

**447 BRIGHTON ROAD**

**PURLEY OAKS**

**LONDON BOROUGH OF**

**CROYDON**

**AN ARCHAEOLOGICAL**

**EVALUATION**

**BTY10**

**JUNE 2010**



**PRE-CONSTRUCT ARCHAEOLOGY**

**DOCUMENT VERIFICATION**

**447 BRIGHTON ROAD  
LONDON BOROUGH OF CROYDON**

**ARCHAEOLOGICAL EVALUATION**

Quality Control

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**An Archaeological Evaluation on Land at 447, Brighton Road, Purley  
Oaks, London Borough of Croydon, CR2**

**Site Code: BTY 10**

**Central National Grid Reference: TQ 3220 6260**

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**June 2010**

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## CONTENTS

1	Abstract .....	3
2	Introduction .....	4
3	Planning Background .....	7
4	Geology And Topography.....	10
5	Archaeological And Historical Background.....	11
6	Archaeological Methodology.....	12
7	Archaeological Phase Discussion.....	13
8	Interpretations And Conclusions .....	16
9	Acknowledgements .....	17
10	Bibliography .....	17

## APPENDICES

Appendix 1: Context Index.....	18
Appendix 2: Site Matrix.....	19
Appendix 3: OASIS Data Collection Form .....	20

## ILLUSTRATIONS

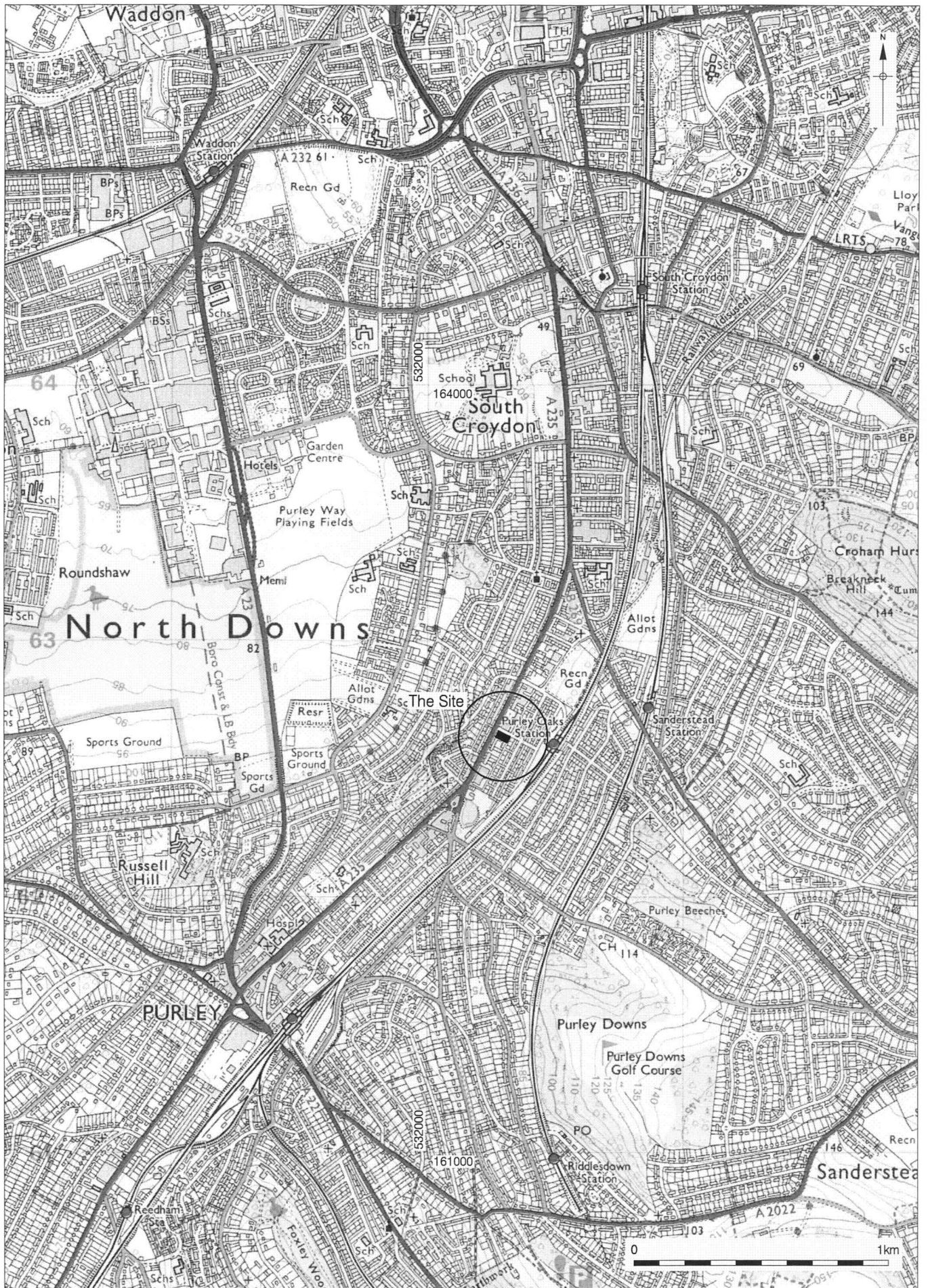
Figure 1: Site Location.....	5
Figure 2: Trench Locations .....	6
Figure 3: Sections 1, 2, 3, 4.....	15

## **1 ABSTRACT**

- 1.1 This report details the results of an archaeological evaluation undertaken on land at 447 Brighton Road, London Borough of Croydon, CR2. The work was commissioned by GD City Holdings Limited and monitored on behalf of the London Borough of Croydon by Mark Stevenson of English Heritage.
- 1.2 The evaluation was carried out by Pre-Construct Archaeology Ltd from the 14th to the 16th June 2010. It was project managed by Tim Bradley of Pre-Construct Archaeology Ltd and supervised by the author. The work followed the production of an archaeological Desktop Study by Mills Whipp Projects (Mills 2010) and the WSI by Pre-Construct Archaeology (Bradley 2010).
- 1.3 Four trenches were excavated during the evaluation. All areas of archaeological interest within the site were sealed by shallow concrete and tarmac hardstanding at the time of excavation, the remaining portions being occupied by the foundations of demolished or extant 20th century buildings.
- 1.4 The earliest deposit encountered consisted of natural coarse sand and gravel overlain by natural brickearth. This was sealed, in Trenches 3 and 4, by a shallow late post-medieval layer. A large sub-circular posthole for two timber post was identified in Trench 4, truncating the late post-medieval layer. The natural coarse sandy gravel was sealed by re-deposited late post-medieval sandy gravel in Trenches 1 and 2.
- 1.5 The absence of any significant archaeological features or deposits, and the implication that the site has been significantly truncated by previous activity, leads Pre-Construct Archaeology Ltd to recommend that no further work is necessary for the site.

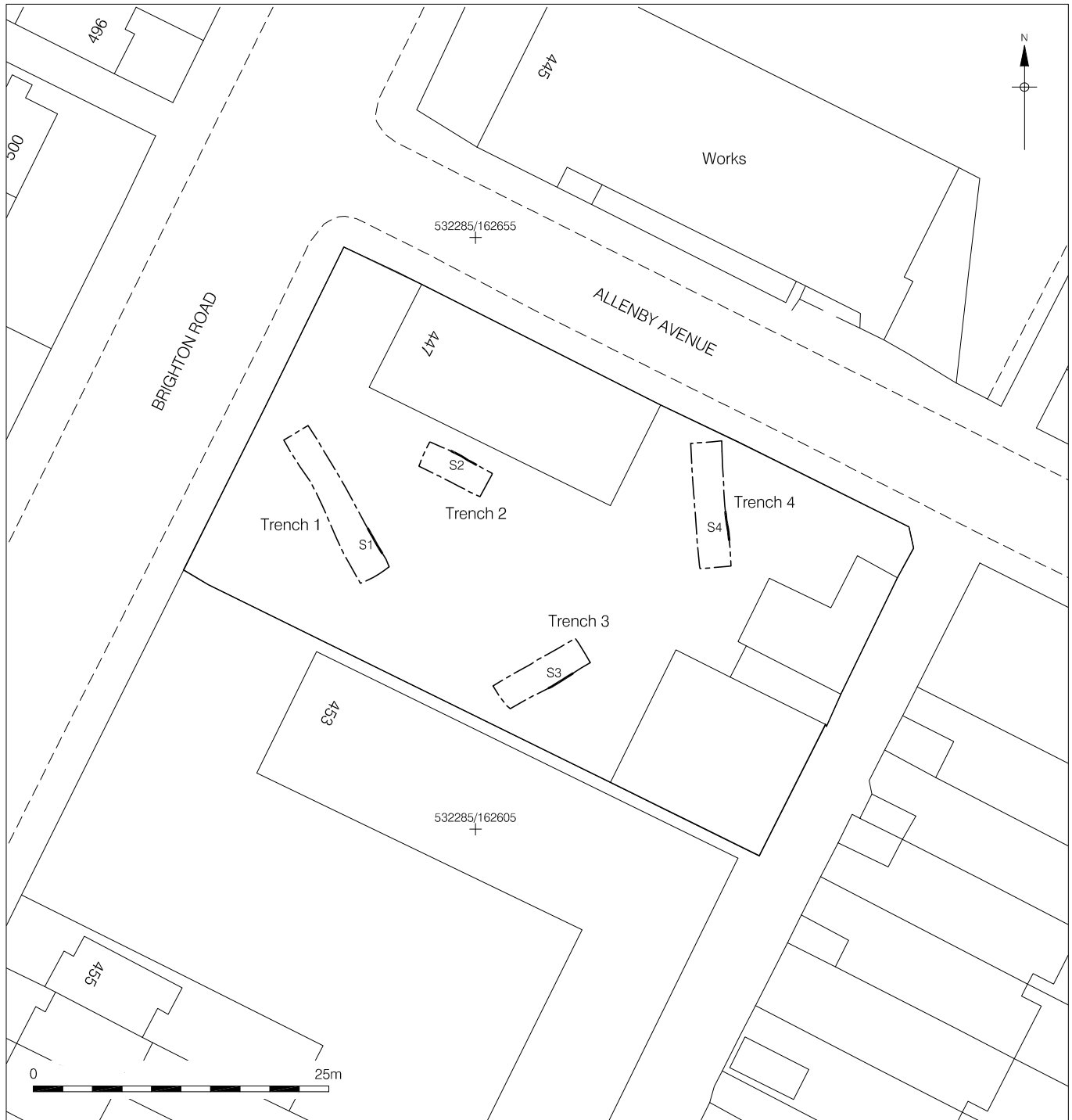
## **2 INTRODUCTION**

- 2.1 An archaeological evaluation was undertaken by Pre-Construct Archaeology Ltd. on land at 447 Brighton Road, Purley Oaks, London Borough of Croydon, CR2, in advance of a proposed redevelopment. The evaluation was conducted between 14th and 16<sup>th</sup> June 2010 and was commissioned by GD City Holdings Limited.
- 2.2 The site is bounded by Brighton Road to the west, Allenby Avenue to the north, the gardens of residential properties to the east and a light industrial unit to the south. The site measured approximately 55m by 31m, 1705sq m in total.
- 2.3 The National Grid Reference of the site is TQ 3220 6260.
- 2.4 The site was given the Museum of London site code BTY 10.
- 2.5 The project was monitored by Mark Stevenson of the Greater London Archaeology Advisory Service (English Heritage), project managed by Tim Bradley and supervised by the author.



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Figure 1  
 Site Location  
 1:20,000 at A4



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© Pre-Construct Archaeology Ltd 2010

Figure 2  
Trench Location  
1:500 at A4



### **3 PLANNING BACKGROUND**

#### **3.1 Local Policy & National Guidelines**

- 3.1.1 In considering any proposal for development, the local planning authority will be mindful of the policy framework set by government guidance, in this instance PPS (Planning Policy Statement) 5, of existing development plan policy and of other material considerations.
- 3.1.2 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 Interactive Replacement Unitary Development 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:

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

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

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

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

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

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

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

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

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

**5.43** Except for removable artefacts and 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).

<http://planning.croydon.gov.uk/UDPProposalsMap/written/cpt5.htm>

## **3.2 Site Specific Background**

- 3.2.1 Planning permission has been granted on appeal for the redevelopment of the subject site (Appeal Decision APP/L5240/A/09/2100387).
- 3.2.2 The permission included a specific condition relating to archaeology. Initial consultation with the Archaeology Advisor to the LPA, Mark Stevenson of English Heritage, led to the requirement for an archaeological Desk-Based Assessment (DBA) for the site which was undertaken by Mills Whipp Projects (Mills 2010).
- 3.2.3 Following the submission of the DBA to Mr Stevenson an evaluation was then required, which is reported upon here.

## **4 GEOLOGY AND TOPOGRAPHY**

### **4.1 GEOLOGY**

- 4.1.1 The solid geology of the site is Upper Cretaceous Chalk overlain by Wandle river gravels (British Geological Survey 1998, Sheet 270).

### **4.2 TOPOGRAPHY**

- 4.2.1 The terrain slopes very gradually from 57.48m OD, near the NE corner of the site to 57.29m OD near the SW corner of the site.

## **5 ARCHAEOLOGICAL AND HISTORICAL BACKGROUND**

- 5.1 The following represents a summary of the archaeological and historical background as detailed in the desktop assessment of the site (Mills 2010).
- 5.2 The area of the site was occupied by transient prehistoric populations but there is no evidence of settlement on or near the subject site. No Roman material has been reported from the study area and whilst early Saxon burials have been reported from the area, nothing has been reported near the site itself, which probably lay in open ground west of the Saxon village of Sanderstead. No medieval settlement lay near the site which was probably open ground. Historic maps show the subject site as ploughland then a field in the 19<sup>th</sup> century. In the 19<sup>th</sup> century houses were built on the southern part of the site and more houses were built on the north in the 1930s. The site has been cleared and redeveloped in recent times, and is currently occupied by a showroom and workshops.

## 6 ARCHAEOLOGICAL METHODOLOGY

- 6.1 In accordance with the Written Scheme of Investigation (Bradley 2010), the trenches were arranged in order to fully investigate the underlying drift geology and the presence or absence of significant archaeological remains.
- 6.2 The dimensions of the four trenches, as proposed in the Written Scheme of Investigation, were originally to be 20m by 2m (Trench 1), 6m by 2m (Trench 2), 8m by 2m (Trench 3) and 10m by 2m (Trench 4). However, the dimensions of Trenches 1 to 4 were modified in order to avoid live services. The dimensions of the trenches were therefore as follows:

Trench 1:	13.90m NW-SE by 2.95m NE-SW
Trench 2:	5.90m E-W by 2.25m N-S
Trench 3:	8m NNE-SSW by 2.50m NNW-SSE
Trench 4:	10.60m NW-SE by 2.65m NE-SW

- 6.3 The trenches were excavated using a 360° mechanical excavator under archaeological supervision, fitted with a flat-bladed ditching bucket. Excavation by machine was undertaken in spits until significant archaeological horizons or natural geology was reached.
- 6.4 The sides and bases of the trenches were hand cleaned prior to recording.
- 6.5 All recording systems adopted during the investigations were fully compatible with those most widely used elsewhere in London that is those developed out of the Department of Urban Archaeology Site Manual, now published by Museum of London Archaeology (MOLAS 1994). Individual descriptions of all archaeological and geological strata and features excavated and exposed were entered onto pro-forma recording sheets. All plans and sections of archaeological deposits were recorded on polyester based drawing film, the plans being at scale of 1:20 or 1:50 and the sections at 1:10. The OD heights of all principle strata were calculated and indicated on the appropriate plans and sections. A full photographic record of the investigations was also prepared, including both black and white prints and colour transparencies on 35mm film.
- 6.6 Levels were taken from a Temporary Bench Mark (TBM) located on the junction between Brighton Road and Biddulph Road. The TBM had a value of 58.6539m OD and was transferred to a spot height located on a manhole cover near the NE corner of the site, which had a value of 57.53m OD. The trenches were located via triangulation with 30m tapes and a plan of the aforementioned site survey. They were then tied into the Ordnance Survey grid.

## **7 ARCHAEOLOGICAL PHASE DISCUSSION**

### **7.1 PHASE 1: Natural**

- 7.1.1 The earliest deposit encountered consisted of mid yellow orangey coarse sandy gravel with some compacted patches of dark orangey sandy gravel. This deposit was recorded as [1], [4], [7] and [17] in Trenches 1, 2, 3 and 4 respectively and presumably underlies the entire site.
- 7.1.2 Coarse sandy gravel [7] was observed at a maximum height of 57.37m OD in Trench 3 and a minimum height of 56.19m OD at the southern end of Trench 1 where it was recorded as context [1]. The natural geology therefore respects the modern topography of the site, sloping steeply downwards from southeast to northwest.
- 7.1.3 In Trench 4, the natural sandy gravel [17] was overlain by a layer of light, mid yellowish-brown sandy clayey silt with occasional inclusions of sub-angular flint pebbles, recorded as context [14]. This deposit was interpreted as a layer of natural brickearth, the top of which was observed at a maximum height of 56.59m OD and a minimum height of 56.48m OD.
- 7.1.4 The lack of subsoil in Trenches 1, 2 and 3 suggests the northeast part of the study site may have been truncated horizontally prior to the evaluation, perhaps during the construction of terraced houses between the late 19<sup>th</sup> and early 20<sup>th</sup> century.

### **7.2 PHASE 2: Late Post-Medieval**

- 7.2.1 The natural sandy gravel in Trenches 1 and 2 was overlain by a 0.30m thick mid to light grey brownish sandy gravel layer [2] and [3] at 56.87m OD and 56.74m OD respectively. The presence of very occasional charcoal and CBM flecks inclusions in layers [2] and [3] suggest a possible post-medieval date for this context, which may relate to ground work associated with the construction of terraced houses in the late 19<sup>th</sup> and early 20<sup>th</sup> century.
- 7.2.2 The natural sandy gravel [7] was sealed by a compact light greenish brown grey sandy silt layer with very occasional small flint pebbles and roots disturbance inclusions in Trench 3, termed context [6], the top being at a level of 57.00m OD. One CBM fragment of pantile dating to between 1620 and 1850 was retrieved from this layer.
- 7.2.3 In Trench 4, the natural brickearth [14] was overlain at 56.66m OD by mid greenish brown sandy silt layer [13] with moderate small size sub rounded gravel, occasional charcoal flecks and moderate pottery fragments. The pottery recovered from this layer was identified as flower pot and stoneware jam jar fragments all dated to the late 19<sup>th</sup>/early 20<sup>th</sup> century. Layers [13] and [6] were very similar in compaction, composition and colour and as a result probably represent a large and shallow post-medieval layer located towards the eastern area of the study site.

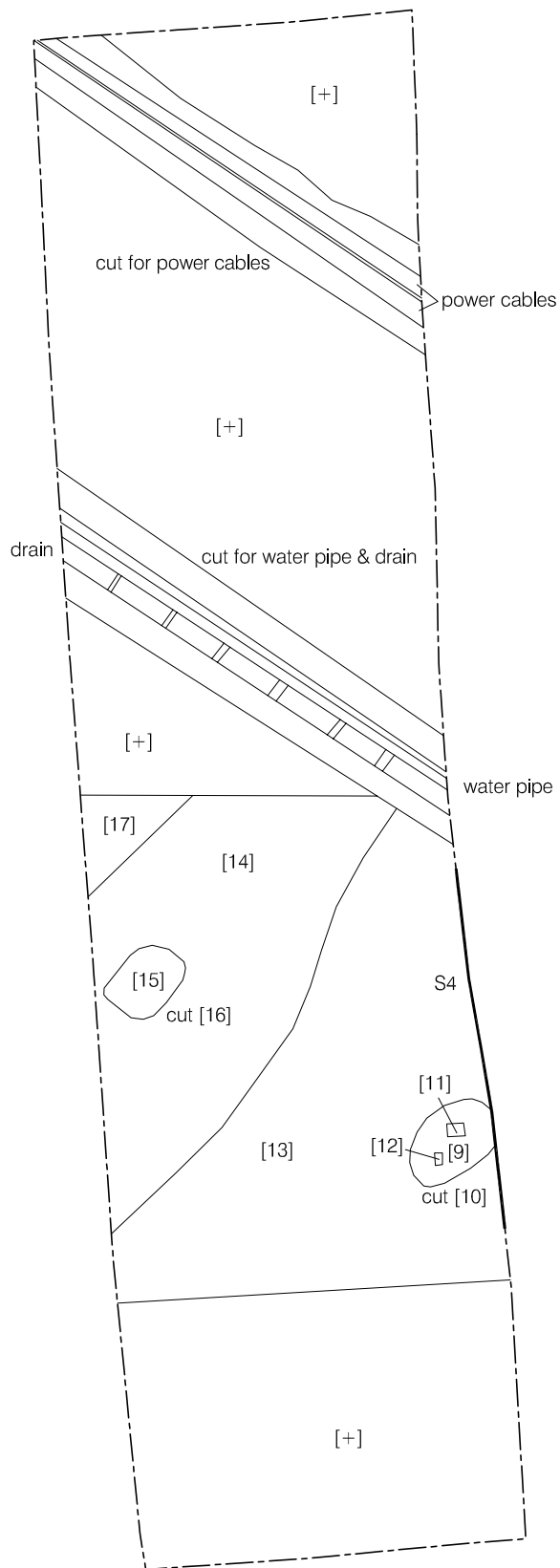
7.2.4 Layer [13] was truncated at 56.66m OD by large sub circular posthole [10] measuring 0.60m N-S, 0.40m E-W and 0.25m deep (not fully excavated) for timber post [11] and [12] found at 56.56m OD and 56.48m OD respectively. The timber posts were poorly preserved and only partially excavated. Timber post [11] cross section was 100mm by 100mm and timber post [12] was 60mm by 90mm. No other timber posts were observed in the study site.

### **7.3 PHASE 3: Modern**

7.3.1 A 0.20m to 0.28m thick layer of dark blackish brown sandy clayey silt with occasional sub-angular flint pebbles and very occasional flecks of CBM and charcoal inclusion was observed at the top of the sequence Trenches 3 and 4. The deposit was termed [5] in Trench 3 and [8] in Trench 4. Artefacts found within it included fragments of concrete.

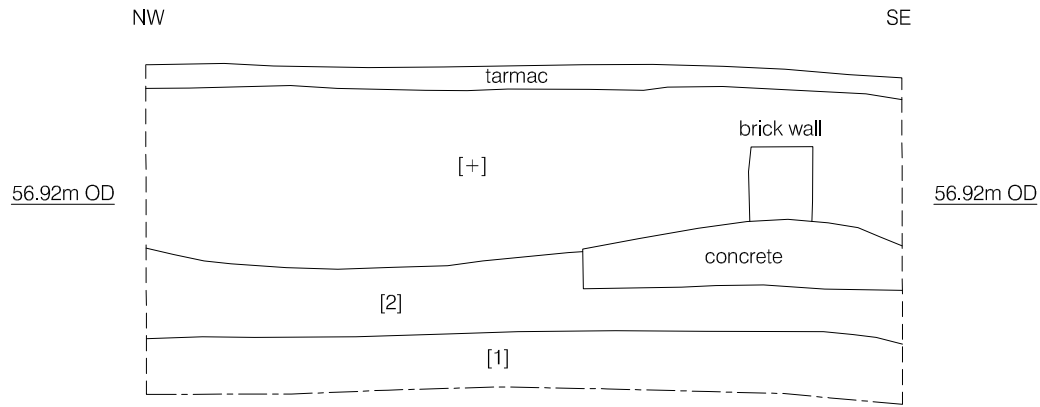
7.3.2 Modern concrete and tarmac, for the existing car park, with a maximum overall thickness of 0.70m sealed the archaeological sequence in all the trenches. The highest level on the tarmac was recorded at 57.48m OD in Trench 4 and the lowest at 57.29 in Trenches 2 and 1.



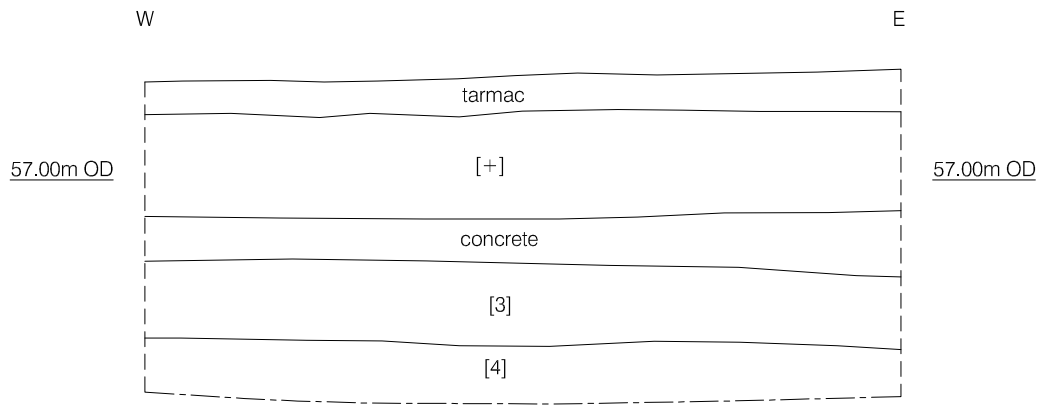


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© Pre-Construct Archaeology Ltd 2010

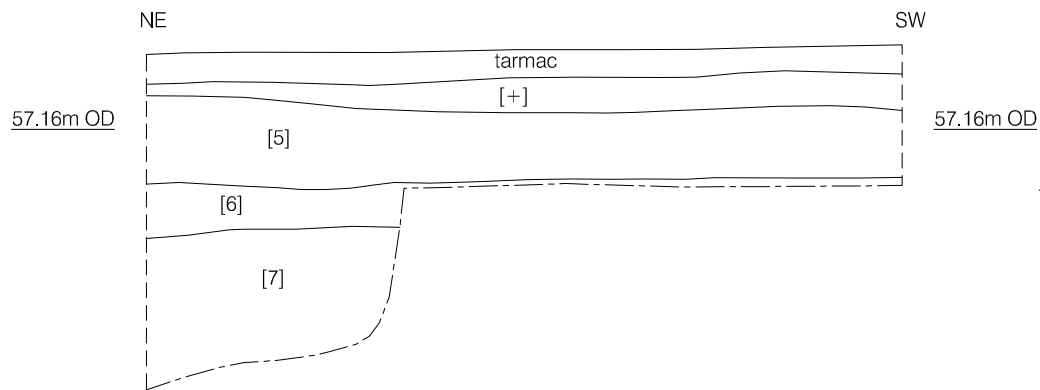
Figure 3  
Plan of Trench 4  
1:50 at A4



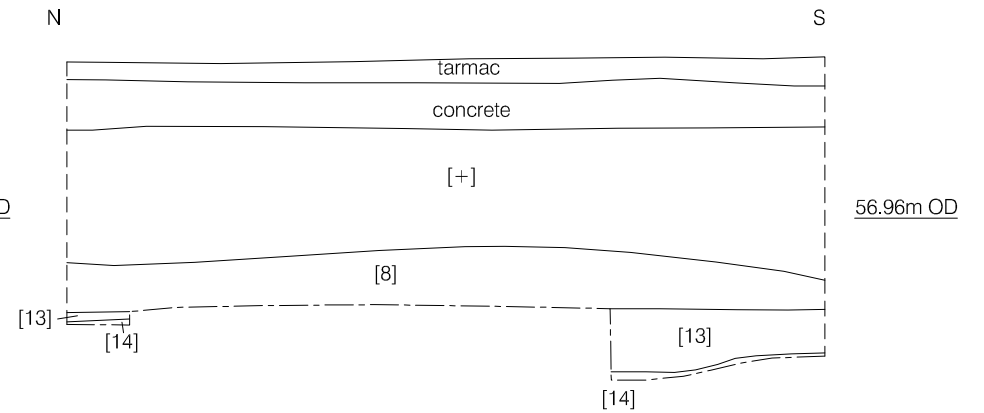
Section 1  
Trench 1  
Southwest Facing



Section 2  
Trench 2  
South Facing



Section 3  
Trench 3  
Northwest Facing



Section 4  
Trench 4  
West Facing

## **8 INTERPRETATIONS AND CONCLUSIONS**

- 8.1 The principle objectives of the archaeological evaluation were to assess the nature of the underlying geology and to determine the presence or absence of archaeological activity of any period. These objectives were achieved and the results are summarised below:
- 8.2 A deposit of natural coarse sandy gravel was found at the base of the sequence in all four trenches. In Trench 4, this was sealed by a layer of natural brickearth and in Trenches 1 and 2 by a layer of redeposited natural sandy gravel. The lack of natural brickearth in Trenches 1 and 2 may be due to horizontal truncation associated with the construction of terraced houses during the late 19<sup>th</sup>/early 20<sup>th</sup> century, or possibly there later demolition.
- 8.3 In Trench 4 the natural brickearth was mostly truncated by modern service trenches (water, electrical and drainage). Most of the northeastern end of the study site is traversed by a series of modern services.
- 8.4 A shallow late post-medieval layer was observed in Trenches 3 and 4 which was in turn sealed by a modern make-up layer. Concrete and tarmac sealed the archaeological sequence in all Trenches.
- 8.5 No remains of archaeological importance were encountered during the evaluation, and on this basis we recommend that no further work is appropriate for the site.

## **9 ACKNOWLEDGEMENTS**

- 9.1 Pre-Construct Archaeology would like to thank Peter Mills of Mills Whipp Projects for setting up the project and GD City Holdings Limited for funding the work. Thanks also to Mark Stevenson of English Heritage for monitoring the evaluation on behalf of the London Borough of Croydon.
- 9.2 The author would like to thank Tim Bradley for his project management and editing, Jennifer Simonson for the illustrations, Sophie White and Lisa Lonsdale for technical and logistical support and Aidan Turner for his assistance with the fieldwork.

## **10 BIBLIOGRAPHY**

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The Interactive Croydon Replacement UDP, Adopted 13th July 2006: Chapter 5- Urban Conservation and Archaeology [http://planning.croydon.gov.uk/UDPProposalsMap/plan\\_index.htm](http://planning.croydon.gov.uk/UDPProposalsMap/plan_index.htm)

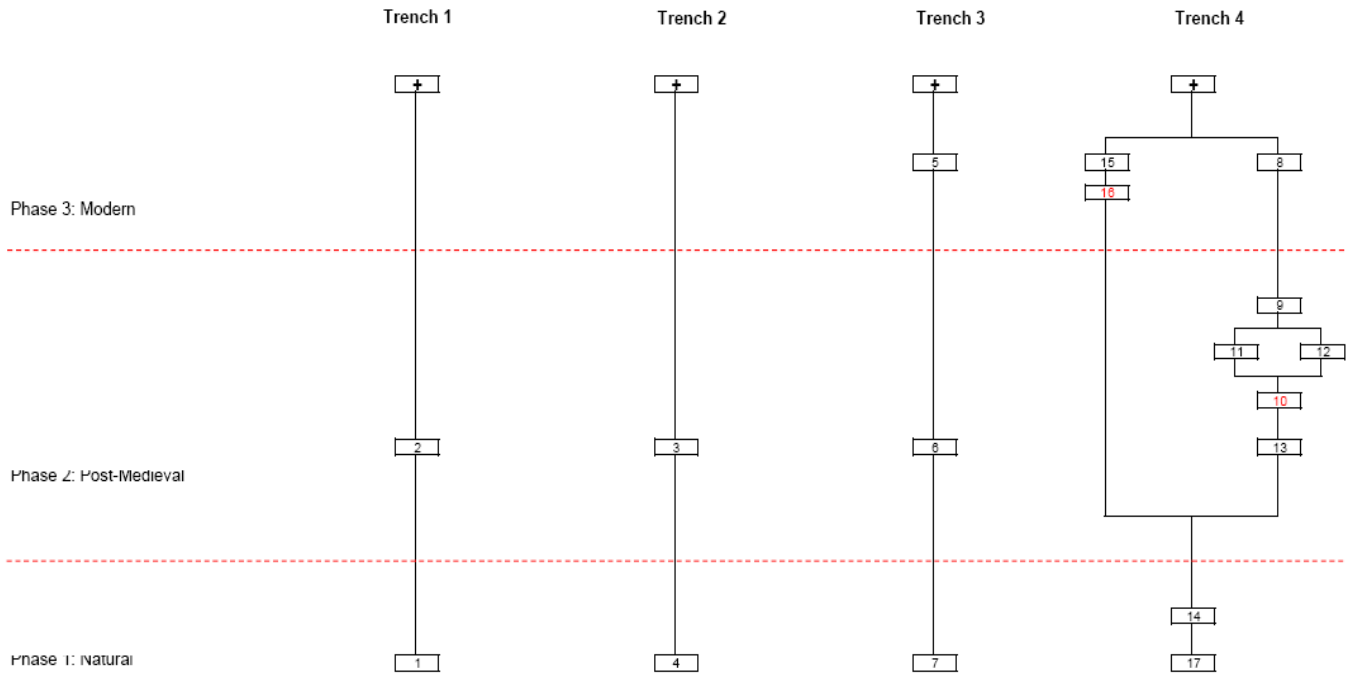
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Bradley, T. 2010. 'Written Scheme of Investigation for an Archaeological Evaluation at 447 Brighton Road, London Borough of Croydon', unpub rep for Pre-Construct Archaeology Ltd

## APPENDIX 1: CONTEXT INDEX

Site Code	Context No.	Plan	Section/Elevation	Type	Description
BTY 10	1	Tr.1	1	Deposit	Natural sandy gravel
BTY 10	2	N/A	1	Layer	Mid grey sandy gravel
BTY 10	3	Tr. 2	2	Layer	Mid grey sandy gravel
BTY 10	4	Tr. 2	2	Deposit	Natural sandy gravel
BTY 10	5	Tr. 3	3	Deposit	Modern/post-Medieval top soil
BTY 10	6	Tr. 3	3	Layer	Post-Medieval layer
BTY 10	7	Tr. 3	3	Deposit	Natural sandy gravel
BTY 10	8	N/A	4	Deposit	Post-Med dark grey deposit
BTY 10	9	Tr. 4	N/A	Fill	Backfill of posthole [10]
BTY 10	10	Tr. 4	N/A	Cut	Large posthole for timber posts
BTY 10	11	Tr. 4	N/A	Timber	Timber post in posthole [10]
BTY 10	12	Tr. 4	N/A	Timber	Timber post in posthole [10]
BTY 10	13	Tr. 4	4	Layer	Post-Medieval layer
BTY 10	14	Tr. 4	4	Deposit	Natural brickearth
BTY 10	15	Tr. 4	N/A	Fill	Fill of square pit cut [16]
BTY 10	16	Tr. 4	N/A	Cut	Square pit cut filled by [15]
BTY 10	17	Tr. 4	N/A	Deposit	Natural sandy gravel

## APPENDIX 2: SITE MATRIX



## 10.1 APPENDIX 3: OASIS Data Collection Form

**Oasis ID:** preconst1-78556

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### Project Details

**Project Name** An Archaeological Evaluation, 447 Brighton Road, Purley Oaks, London Borough of Croydon, CR2

**Short Description of the Project** Four trenches were excavated during the evaluation. All areas of archaeological interest within the site were sealed by a shallow slab of concrete and tarmac at the time of excavation, the remaining portions being occupied by the foundations of demolished or extant 20th century buildings. The earliest deposit encountered consisted of natural coarse sand and gravel overlaid by natural brickearth. This was sealed, in trench 4, by a late post-medieval shallow layer which was also observed in trench 3. A large sub-circular posthole for two timber post was identified in trench 4, truncating the late post-medieval layer. The natural coarse sandy gravel was sealed by re-deposited late post-medieval in trenches 1 and 2.

**Project Dates** Start: 14-06-2010 End: 16-06-2010

**Previous/future work** no / not known

**Any Associated Project Reference Codes** BTY 10 - Sitecode

**Type of Project** Field Evaluation

**Site Status (other)** Archaeological Priority Zone

**Current Land Use** Industry and Commerce 3 - Retailing

<b>Methods &amp; Techniques</b>	'Targeted Trenches'
<b>Development Type</b>	Urban Residential (e.g. flats, houses, etc.)
<b>Prompt</b>	Direction from Local Planning Authority - PPS
<b>Position in the Planning Process</b>	not known / not recorded

---

#### **Project Location**

<b>Country</b>	England
<b>Site Location</b>	Greater London Croydon Croydon 447, Brighton Road, Purley Oaks, London Borough of Croydon, CR2
<b>Postcode</b>	CR2 6
<b>Study Area</b>	1705.00 square metres
<b>Site Coordinates</b>	TQ 3220 6260 51.3465688150 -0.101557922647 51 20 47 n 000 06 05 w point
<b>Height OD / Depth</b>	min: 56.15m max: 57.37m

---

#### **Project Creators**

<b>Name of Organisation</b>	PCA
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**Project Brief** Mills Whipp Projects  
**Originator**

**Project Design** Tim Bradley  
**Originator**

**Project** Tim Bradley  
**Director/Manager**

**Project** Ireneo Grosso  
**Supervisor**

**Name of** GD City Holdings Limited  
**Sponsor/Funding**  
**Body**

---

#### **Project Archives**

**Physical Archive** LAARC  
**Recipient**

**Physical Contents** 'Ceramics'

**Digital Media** 'images raster / digital photography','spreadsheets','text'  
**Available**

**Paper Media** 'drawing','matrices','photograph','plan','report','section','unpublished text'  
**Available**

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#### **Project** **Bibliography 1**

Grey literature (unpublished document/manuscript)

**Publication Type**

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