

**London Road, Norbury
Historic Environment
Desk Based
Assessment**

Client: SQUARE PORTFOLIO ESTATE
COMPANY

AB Heritage Project No:60310

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GLHER Data Licence Number: 13932

London Road, Norbury Historic Environment Desk Based Assessment

Client Square Portfolio Estate
Company

Project Number 60310

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1. INTRODUCTION

1.1 Project Background

- 1.1.1 AB Heritage Limited (hereinafter AB Heritage) has been commissioned by Square Portfolio Estate Company to produce a Historic Environment Desk Based Assessment covering a proposed development at London Road, Norbury, London, SW16 4AE.
- 1.1.2 This document has been requested by the client and will form part of a of a planning application.
- 1.1.3 This report includes a description of the baseline conditions; an examination of readily available documentary, cartographic and known archaeological evidence; and identifies any known and potential cultural heritage receptor(s) within the application site and its surrounding area. It proposes a suitable mitigation strategy for archaeological remains where such works are deemed appropriate.

1.2 Site Location & Description

- 1.2.1 The proposed site is located at London and Fairview Road, Norbury, London, SW16 4AE, centred on National Grid Reference TQ 30624 69607. The site is a sub-rectangular area covering c.0.2 hectares and is located within an area of mixed residential and commercial use properties, including a food supermarket.
- 1.2.2 The proposed application site is bounded on three sides by roads, namely Fairview Rd to the west and south and the A23 London Road to the east. To the north of the site is the rear of shops and houses (Fig 1).
- 1.2.3 Within the wider area, Norbury train station lies c.140m to the north, while Norbury Hall Park is c.310m to the south-east.

1.3 Geology & Topography

- 1.3.1 The solid underlying geology comprises clays and silts belonging to the London Clay Formation, part of the Thames Group. No superficial deposits are recorded at this location (British Geological Survey, 2018).
- 1.3.2 The site itself is roughly level, sloping very gently from c.38m above ordnance datum (AOD) along its proposed southern edge to c.39m AOD along its northern edge.

1.4 Proposed Development

- 1.4.1 The current proposal is for a mixed-use development containing retail and residential elements, with vehicular access and parking along the north of the proposed development site, off Fairview Road (Fig 1).
- 1.4.2 At this stage, there are no detailed plans covering the location of associated services and utilities, landscaping or planting associated with the development.

2. AIMS & METHODOLOGY

- 2.1.1 Early consultation on the results of cultural heritage research and consideration of the implications of proposed development are the key to informing reasonable planning decisions.
- 2.1.2 The aim of this report is to facilitate such a process by understanding the historical development of the application site and the likely impact upon any surviving archaeological resource resulting from the proposed development, devising appropriate mitigation responses where necessary.

2.2 Aims of Works

- 2.2.1 The assessment has been carried out, in regard to the collation of baseline information, in line with the Chartered Institute for Archaeologists' Standard and Guidance for Historic Environment Desk Based Assessment (January 2017).
- 2.2.2 This assessment includes relevant information contained in various statutory requirements, national, regional and local planning policies and professional good practice guidance, including:
- Ancient Monuments and Archaeological Areas Act, 1979
 - Planning (Listed Buildings and Conservation Areas) Act, 1990
 - The National Planning Policy Framework, 2012
- 2.2.3 The Greater London Historic Environment Record (HER) is the primary source of information concerning the current state of archaeological and architectural knowledge in this area. The HER Commercial dataset search reference number for this project is 13932. For reporting purposes, the HER information has been re-numbered with AB numbers, which can be viewed in Appendix 1. The information contained within this database was supported by examination of data from a wide range of other sources, principally:
- The Heritage Gateway (www.heritagegateway.org.uk) for information from Historic England National Monuments Record, Pastscape and other research resources, including the National Archives;
 - The Historic England website professional pages, including the National Heritage List for England;
 - A site-walk over was undertaken on the 6th March 2018;
 - A visit to the Croydon Museum & Archives on 6th March 2018;
 - Additional relevant documentary and online historic sources;
- 2.2.4 Information from these sources was used to understand:
- Information on statutory and non-statutory designated sites;
 - Information on heritage assets recorded on the HER;

- Readily accessible information on the site's history from readily available historic maps and photographs held at the Croydon Museum & Archives;
- Any information on the site contained in published and unpublished archaeological and historical sources, including any previous investigations undertaken within the study area;
- A greater understanding of key cultural heritage issues of the site and surrounding area, developed through the onsite walkover, including information on areas of past truncation within the site boundary;
- The impact of proposed development on the known and potential cultural heritage resource, resulting in the formulation of a mitigation strategy, where required, which appropriately targets any future works to those required to gain planning consent.

2.3 Consultation & Study Area

- 2.3.1 An attempt was made to contact the Greater London Archaeological Advisor for Croydon, Mark Stevenson, by email (07/03/2018), but by the time of writing no response had been received.

2.4 Methodology of Works

- 2.4.1 This desk-based assessment contains a record of the known heritage resource of the area. It also assesses the potential cultural heritage resource of the site, using the following scale:
- No Potential - Clear evidence of past impacts / site sterilisation
 - Low - Very unlikely to be encountered on site
 - Medium - Features may occur / be encountered on site
 - High - Remains almost certain to survive on site
- 2.4.2 In relation to buried archaeological remains, where a site is known, or there is a medium or above potential for archaeology to survive, full impact assessment will be undertaken.
- 2.4.3 There is currently no standard adopted statutory or government guidance for assessing the importance of an archaeological feature and this is instead judged upon factors such as statutory and non-statutory designations, architectural, archaeological or historical significance, and the contribution to local research agendas. Considering these criteria each identified feature can be assigned to a level of importance in accordance with a five-point scale (Table 1, below).

Table 1: Assessing the Importance of a Cultural Heritage Site

SCALE OF SITE IMPORTANCE	
NATIONAL	The highest status of site, e.g. Scheduled Monuments (or undesignated assets of schedulable quality and importance). Grade I and Grade II* Listed Buildings. Other listed buildings that can be shown to have exceptional qualities in their fabric or historical associations not adequately reflected in the listing grade. Conservation Areas containing very important buildings. Undesignated structures of clear national importance. Extremely well preserved historic landscape, whether inscribed or not, with exceptional coherence, time depth, or other critical factor(s).
REGIONAL	Grade II Listed Buildings or other designated or undesignated archaeological sites (in addition to those listed above), or assets of a reasonably defined extent and significance, or reasonable evidence of occupation / settlement, ritual, industrial activity etc. Examples may include areas containing buildings that contribute significantly to its historic character, burial sites, deserted medieval villages, Roman roads and dense scatter of finds.
LOCAL	Evidence of human activity more limited in historic value than the examples above, or compromised by poor preservation and/or survival of context associations, though which still have the potential to contribute to local research objectives. Examples include sites such as 'locally designated' buildings or undesignated structures / buildings of limited historic merit, out-of-situ archaeological find-spots / ephemeral archaeological evidence and historic field systems and boundaries etc.
NEGLIGIBLE	Assets with very little or no surviving archaeological interest. Examples include destroyed antiquities, structures of almost no architectural / historic merit, buildings of an intrusive character or relatively modern / common landscape features such as quarries, drains and ponds etc.
UNKNOWN	Insufficient information exists to assess the importance of a feature (e.g. unidentified features on aerial photographs).

2.4.4 The importance of already identified cultural heritage resources is determined by reference to existing designations. Where classification of a receptor's value covered a range of the above possibilities or for previously unidentified features where no designation has been assigned, the value of the receptor was based on professional knowledge and judgement.

2.4.5 For some types of finds or remains there is no consistent value and the importance may vary, for example Grade II Listed Buildings and Conservation Areas. For this reason, adjustments are occasionally made, where appropriate, based on professional judgement.

2.5 Impact Assessment Criteria

2.5.1 The magnitude of impact upon the archaeological and heritage resource, which can be considered in terms of direct and indirect impacts, is determined by identifying the level of effect from the proposed development upon the baseline conditions of the site and the cultural heritage resource identified. The criteria for assessing the magnitude of impact are set out in Table 2 (below).

2.5.2 In certain cases, it is not possible to confirm the magnitude of impact upon a cultural heritage resource, especially where anticipated buried deposits exist. Where possible a professional judgement as to the scale of such impacts is applied to enable the likely 'Significance of

Effects' to be established; however, a magnitude level of 'uncertain' is included for situations where it is simply not appropriate to make such a judgement at this stage of works.

Table 2: Criteria for Determining Magnitude of Impact

IMPACT LEVEL	DEFINITION
HIGH	Changes to most or all of the key archaeological or key heritage baseline elements, or comprehensive changes to the setting of such key features that lead to total or almost complete alteration of a features physical structure, dramatic visual alteration to the setting of a heritage asset, or almost comprehensive variation to aspects such as noise, access, or visual amenity of the historic landscape.
MEDIUM	Changes to many key archaeological materials/historic elements, or their setting, such that the baseline resource is clearly modified. This includes considerable visual change to many key aspects of the historic landscape, noticeable differences in noise or sound quality, and considerable changes to use or access changes to key historic landscape elements
LOW	Detectable impacts which alter the baseline condition of an archaeological or heritage receptor to a slight degree – e.g. a small proportion of the surviving heritage resource is altered; slight alterations to the setting or structure, or limited changes to aspects such as noise levels, use or access that results in limited changes to historic landscape character.
NEGLIGIBLE	Barely distinguishable change from baseline conditions, where there would be very little appreciable effect on a known site, possibly because of distance from the development, method of construction or landscape or ecological planting, that are thought to have no long-term effect on the historic value of a resource.
UNCERTAIN	Extent / nature of the resource is unknown and the magnitude of change cannot be ascertained.

- 2.5.3 The overall Significance of Effects from the proposed development upon the Cultural Heritage Resource is determined by correlating the magnitude of Impact against value of the Cultural Heritage resource. Table 3 highlights the criteria for assessing the overall Significance of Effects. Where effects are moderate or above these are classified as significant.

Table 3: Significance of Effects

IMPORTANCE	MAGNITUDE			
	HIGH	MED	LOW	NEG
NATIONAL	Severe	Major	Mod	Minor
REGIONAL	Major	Mod	Minor	Not Sig.
LOCAL	Mod	Minor	Minor	Not Sig.
NEGLIGIBLE	Minor	Not Sig.	Not Sig.	Nt.

Not Sig. = Not Significant; Nt. = Neutral; Mod = Moderate

2.6 Limitations

- 2.6.1 It should be noted that the report has been prepared under the express instruction and solely for the use of Square Portfolio Estate Company, and any associated parties they elect to

share this information with. Measurements and distances referred to in the report should be taken as approximations only and should not be used for detailed design purposes.

- 2.6.2 All the work carried out in this report is based upon the professional knowledge and understanding of AB Heritage on current (March 2018) and relevant United Kingdom standards and codes, technology and legislation. Changes in these areas may occur in the future and cause changes to the conclusions, advice, recommendations or design given. AB Heritage does not accept responsibility for advising the client's or associated parties of the facts or implications of any such changes in the future.
- 2.6.3 This report has been prepared utilising factual information obtained from third party sources. AB Heritage takes no responsibility for the accuracy of such information. It should also be noted that this report represents an early stage of a phased approach to assessing the archaeological and cultural heritage resource of the application site to allow the development of an appropriate mitigation strategy, should this be required. It does not comprise mitigation of impacts in itself.

3. PLANNING & LEGISLATIVE FRAMEWORK

3.1 Introduction

- 3.1.1 The following section highlights the key planning and legislative framework relevant to this project, including legislative framework, national planning policy and relevant sector guidance.

3.2 Statutory Protection for Heritage Assets

- 3.2.1 Current legislation, in the form of the Ancient Monuments and Archaeological Areas Act 1979, provides for the legal protection of important and well-preserved archaeological sites and monuments through their addition to a list, or 'schedule' of archaeological monuments by the Secretary of State for Digital, Culture, Media and Sport. This necessitates the granting of formal Scheduled Monument Consent for any work undertaken within the designated area of a Scheduled Monument.
- 3.2.2 Likewise, structures are afforded legal protection in the form of their addition to 'lists' of buildings of special architectural or historical interest. The listing of buildings is carried out by the Department of Digital, Culture, Media and Sport under the Planning (Listed Buildings and Conservation Areas) Act, 1990. The main purpose of the legislation is to protect buildings and their surroundings from changes that would materially alter the special historic or architectural value of the building or its setting. This necessitates the granting of formal Listed Building Consent for all works undertaken to, or within the designated curtilage of a Listed Building. This legislation also allows for the creation and protection of Conservation Areas by local planning authorities to protect areas and groupings of historical significance.
- 3.2.3 The categories of assets with some form of legal protection have been extended in recent years, and now include Registered Parks and Gardens, and Historic Battlefields. While designation as a UNESCO World Heritage Site is not a statutory designation under English planning law, such a designation is regarded as a material consideration in planning decisions, and World Heritage Sites are in practice protected from development that could affect any aspect of their significance including settings within the Site and a buffer zone around it.

3.3 National Planning Policy

- 3.3.1 The NPPF sets out government policy on the historic environment, which covers all elements, whether designated or not, that are identified as 'having a degree of significance meriting consideration in planning decisions, because of its heritage interest'.
- 3.3.2 One of the over-arching aims is to "Conserve heritage assets in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of this and future generations". To achieve this, local planning authorities can request that the applicant describe "the significance of any heritage assets affected, including any contribution made by their setting". The level of detail required in the assessment should be "proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance". It goes on to say that "where a site on which development is proposed includes or has the potential to include heritage assets with archaeological interest,

local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation”.

- 3.3.3 A key policy within the NPPF is that when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation. The more important the asset, the greater the weight should be.
- 3.3.4 With regard to non-designated heritage assets, specific policy is provided in that a balanced judgement will be required having due regard to the scale of any harm or loss and the significance of the heritage asset affected.
- 3.3.5 Paragraph 132 states that 'Significance can be harmed or lost through alteration or destruction of a heritage asset or development within its setting. Substantial harm to or loss of a Grade II listed building, park or garden should be exceptional, while substantial harm to or loss of designated heritage assets of the highest significance, should be wholly exceptional'.
- 3.3.6 Paragraphs 133 & 134 explain that 'where a proposed development will lead to substantial harm to or total loss of significance of a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or loss is necessary to achieve substantial public benefits that outweigh that harm or loss'.
- 3.3.7 It also advises that where a proposal involve less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal, including securing its optimum viable use. In weighing applications that affect directly or indirectly non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.

3.4 Local Planning Policy

- 3.4.1 The Croydon Borough Council Local Plan 2018, was adopted on 27th February 2018, as well as following the Strategic Policies in the London Plan. These documents contain the following relevant policies:

The London Plan – Adopted 2016, revised January 2017

- 3.4.2 Policy 7.8 Heritage Assets and Archaeology

Strategic

A. London's heritage assets and historic environment, including ... archaeological remains ... 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.

Croydon Borough Council Local Plan 2018

3.4.3 Policy DM18: Heritage assets and conservation

In consultation with the Greater London Archaeological Advisory Service, or equivalent authority, the Council will require the necessary level of investigation and recording for development proposals that affect or have the potential to affect Croydon's archaeological heritage. Remains of archaeological importance, whether scheduled or not, should be protected in situ or, if this is not possible, excavated and removed as directed by the Greater London Archaeological Advisory Service or equivalent authority.

4. CULTURAL HERITAGE RESOURCE BASELINE

4.1 Known Cultural Heritage Assets

Within the Proposed Development Site

- 4.1.1 There is a single Cultural Heritage Asset which covers the proposed development site, a Tier 2 Archaeological Priority Area (APA) [AB 13], which covers the route of the London to Brighton Roman road (Historic England 2016A & B). Historic England (HE) describe a Tier 2 APA as follows:

“Tier 2 is a local area within which the GLHER holds specific evidence indicating the presence or likely presence of heritage assets of archaeological interest. Planning decisions are expected to make a balanced judgement for non-designated assets considered of less than national importance considering the scale of any harm and the significance of the asset. Tier 2 APAs will typically cover a larger area than a Tier 1 APA and may encompass a group of heritage assets.” (HE 2016A).

Within the Study Area

- 4.1.2 Within the 750m study area centred on the proposed development, the Greater London HER lists a total of 5 Grade II listed buildings; 20 locally listed buildings; 4 defensive sites recorded by the Defence of Britain project; and 3 railway lines. These assets, dating between 1802 and the 1940s, are not deemed relevant to this assessment and will not be considered further. The study area also clips a further APA which relates to a different area; this will also not be considered as the proposal has no direct impact on the boundary of this APA.
- 4.1.3 The GLHER contains 7 records of heritage assets [AB1 – 5] which relate to Roman activity within the study area, all of which relate to potential or actual locations of Roman roads, except for [AB 5], a find-spot of a silver coin located c. 450m north-east of site.
- 4.1.4 The two nearest Roman road locations were [AB 2], c.131m south-east of site and [AB 4], c.340m north-west of site.
- 4.1.5 Medieval evidence in GLHER for the study area is limited to two records. A ‘Benchesam Manor’ [AB 7] was located c.590m east of the proposed site. In addition to this, Streatham High Road, [AB 6], which starts c.440m north of site on London Road, is potentially originally a Medieval routeway, leading to Brixton and Lambeth.
- 4.1.6 The GLHER contains 5 records of Post-Medieval heritage assets within the study area, [AB 8-12], of which [AB 9, 10 & 12] are discussed below
- 4.1.7 Hermitage Bridge, [AB 11], was located c.360m north-west of site and is visible on early maps, such as Plate 1 (below).
- 4.1.8 The former public house, the King William IV, [AB 8], located c.470m north of site, has been rebuilt several times, the oldest date for which is 1790, however it may have been a tavern since c.1681 or earlier (Croydon Guardian 2018).

4.2 Previous Works in the Study Area

- 4.2.1 Three archaeological investigations are recorded in the GLHER for the Study Area, [AB 9, 10 & 12]:
- [AB 9], located c. 610m south-east of site, exposed the base of a possible footing trench, along with 9 post-holes containing 19th century pottery, probably representing a fence-line.
 - [AB 10], located c. 600m north of site, exposed a shallow post-medieval ditch containing building debris amongst modern construction disturbance.
 - [AB 12], located c.500m north-west of site, encountered only a thick deposit of disturbed post-medieval and modern material.

4.3 Archaeology & History Background

The Prehistoric Period (c .500, 000 BC – AD 43)

- 4.3.1 While there is no recorded prehistoric evidence within the study area, the wider district of Croydon has produced finds such as worked flint and pottery from the Palaeolithic through to the Iron Age (Historic England 2016B). Much of the later prehistoric activity (mostly Neolithic through to the Iron Age) is located in the southern half of the borough, especially around areas of high ground such as the North Downs, where there is flint extraction and burial mounds (*ibid*).

The Roman Period (c. AD 43 – AD 410)

- 4.3.2 The main interest in the immediate vicinity of the site comes from its location adjacent to London Road, which appears to follow the route of the Roman Road (Margary Number 150) as evidenced by excavation at points between c.131m and c.340m away from the proposed development, [AB 2 & 4] respectively. In both cases an actual flint-based road structure was exposed: in the case of [AB 2] this was sat on a hazel-wood 'raft' to mitigate the effects of boggy ground, while [AB 4] was c.9.75m wide and had a kerb, along with a ditch on its west side.
- 4.3.3 The earlier structure and ford recorded at Hermitage Bridge, [AB 11], could have Roman origins as the later road is likely to have followed the pre-existing route.
- 4.3.4 In the wider area, the London to Lewes Roman road passes through the south-east of the borough, with a small part of the boundary with Bromley following this (HE 2016B). Archaeological evidence suggests Croydon itself, located c.4km to the south-east of site, appears to have been a Roman settlement of unknown size and nature, located c.16km south of Roman *Londinium* and thus well placed as a resting point between either leaving or approaching the city. Further to this, a villa was discovered in Beddington, c.4.75km south-west of the proposed development (*ibid*).

The Medieval Period (AD 410 – AD 1536)

- 4.3.5 Within the wider area, Croydon has both documentary and archaeological evidence to suggest its existence in the Saxon period, with a reference to a 'Crogedene' in AD 871 and excavations within the town recovering Saxon finds and features (Drewett 1974). A further

three (possibly four) Saxon settlements are known to have existed in the area from documentary evidence, all located to the south of the borough (HE 2016B). Furthermore, six Anglo-Saxon burial grounds have also been located, again in the south of the borough, with some of the burials examined dating back to the 5th century (*ibid*).

- 4.3.6 By c.1066, all five Saxon settlements in the borough are mentioned in the Domesday book, with Croydon continuing to expand through the period, becoming a market town with ecclesiastical manor (HE 2016B). However, one of the settlements, Watendone, (located in the south of the borough) was abandoned somewhen during the mid-14th century (*ibid*).
- 4.3.7 Medieval evidence within the Study Area is limited primarily to inference. It seems likely based on the survival of the London to Brighton Roman road in modern road layouts that London Road would have continued to be used to connect Croydon and the south-east with London through the Medieval period.
- 4.3.8 Norbury Farm, visible on historic maps (such as Plate 1), is potentially the remains of Norbury Manor, which was created after 'Benchesam Manor' [AB 7] (first mentioned in 1229) was split up pre-1351.
- 4.3.9 The site of Hermitage Bridge, [AB 11], is likely to have been in use during the Medieval period.

The Post Medieval Period (AD 1537 – AD 1800)

- 4.3.10 In the wider borough, following the dissolution of the monasteries in the late 1530s, control of the local manors was taken away from Hyde and Chertsey Abbeys and given to aristocratic families (EH 2016B).



Plate 1: Part of the 1768 map of Surrey by John Rocque (Croydon Museum & Archives 2018)

- 4.3.11 The John Rocque map of Surrey from 1768, (Plate 1), shows the approximate location of the proposed site occupying a large field, detailed with lines which presumably indicate ploughing. London Road is very clear, aligned north-south.

4.3.12 Norbury Farm, [AB 7] is clearly marked to the east of the approximate site location. To the north of the site, a bridge over the Norbury Brook is shown, presumably Hermitage Bridge [AB 11]. The island between roads where the former public house the King William IV [AB 8] is currently located is also visible.

The Modern Period (AD 1801 – present)

4.3.13 Within the study area of the application site most of the non-designated heritage assets in the area are of late 19th century date, which is reflected in local fieldwork results, as discussed above.



Plate 2: 1st edition OS map, published 1819 (Croydon Museum & Archives 2018)

4.3.14 The 1st edition OS map of 1819, (surveyed in 1811), (Plate 2), shows the approximate location of the application site occupying presumed farmland, with no structures or features visible.

4.3.15 East of the site, the map is marked Norbury, rather than Norbury Farm (or Norbury F. as visible with for example with 'Biggins F.'), suggesting a hamlet may have developed around the farm.

4.3.16 North of site, the former public house the King William IV [AB 8] is indicated by one of its former titles, the Princes Head.

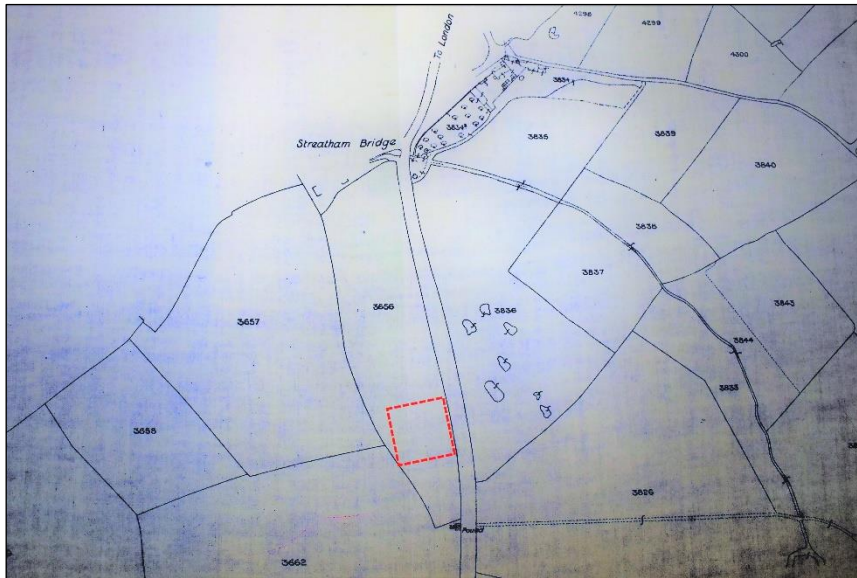


Plate 3: 1838 Croydon Tithe Map (Croydon Museum & Archives 2018)

- 4.3.17 The 1838 tithe map for Croydon (Plate 3) shows the approximate site location in a narrow field named 'Bridge Field' running north-south adjacent and west of London Road.
- 4.3.18 A small structure is visible off the southern end of the field marked as a 'Pound'; it is listed in the apportionments as 'The Pound' and presumably held animals. The field it sits within is called 'Burgess's Pound Field'.
- 4.3.19 In the field immediately east of site, over the other side of London Road, a series of irregular shapes have been indicated. The field is named 'Gravel Pit Field', so it is likely these are gravel pits.
- 4.3.20 Field 3826, located across London Road from the south-east of the field containing the application site is called 'Castle Field' in the apportionments. While there is no suggestion of a castle in this area in the historic records, it may perhaps relate to the original location of 'Benchesam Manor' [AB 7], as Norbury Farm is located east of the field (as visible on Plate 4).



Plate 4: 1870 edition OS Map (National Library of Scotland 2018)

- 4.3.21 The 1870 edition OS Map of 1870 (Plate 4), published in 1874, shows the proposed development site occupying fields adjacent to London Road.
- 4.3.22 The Croydon and Balham railway line, which still exists today, has been constructed, running north-west by south-east to the north of site. To the east Norbury Farm [AB 7], is marked as a farm again, with the landscape still generally open farmland punctuated by occasional properties, such as Norbury Villa (which no longer appears to exist) and buildings within Norbury Park, near the base of the map, located c.400m south-west of the application site.



Plate 5: 1894 edition 25" OS Map (National Library of Scotland 2018)

- 4.3.23 The 1894 edition 25" OS Map, published c.1896 (Plate 5), shows the approximate location of the proposed development site still occupies a field. Within the field, north-west of site, is a building of unknown function.
- 4.3.24 To the south-west of site, across London Road, the beginnings of modern Norbury can be seen in the construction of a group of detached and semi-detached houses at St. Helen's Road which is still extant today. Norbury can be seen to have gained a train station, which was opened in 1878.
- 4.3.25 Three ponds can be noted just south of the Croydon & Balham railway line.



Plate 6: 1913-14 6" OS Map (National Library of Scotland 2018)

- 4.3.26 The 1913-14 revision of the 6" OS map (Plate 6) shows large-scale development at London Road, including within the proposed development area. Fairview Road is now shown, (which forms two edges to the application site), while within the proposed site itself several buildings are shown, of unknown purpose, but probably largely residential.
- 4.3.27 Plate 3 shows that the area previously dominated by farmland, is, by 1914, being infilled with residential streets. Some open areas persist to the west of the application site. Norbury Hall and grounds is still shown c.400m to the south east.



Plate 7: 1933 25" OS Map (National Library of Scotland 2018)

- 4.3.28 The 1933 edition of the 25" OS Maps, published in 1935, (Plate 7), shows Norbury essentially as it looks today. A more detailed view of the proposed application site is shown, depicting a terrace of five houses facing south onto Fairview Road in the western half of the site. The eastern half of the site contains the southernmost three houses of another terrace which faces east onto London Road.



Plate 8: 1940 25" OS Map (National Library of Scotland 2018)

4.3.29 The 1940 revision of the 25" OS Map, published in 1947, (Plate 8), shows the plot boundaries fully recognisable from the proposed development site. A large building has been constructed within the east facing terrace along London Road, which still survives and abuts the north-eastern corner of the proposed site.

4.4 Site Visit

4.4.1 A site visit was undertaken by Paul Cooke on the 6th March 2018. The purpose of this visit was to gain a greater understanding of the existing land use and past impacts within the current site limits, along with an appreciation for the potential survival of below ground archaeological deposits.



Photo 1: View of the application site, looking west from across London Road

4.4.2 The application site sits on shallow sloping ground, which angles down towards Norbury Station c.140m to the north and continues to rise gently to the south along London Road.

4.4.3 The application site (Photos 1-4) currently contains five main aspects:

- Single storey commercial buildings (one boarded up, visible on the corner) at the east end of the application site, which front onto London Road (Photo 1).

- The southern end of the terrace of houses which may date back to the early 1900s (Plates 6-8), located behind (west of) the commercial buildings (Photo 1).
- A supermarket within the centre of the plot, facing out south onto Fairview Road, with presumed residential apartments above (Photos 1 & 2).
- A presumed 3-storey residential apartment block at the south-west corner of site, part of the same complex containing the supermarket (Photos 2 & 3).
- An open, mostly level area providing parking and delivery access for the supermarket, located along the north-west corner of the site and entered from Fairview Road to the west (Photos 3 & 4).



Photo 2: View of the application site from the south-west, across Fairview Road

- 4.4.4 Inspecting the development site from the north-west corner, (the only area without extant buildings), showed the ground level had been reduced along the south-eastern half of the site, below the supermarket and apartments (Photos 3 & 4). The change in surface level looked like approximately 0.5m, based on observation only.
- 4.4.5 The parking/access area at the north-west corner of the site had several drain and manhole covers, indicating the presence of below-ground services of unknown depth and extent (Photos 3 & 4).



Photo 3: View of the application site from the north-west, across Fairview Road



Photo 4: View into the application site, showing service covers and elevation change

5. CULTURAL HERITAGE POTENTIAL & MITIGATION

5.1 Known Cultural Heritage Resource

- 5.1.1 A single known Cultural Heritage Resource covers the site, the Tier 2 Archaeological Priority Area (APA), which comprises a “corridor of land typically about 200m wide centred along a Roman road” (EH 2016B); in this case, the route of the London to Brighton Roman road.
- 5.1.2 Roman roads are generally considered to have a ‘Regional’ level of importance, i.e.:
“Grade II “Listed Buildings or other designated or undesignated archaeological sites (in addition to those listed above), or assets of a reasonably defined extent and significance, or reasonable evidence of occupation / settlement, ritual, industrial activity etc. Examples may include areas containing buildings that contribute significantly to its historic character, burial sites, deserted medieval villages, Roman roads and dense scatter of finds.” (Table 1, above).
- 5.1.3 Between the Roman period evidenced by the road, and the Post Medieval period the site appears to have occupied agricultural fields.
- 5.1.4 The post medieval growth of Norbury was powered by the advent of the Croydon and Balham railway and in particular the opening of Norbury Train Station in 1878.

5.2 Past Impact Within the Site Boundary

- 5.2.1 The proposed development site sits fully within an area of 20th century development. In the east half of site, the original terrace of houses remains, while in the western half there was previously a terrace of houses constructed in the early 1900s. This has been fully replaced more recently with the current residential and commercial buildings. Therefore, it is anticipated that there has been significant past impact within the site boundary caused by the construction of the houses – possibly with basements in the early 20th century, and subsequent redevelopment.

5.3 Potential Archaeological Resource

- 5.3.1 It is considered, based on the results of this assessment, that the potential archaeological resource is Low (following section 2.4.1), as despite the location of the application site within an APA (due to its proximity to a known Roman road), there is likely to have been significant disturbance as a result of past impacts within the site boundary.

5.4 Predicted Impact of Proposed Development

- 5.4.1 It is considered that the impact of the proposed development on the Cultural Heritage Resource will be ‘Not Significant’, (following Table 3, above).

5.5 Outline Recommendations

- 5.5.1 Due to the low potential of the anticipated archaeological resource based on past impacts within the site boundary, it is considered that no further archaeological work will be required.
- 5.5.2 All recommendations are subject to approval from the Local Planning Archaeologist.

6. REFERENCES

- Ancient Monuments and Archaeological Areas Act 1979
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<http://mapapps.bgs.ac.uk/geologyofbritain/home.html>
- Chartered Institute for Archaeologists Standard and Guidance for Historic Environment Desk Based Assessment http://www.archaeologists.net/sites/default/files/node-files/CIfAS&GDBA_2.pdf
- Croydon Guardian
http://www.croydonguardian.co.uk/news/377294.Last_orders_at_the_William_IV/
- Croydon Tithe Award Map & Tithe Apportionment, 1838 (Croydon Museum & Archives)
- Drewett, P. 1974. *Excavations in Old Town Croydon, 1968/70: a Middle Saxon to Post-Medieval Occupation Sequence*. Surrey Archaeological Society Research Volumes (1974) Volume 1.
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<https://historicengland.org.uk/services-skills/our-planning-services/greater-london-archaeology-advisory-service/greater-london-archaeological-priority-areas/>
- Historic England, 2016B. London Borough of Croydon Archaeological Priority Areas Appraisal. <https://historicengland.org.uk/services-skills/our-planning-services/greater-london-archaeology-advisory-service/greater-london-archaeological-priority-areas/>
- National Planning Policy Framework
https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/6077/2116950.pdf
- National Library of Scotland <https://maps.nls.uk/>
- Planning (Listed Buildings and Conservation Areas) Act, 1990
http://www.legislation.gov.uk/ukpga/1990/9/pdfs/ukpga_19900009_en.pdf
- OS Map of 1819, Sheet 8 (Croydon Museum & Archives)
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Appendices

Appendix 1 Cultural Heritage Gazetteer

This gazetteer incorporates all relevant archaeological and historical sites identified on the Greater London HER, and other sources within the 750m study area.

Abbreviations

NGR - National Grid Reference

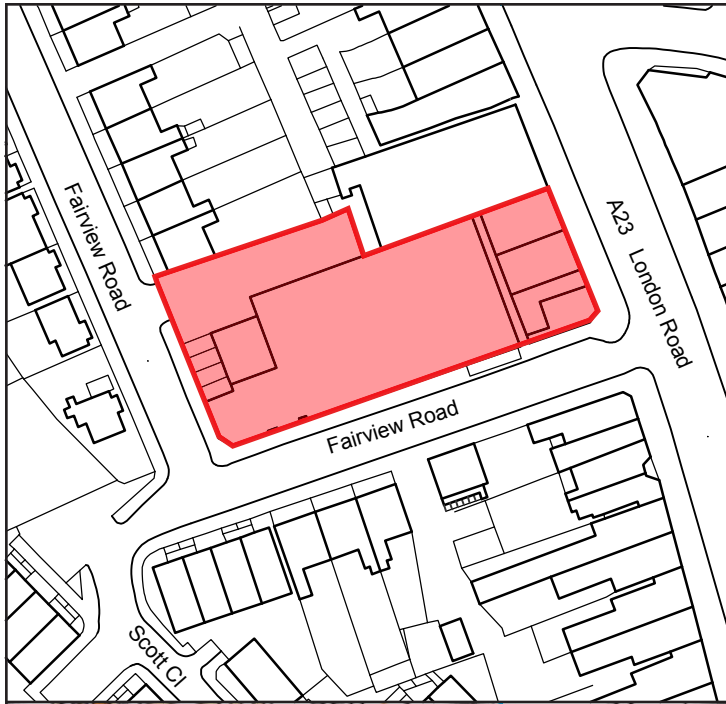
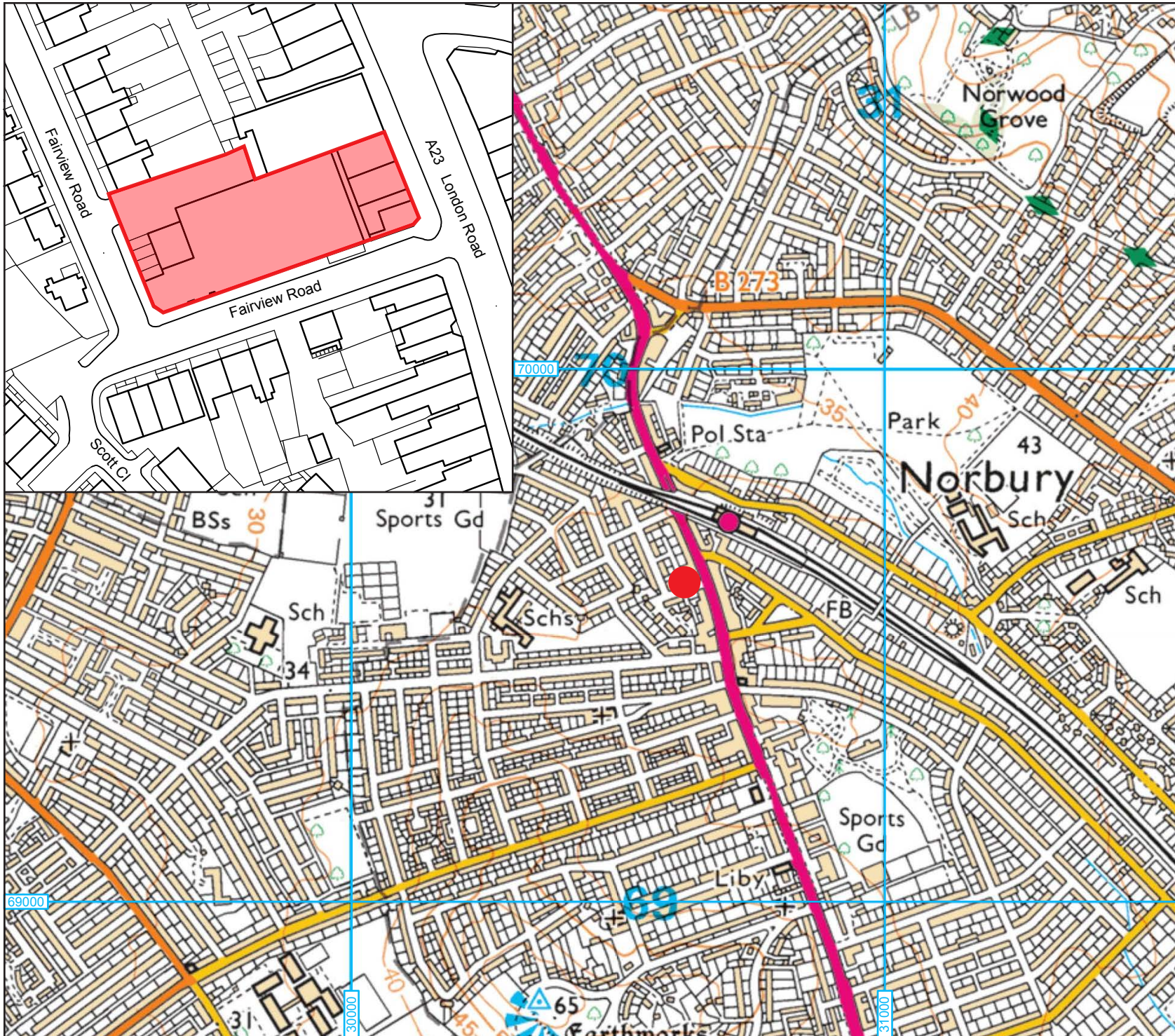
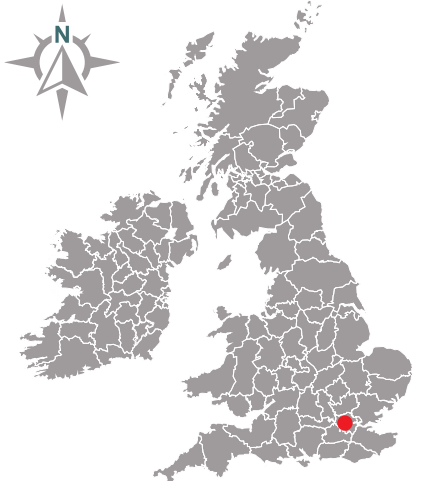
APA – Archaeological Priority Area

MLO – GLHER monument prefix

ELO – GLHER event prefix

AB No.	Period	Description	Status	NGR	Reference No.
1	Roman	Route of Roman road from London to Brighton, passing through Streatham, Croydon, Purley and Riddlestown to Kenley; also includes records 020663/00/00 - MLO13008 and 090476/00/00 - MLO8095		TQ 3335 4488	MLO107771
2	Roman	Excavation of London to Portslade Roman road; exposed a surface of mortar and large flints on a hazel-wood raft over boggy ground		TQ 3069 6948	020696/00/00 - MLO16230
3	Roman	Roman road identified by earthwork survey at Riddlesdown Common		TQ 32094 64589	MLO15077
4	Roman	Excavation of Roman road during road works, c. 9.75m wide flint-based road with an associated ditch on west side		TQ 3052 6994	021322/00/00 - MLO24025
5	Roman	Find-spot of a silver 'siliqua' from Trier mint		TQ 3100 6990	020552/00/00 - MLO12617
6	Medieval	Streatham High Road to Brixton Road is thought to be a route with medieval origins	APA	TQ 3065 7373	MLO13553
7	Medieval to Post-Medieval	Benchesam Manor first mentioned 1229, pre-1351 split into Bensham (Whitehorse) and Norbury Manor; Norbury Manor could be the old Norbury Farm		TQ 3124 6955	020651/00/00 - MLO16224
8	Post-Medieval	Public House, previously 'The Princes' Head', re-built 1790, potentially originally older	APA	TQ 3057 7009	090103/00/00 - MLO4122

AB No.	Period	Description	Status	NGR	Reference No.
9	Post-Medieval	9 post-holes containing 19th century pottery and 1 foundation trench base exposed during archaeological evaluation (incorporates record ELO7295)		TQ 30832 69021	MLO98563
10	Post-Medieval	Archaeological evaluation which revealed a shallow post-medieval ditch with fragments of building material, amongst modern construction disturbance (incorporates record ELO6446)	APA	TQ 30514 70216	MLO97920
11	Post-Medieval	Hermitage Bridge; during council work, earlier un-dated footings discovered, as well as a ford; present on 18 th century maps		TQ 3052 6996	090081/00/00 - MLO4108
12	Post-Medieval to Modern	Thick (c. 1.44m) deposit of modern debris with large quantities of brick, tile, glass and plastic		TQ 3028 7000	MLO75600
13	Roman	Archaeological Priority Area Tier 2; route of the London to Brighton Roman road	APA	TQ 3210 6468	DLO37709



KEY

- Site Boundary (inset)
- Site Location

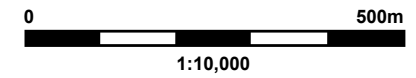
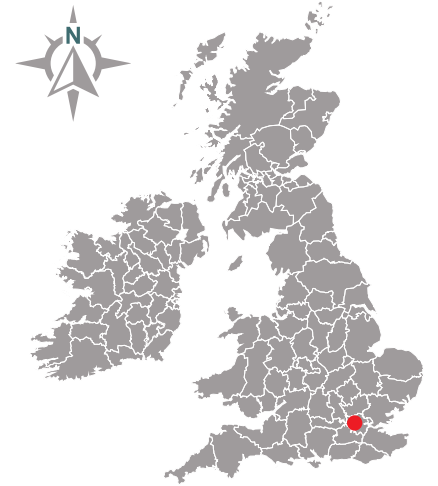
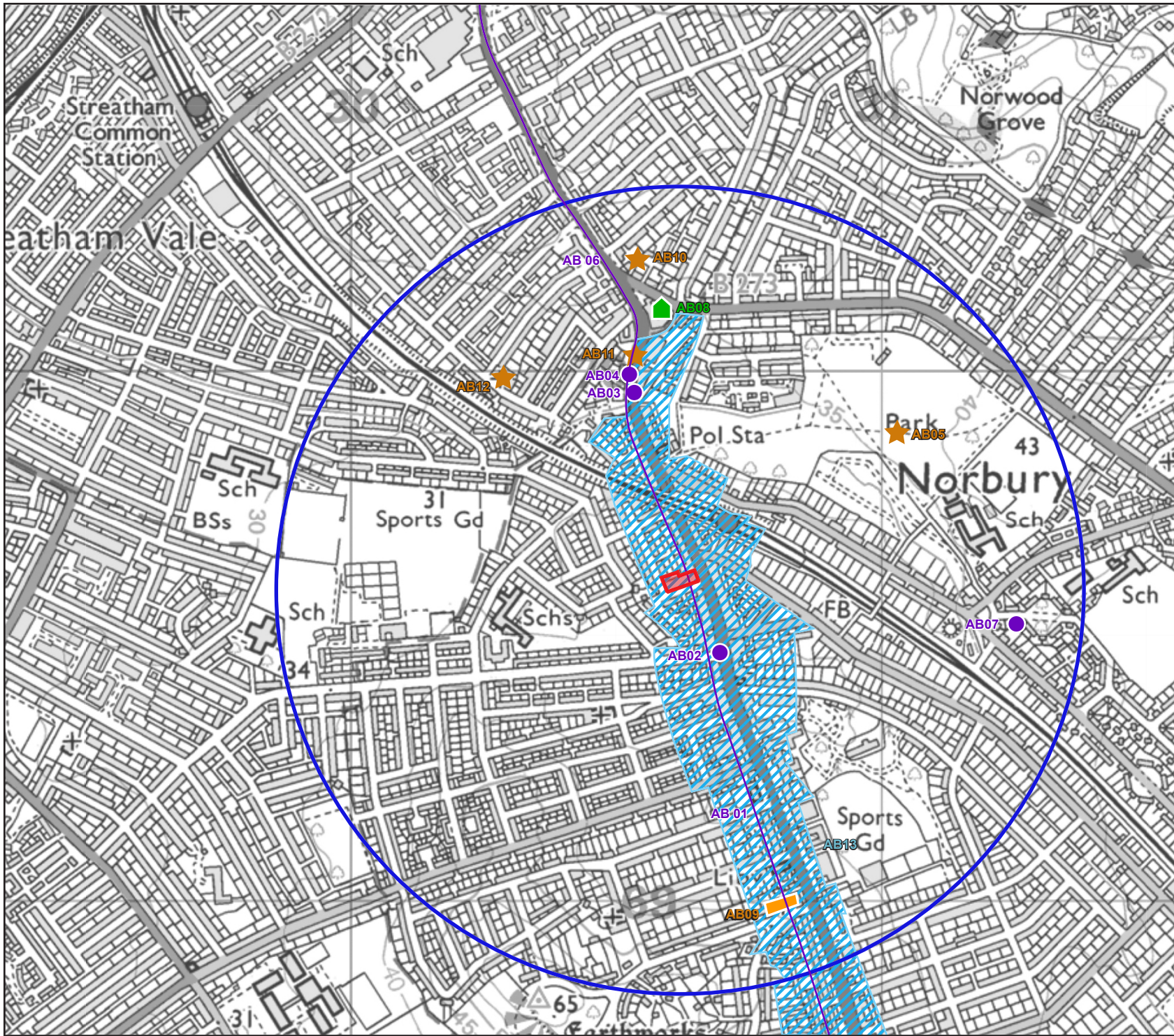


Figure 1: Site Location

Project: London Road, Norbury

Date: 05/03/18

Job No: 60310



KEY

- Site Boundary
- Search Area (1000m)
- Monument Point
- Monument Line
- ▲ Historic Building
- ▨ Archaeological Priority Area AB13
- ★ Archaeological Event

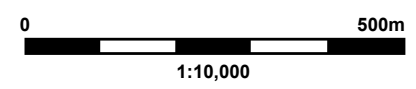


Figure 2: Cultural Heritage Features Map

Project: London Road, Norbury

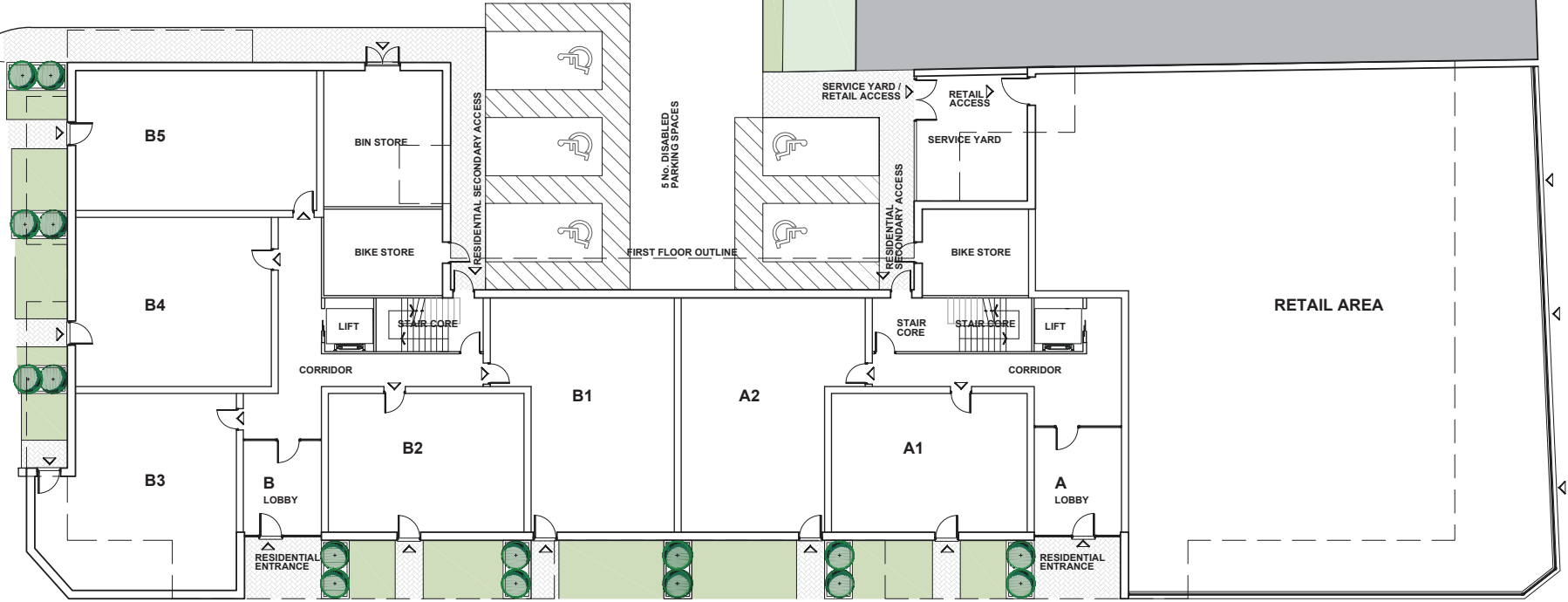
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Job No: 60310

FAIRVIEW ROAD

LONDON ROAD

RESIDENTIAL CAR PARK / DELIVERIES ENTRANCE



FAIRVIEW ROAD

PROPOSED GROUND FLOOR PLAN



Revision: # 00.00.2000

REVISION	DESCRIPTION
0	
2	
4	
6	
8	
10	
12	
14	
16	

0 2 4 6 8 10 12 14 16
bar in meters 1:200 @ A3

By App. AA



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 archersmanchester | 5th floor | calibase | 40 princess street | manchester | M16DE | t: 0161 228 6020
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Client **NORTHOLD GROUP**
 Project London Road & Fairview Road
 Norbury

Drawing title **MIXED USE DEVELOPMENT
 RETAIL & RESIDENTIAL
 PROPOSED
 GROUND FLOOR PLAN**

Scale 1:200@A3	Drawn AE	Che AA
Date 29/11/2017	Issuing Discipline architecture	
Drawing number 6301[P]100		Revi #



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