the levelling layer. A steel reinforced concrete surface was observed at the top of the sequence, which also formed the modern ground surface immediately prior to commencement of the watching brief.
- 1.5 No pre-19th century archaeological remains were encountered.
- 1.6 The top of the brickearth, a possibly significant archaeological horizon, was located at a depth of 0.40m below ground level and appears not to have been disturbed by terracing associated with the construction of City House.

2 INTRODUCTION

- 2.1 An archaeological watching brief was conducted by Pre-Construct Archaeology Ltd on land at City House, London Road, London Borough of Croydon. The watching brief was carried out in two phases. The first phase monitored the excavation of a trench for foundations associated with scaffolding around City House. The second phase monitored ground reduction works for the construction of a basement car park and a series of residential units fronting Broad Green Avenue. The first phase was conducted from the 16th to the 20th March 2007 and the second phase was undertaken between 8th and 11th May 2007. The project was commissioned by CgMs Consulting Ltd. on behalf of Rialto Homes Ltd and carried out by Pre-Construct Archaeology Ltd.
- 2.2 The site was positioned between London Road to the west, Broadgreen Road to the east and south, and Campbell Road to the north. City House, which is being retained and refurbished, occupies the western portion of the site. A multi-story car park, undergoing demolition at the time of writing, occupied the northern portion of the site. As it is basemented, any archaeological horizons in this location will have been completely truncated. Consequently, only the southern and eastern portions of the site were monitored during the second phase of the watching brief.
- 2.3 The central National Grid Reference of the site is TQ 3635 8330. The site was given the code LCY 07, and was project managed for Pre-Construct Archaeology Ltd by Chris Mayo and supervised by the authors.

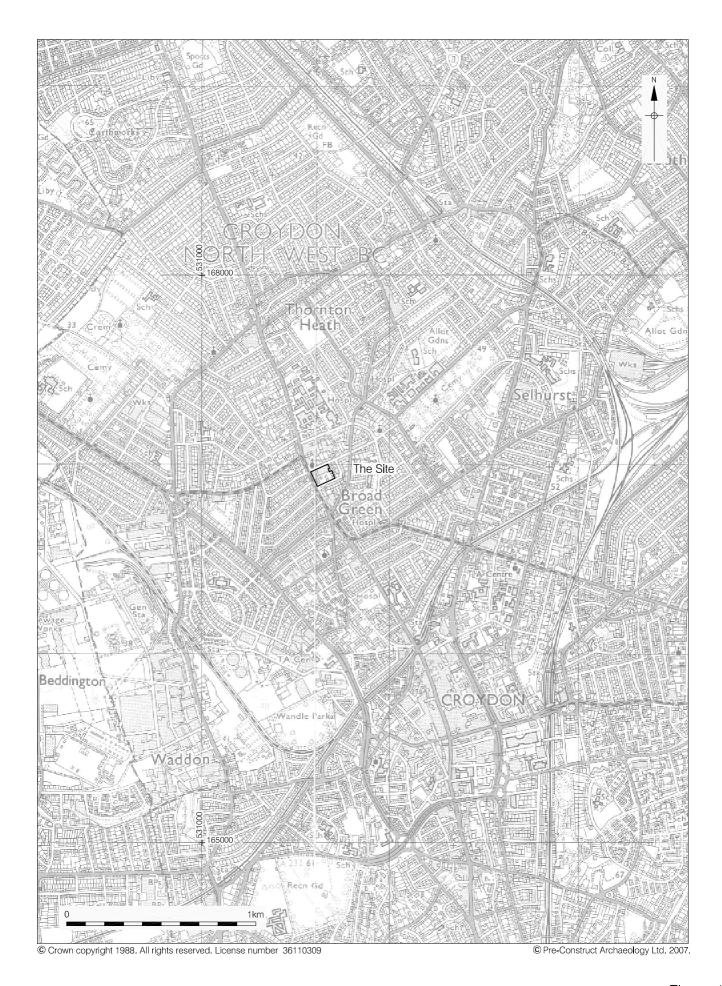


Figure 1 Site Location 1:20,000 at A4

3 PLANNING BACKGROUND

- 3.1 In November 1990 the Department of the Environment issued Planning Policy Guidance Note 16 (PPG16) "Archaeology and Planning", providing guidance for planning authorities, property owners, developers and others on the preservation and investigation of archaeological remains.
- 3.2 In considering any planning application, the local planning authority is bound by the policy framework set by the government guidance, in this instance PPG16, by the current Structure and Local Plan Policy and by other material.
- 3.3 The study aims to satisfy the objectives of the London Borough of Croydon, which fully recognises the importance of the buried heritage for which they are the custodians. The council's Replacement Unitary Development Plan, known as "The Croydon Plan", was adopted in July 2006 and contains policy statements in respect of protecting the buried archaeological resource. These statements are detailed below:

Development Proposals on Archaeological Sites

UC11 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 hose 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 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.

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.

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

4 GEOLOGY AND TOPOGRAPHY

- 4.1 The underlying geology of the site, as stated in the Desk Based Assessment, comprises London Clay beneath natural terrace gravel and clay, sealed by made ground (Gailey and Meager 2005, 8).
- 4.2 The area surrounding the site is located on a hill gently sloping down from Broadgreen Road in the east to London Road to the west. However, the site itself is roughly level at an approximate height of 46m OD (Gailey and Meager 2005, 8).

5 ARCHAEOLOGICAL AND HISTORICAL BACKGROUND

5.1 The following summary is drawn from the Desk Based Assessment (Gailey and Meager 2005).

5.2 Prehistoric

- 5.2.1 No finds of Palaeolithic, Mesolithic or Neolithic date have been identified within a 500m radius of the site.
- 5.2.2 During the late Prehistoric period the site is thought to have lain within marginal woodland or newly cleared agricultural land. Evidence for this period is concentrated within central Croydon, to the southeast.

5.3 Roman

- 5.3.1 The area to the west of the site has been suggested as the alignment for several Roman Roads. Some evidence exists for a Roman Road, which followed Coldharbour and Marsh lanes. A second Roman road is also suggested to run along the line of London Road, with a third being suggested along the line of the Merebank, the boundary between Sutton and Croydon.
- 5.3.2 The main areas of settlement in the Roman period appear to take place a kilometre to the south and southwest of the study area.

5.4 Saxon and Medieval

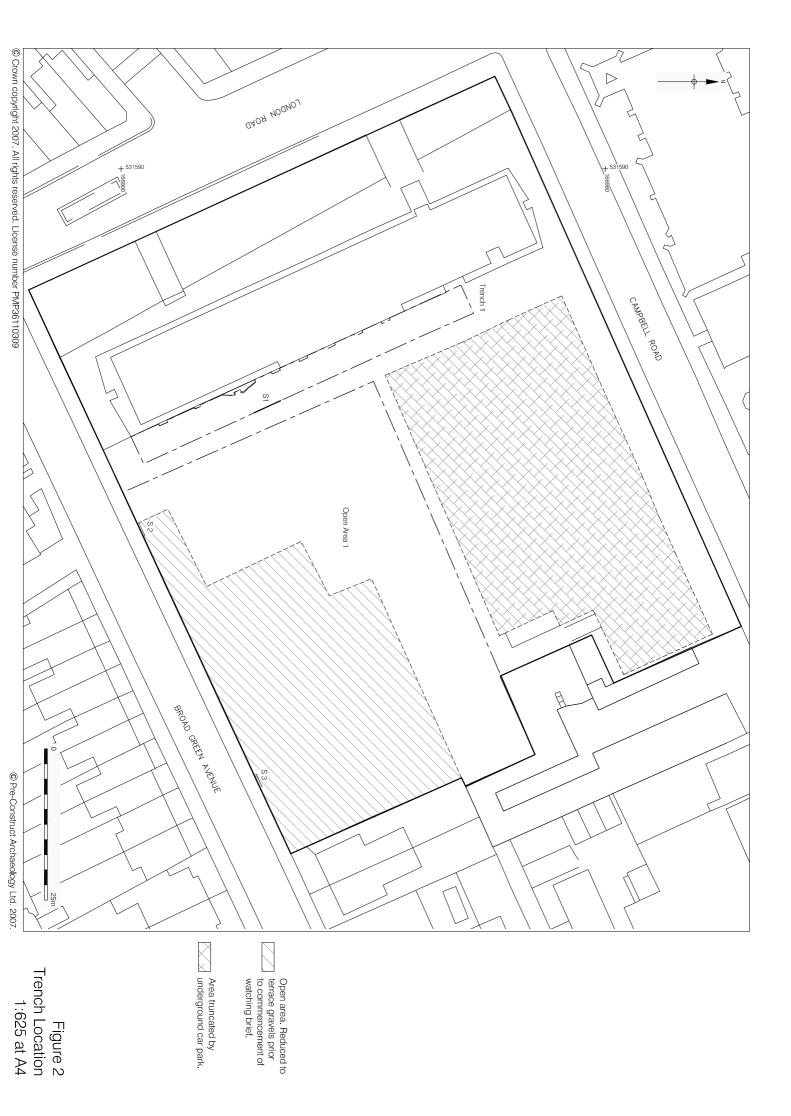
- 5.4.1 No finds of Saxon date have been identified within a 500m radius of the site.
- 5.4.2 Croydon developed as a planned medieval town, centred on the Archbishops Palace. The Lords of the Manor at that time and long after were the archbishops of Canterbury.
- 5.4.3. The study site lies northeast of the medieval centre of Croydon, probably in an area of open land.

5.5 Post-medieval

- 5.5.1 Early maps of 1762 show the area of the site to be within open fields to the east of what becomes London Road.
- 5.5.2 The First Edition Ordnance Survey (1868) shows the site occupied by houses and gardens fronting onto London Road, with a pair of houses fronting what becomes Broadgreen Avenue. A building is seen in the northeast and an orchard in the southeast corner.
- 5.5.3 The 1967 Ordnance Survey shows that the site has been cleared except for No 3 Broadgreen Road and No 2 / 2a Campbell road. City House has been added along the London Road frontage.
- 5.5.4 The 1974 Ordnance Survey maps show that Campbell Road frontage has been replaced by a multi storied car park. The current site survey shows the study area unchanged since the 1974 Ordnance Survey was carried out.

6 ARCHAEOLOGICAL METHODOLOGY

- 6.1 The archaeological watching brief was conducted in two phases. Initially, one long trench, excavated for the purpose of erecting scaffolding around City House, was monitored. The trench was 60m north-south, 5m east-west and 1m deep. It was termed "Trench 1".
- 6.2 The second phase monitored ground reduction on land located to the rear of City House. The northern half of this land had been occupied by a basemented car park, the foundations of which would have destroyed any pre-existing archaeological horizons. As a result, the second phase was confined to the south of the car park, on a portion of land termed "Open Area 1" (see Figure 2). The southern and eastern portions of Open Area 1 had been reduced to the top of the terrace gravel prior to commencement of the watching brief (see Figure 2). The rest of the area was monitored until natural terrace gravels were reached, at a depth of 1.2m to 0.6m below ground level. The dimensions of Open Area 1 were 42.7m north-south and 64.5m east-west.
- 6.2 In Trench 1, the concrete slab was removed using a machine fitted with a breaker. In Open Area 1, the concrete slab had been removed prior to commencement of the watching brief. The trenches were then excavated under archaeological supervision using a 360° type machine fitted with a flat-bladed bucket.
- 6.3 The aim of the watching brief was to clarify the nature of the archaeological potential of the site, to assess the buried soil horizons for archaeological material and to assess and record the interface of the soils with the natural deposits for features, and the recovery of any artefacts.
- 6.4 Individual descriptions of all archaeological strata and features excavated and / or 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 drawn at a scale of 1:100 and the sections being drawn at a scale of 1:10.
- 6.5 Levels in this report are taken from on-site engineering drawings.



7 ARCHAEOLOGICAL PHASE DISCUSSION

7.1 Phase 1: Natural

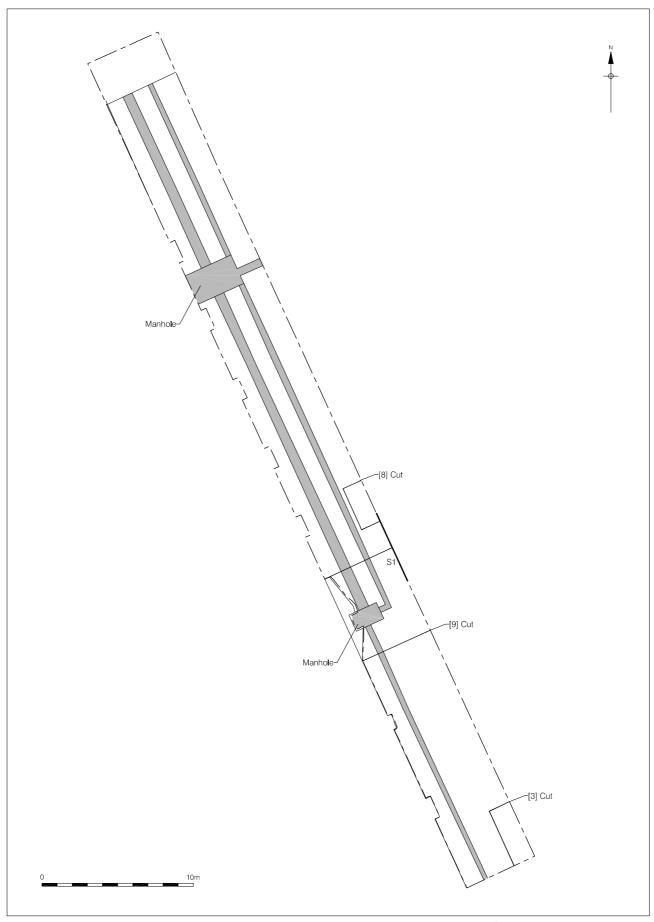
- 7.1.1 A light brownish yellow sandy gravel was the earliest deposit encountered during the watching brief. The deposit extended throughout the base of both trenches and was encountered at a height of approximately 46.00m OD. The layer was interpreted as a deposit of natural terrace gravel. It was termed [5] in Trench 1 and [12] in Open Area 1.
- 7.1.2 Sealing the gravel was a layer of firm, light brownish yellow, sandy silty clay, observed across the entirety of Trench 1 and Open Area 1. It was encountered at a height of 46.3m OD in the west and 46.75m OD in the east, with a thickness ranging from 0.3m in the west to 0.65m in the east. No dating evidence was recovered from the deposit. It was interpreted as a layer of brickearth, termed [4] in Trench 1 and [11] in Open Area 1.
- 7.1.3 Context [10], a deposit of firm, mid to light brownish grey sandy silty clay, was observed overlaying the brickearth in the north-facing section of the site boundary, located along the southern edge of Open Area 1. It was 0.35m to 0.4m thick and was observed at a level of 47.1m OD in the east and 46.6m OD in the west (see Sections 2 & 3, Figure 3). The deposit only survived in section and was not observed during ground reduction of Open Area 1, presumably because of horizontal truncation prior to deposition of the modern concrete slab. The layer appeared to be a slightly more humic version of the underlying brickearth, suggesting it had undergone a degree of pedogenesis. It was therefore interpreted as a layer of subsoil.

7.2 Phase 2: Modern

- 7.2.1 At the southern end of Trench 1, at a distance of 26m from the southern end, were two large areas of truncation termed cuts [3] and [9]. The truncations were undoubtedly modern, cutting through the brickearth layer, and were filled with redeposited gravel [2] and [8].
- 7.2.2 Sealing the above was a friable, dark brownish red, sandy silt, termed context [1], within which were frequent fragments of red and yellow brick and occasional fragments of coal, glass and metal. The 0.3m thick deposit was seen throughout Trench 1 at a height of 46.6m OD. It was not observed within Open Area 1, perhaps having been removed at the same time as the concrete slab. The deposit was

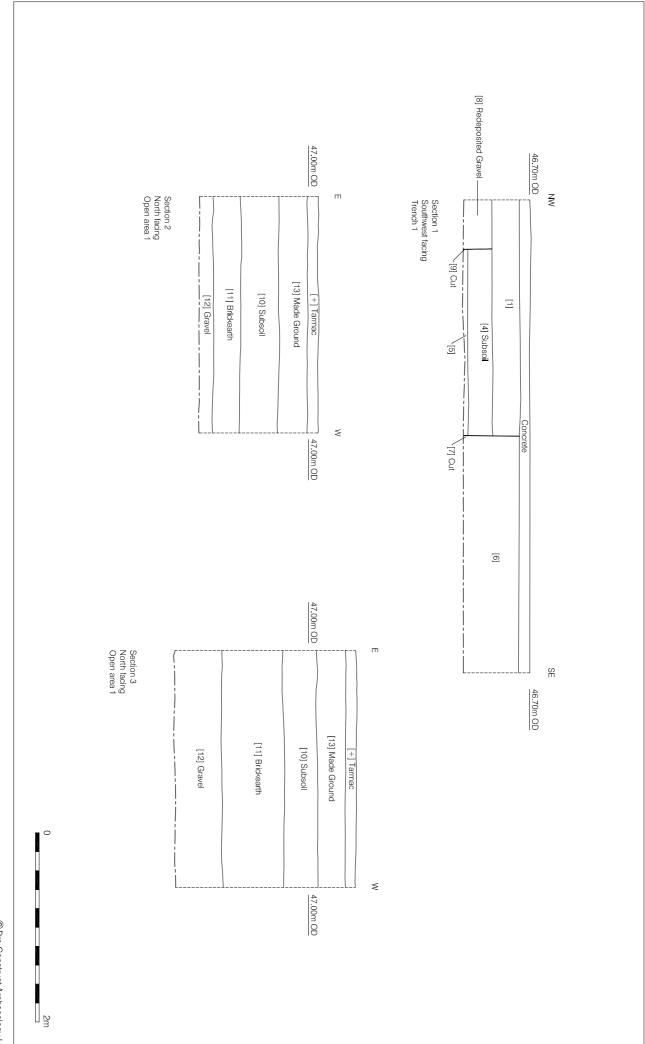
interpreted as a levelling layer of 20th century date, associated with the construction of City House. Service trenches associated with City House were seen cutting the levelling layer.

- 7.2.3 A second levelling layer, context [13], was observed in section along the southern site boundary, sealing subsoil layer [10]. The layer also consisted of friable, dark brownish red sandy silt with occasional angular inclusions of red and yellow fabric brick fragments. It was between 0.3m and 0.36m thick and was observed at a level of 46.9m OD in the west and 47.4m OD in the east. The layer was interpreted as a modern make-up layer, presumably forming bedding upon which the tarmac pavement, which runs along the southern site boundary, could be constructed.
- 7.2.4 At surface level, Trench 1 was sealed by a 0.1m thick layer of steel reinforced concrete, at approximately 46.7m OD. This concrete slab had been removed by the time the second phase of the watching brief began, having been replaced by a layer of crushed concrete.



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Figure 4 Sections 1:20 at A4

8 INTERPRETATIONS AND CONCLUSIONS

- 8.1 Naturally deposited river gravels were found throughout the area of investigation at a height of approximately 46m OD.
- 8.2 The gravel was overlain by a sterile layer of brickearth at a height of 46.3m OD in the west and 46.75m OD in the east.
- 8.3 A deposit of relatively humic-rich sandy silty clay sealed this deposit, as observed in section along the southern site boundary. With the exception of this southern periphery, it does not appear to have survived across the site, probably because of horizontal truncation associated with construction of the concrete slab.
- 8.4 In Trench 1, the brickearth was sealed by modern made ground, associated with the construction of City House, at a height of 46.6m OD. This deposit was truncated by services, mostly drainage, to serve the existing tower block. It was not observed in the Open Area, perhaps because it had been truncated away during removal of the concrete slab.
- 8.5 A second layer of modern made ground, which forms a bedding layer for the current tarmac pavement, was observed in section along the southern site boundary of Open Area 1. It sealed the natural subsoil and was observed at a level of 47.4m OD in the east and 46.9m OD in the west.
- 8.6 The northeast of the site had been truncated beyond the top of the natural gravel by the car park, which was being demolished during the watching brief. There is no possibility of any archaeological remains surviving in this area.
- 8.7 The foundations of the 19th century buildings depicted on historical maps as fronting Broad Green Avenue did not appear to have survived. It therefore seems likely that their foundations were grubbed out prior to the deposition of the concrete slab.
- 8.8 No archaeological remains pre-dating the 19th to 20th century were observed during the watching brief.

9 ACKNOWLEDGEMENTS

- 9.1 Pre-Construct Archaeology Limited would like to thank Richard Meager of CgMs Consulting for commissioning the work on behalf of Rialto Homes Ltd.
- 9.2 The author would like to thank Dave Harris for the illustrations and Chris Mayo for his project management and editing.

10 BIBLIOGRAPHY

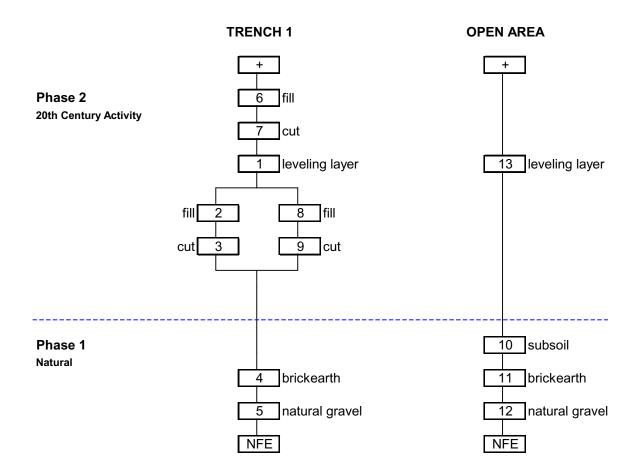
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- Meager, R 2007 'Specification For An Archaeological Monitoring Exercise: City House, London Road, Croydon', CgMs Consulting, unpublished report

APPENDIX 1: CONTEXT INDEX

Site	Context		Section /						
Code	No.	Plan	Elevation	Type	Description	Date	M OD	Phase	Photos No.
LCY 07	1	Trench 1	1	Layer	Levelling Layer	20th century	46.6	2	N/A
LCY 07	2	Trench 1	1	Fill	Of Cut [3]	20th century	46.3	2	N/A
LCY 07	3	Trench 1	1	Cut	Modern Intrusion	20th century	46.84	2	N/A
LCY 07	4	Trench 1	1	Layer	Subsoil	Natural	46.74	1	N/A
LCY 07	5	Trench 1	1	Layer	Natural Gravels	Natural	47.48	1	N/A
LCY 07	6	Trench 1	1	Fill	Of Cut [7]	20th century	47.09	2	N/A
LCY 07	7	Trench 1	1	Cut	For Modern Drain	20th century	46.84	2	N/A
LCY 07	8	Trench 1	1	Fill	Of Cut [9]	20th century	46.84	2	N/A
LCY 07	9	Trench 1	1	Cut	Modern Intrusion	20th century	46.84	2	N/A
LCY 07	10	Open Area	2	Layer	Subsoil	Natural	46.84	1	N/A
LCY 07	11	Open Area	2	Layer	Brickearth	Natural	46.75	1	N/A
LCY 07	12	Open Area	2	Layer	Natural Gravels	Natural	46.1	1	N/A
LCY 07	13	Open Area	2	Layer	Levelling Layer	Natural	47.4	1	N/A

APPENDIX 2: SITE MATRIX



APPENDIX 3: OASIS REPORT FORM

OASIS ID: preconst1-25518

Project details

Project name City House London Borough of Croydon

Short description of the project

This report details the results of an archaeological watching brief undertaken by Pre-Construct Archaeology Ltd at City House, London Road, in the London Borough of Croydon. The work was commissioned by CgMs Consulting on behalf of Rialto New Homes Ltd. The watching brief monitored the excavation by machine of a single foundation trench for the erection of scaffolding around City House, which is being retained and refurbished as part of the new development. It also monitored ground reduction on an Open Area located to the immediate east of City House. The sequence within the trenches was seen to be natural terrace gravel, sealed by natural brickearth, sealed by natural subsoil, and overlain by a 19th century levelling layer, which was capped by a 0.10m steel reinforced concrete surface. Modern drainage service trenches, aligned north south, were seen cut from below the concrete. No pre-19th century archaeological remains were encountered during the watching brief. The top of the subsoil, a possibly significant archaeological horizon, was located at a depth of 0.40m below ground level and appears not to have been disturbed by terracing associated with the construction of City House.

Project dates Start: 16-03-2007 End: 11-05-2007

Previous/future work No / Not known

Any associated LCY07 - Sitecode

project reference

Type of project

codes

Watching Brief

Site status None

Current Land use Other 2 - In use as a building Methods & 'Test Pits','Visual Inspection'

techniques

root ino, viouai mopodion

Prompt Planning condition

Position in the planning process

Development type

After full determination (eg. As a condition)

Urban residential (e.g. flats, houses, etc.)

Project location

Country England

Site location GREATER LONDON CROYDON CROYDON City House London Road

Croydon

Postcode CRO2XX

Study area 8343.00 Square metres

Site coordinates TQ 3168 6696 51.3858765684 -0.107405739454 51 23 09 N 000 06 26

W Point

Height OD Min: 46.00m Max: 46.30m

Project creators

Name of Pre-Construct Archaeology Ltd

Organisation

CgMs Consultants Ltd

Project brief originator

Project design Richard Meager

originator

Proiect Chris Mayo

director/manager

Project supervisor Denise Mulligan and Rebecca Lythe

Developer

Type of

sponsor/funding

body

Name of sponsor/funding

body

Rialto Homes Ltd

Project archives

Physical Archive

Exists?

No

Digital Archive

recipient

LAARC

Digital Contents 'Stratigraphic'

Digital Media available

'Images raster / digital photography', 'Spreadsheets', 'Text'

Paper Archive

recipient

LAARC

Paper Media available

'Context sheet', 'Miscellaneous Material', 'Notebook - Excavation', '

Research', 'General Notes', 'Plan', 'Report', 'Section'

Project bibliography 1

Grey literature (unpublished document/manuscript) Publication type

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