

## Desk-top Archaeological Assessment

**386 LONDON ROAD, CROYDON, CR0**



**National Grid Reference: TQ 31670 66855**

**March 2007**



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A Desk-top Archaeological Assessment of

**386 LONDON ROAD  
CROYDON  
CRO**

London Borough of Croydon

on behalf of Inforum Limited

National Grid Reference  
**TQ 31770 66855**

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Project number: **1**

## EXECUTIVE SUMMARY

This desk-top assessment has been commissioned from Isambard Archaeology by West & Partners on behalf of Inforum Limited, in relation to the proposed redevelopment of 386 London Road, Croydon, CR0. The site lies in the Broad Green Archaeological Priority Zone as designated in the London Borough of Croydon's Unitary Development Plan. As such a desk-top assessment summarising the potential for archaeological remains on the proposed development site and the effect of past and future development on archaeological potential is required to support any planning application submitted.

The application being submitted is for the proposed demolition of the existing car rental depot and garage and the building of 37 residential apartments in a seven storey building on the London Road frontage with parking and amenity areas to the rear accessed from Bounds Green Avenue.

The site has been developed since the sale of the estate of Bensham House in 1858 prior to which it lay in open or agricultural fields. During the late 1850s a large villa was built which was subsequently divided into two semi detached houses by 1894. These remained until c.1932 when the two semis were converted back to a single villa. Following the Second World War the villa was again divided into two semi detached houses until some time after 1955 when the houses were demolished and replaced with a car maintenance garage which is now used as a car hire depot.

A study of the known archaeological remains within 500m of the site has revealed that there is a low occurrence of sites: two from the prehistoric period; six from the Roman period; one from the medieval period; and 12 from the post-medieval period. Five archaeological investigations produced negative results. Based on this evidence there is thought to be a low probability of finding any prehistoric, Saxon or medieval remains and a low to medium probability of finding Roman and post-Medieval remains on the proposed development site.

Due to truncation of the site from earlier and current development, the site is thought not to contain any archaeological deposits of importance which should be preserved *in situ*. It is therefore suggested that any future archaeological work such as fieldwork could be secured through the imposition of archaeological planning conditions as part of the granting of planning permission.

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## 1.0 INTRODUCTION

This archaeological desk top assessment has been undertaken to support the planning application in relation to the proposed demolition of the existing car rental depot and garage at 386 London Road, Croydon CRO and the building of 37 residential apartments in a seven storey building on the London Road frontage with parking and amenity areas to the rear accessed from Bounds Green Avenue.

The assessment was commissioned by West & Partners, chartered architects and town planning consultants, on behalf of Inforum Limited.

The site measures c.50m east/west by 26m north/south with an area of 1,536m<sup>2</sup>. It is bounded by 390 London Road to the north, residential development to the east, commercial development to the south and London Road to the west. The site is rectangular with a linear arm to the north west (figure 1).

Bedford House, immediately to the south of 386 London Road, is the subject of a current planning application. An archaeological desk top study prepared by L-P Archaeology has been submitted as part of that application and concluded that “*any archaeological remains present at the study site will likely be restricted to scattered finds*” and “*the relatively high level of development at Bedford House has likely significantly damaged any existing archaeology*” (Dufton, 2006).

## 2.0 OBJECTIVES OF THE REPORT

The object of this assessment is to establish the known archaeological potential (if any) and the archaeological research questions (if any) which could be addressed in any fieldwork on the site.

## 3.0 METHODOLOGY

This assessment follows the guidelines established by English Heritage (1998) and the Institute of Field Archaeologists (2001).

Two visits were made to the Local Studies Library, Katherine Street, Croydon CR9. Historical and geological maps and plans were consulted along with aerial photographs, books, reports, property deeds and parish records.

Reports of previous archaeological work in the study area (defined as a distance of 500m from the centre of the site) and generally within the London Borough of Croydon held by English Heritage’s Greater London Archaeological Advisory Service were consulted. These included: desk top assessments; and reports on watching briefs, evaluations; and excavations.

A print out was obtained from English Heritage’s Greater London Archaeological Advisory Service of all entries held on the Sites and Monuments Record within a distance of 500m from the centre of the site, taken to be TQ 31670 66855 to determine the nature and extent of known archaeological remains in the study area.

Two site visits were made and photographs taken to illustrate the current land use and site layout.

Sources are listed in the bibliography at the end of this assessment.



## 4.0 ARCHAEOLOGY AND PLANNING

### 4.1 Central Government Advice

Central Government advice relating to archaeology is contained in Planning Policy Guidance 16 (PPG16) published by the Department of the Environment in 1990. This sets out the Secretary of State's policy on archaeological remains on land and provides recommendations, many of which have been incorporated into local development plans. The key points of PPG16 can be summarised as follows:

- *Archaeological remains should be seen as a finite, and non-renewable resource, in many cases highly fragile and vulnerable to damage and destruction. Appropriate management is therefore essential to ensure that they survive in good condition. In particular, care must be taken to ensure that archaeological remains are not needlessly or thoughtlessly destroyed. They can contain irreplaceable information about our past and the potential for an increase in future knowledge. They are part of our sense of national identity and are valuable both for their own sake and for their role in education, leisure and tourism (paragraph 6).*
- *Where nationally important archaeological remains, whether scheduled or not, and their settings, are affected by proposed development there should be a presumption in favour of their physical preservation (paragraph 8).*
- *The key to informed and reasonable planning decisions...is for consideration to be given early, before formal planning applications are made, to the question of whether archaeological remains exist on a site where development is planned and the implications for the development proposal. When important remains are known to exist, or when archaeologists have good reason to believe that important remains exist, developers will be able to help by preparing sympathetic designs using, for example, foundations which avoid disturbing the remains altogether or minimise damage by raising ground levels under a proposed new structure, or by careful siting of landscaped or open areas. There are techniques available for sealing archaeological remains underneath buildings or landscaping, thus securing their preservation for the future even though they remain inaccessible for the time being (paragraph 12).*
- *If physical preservation in situ is not feasible, an archaeological excavation for the purposes of "preservation by record", may be an acceptable alternative. From the archaeological point of view this should be regarded as a second best option (paragraph 13).*
- *The key to the future of the great majority of archaeological sites and historic landscapes lies with local authorities, acting within the framework set by central government, in their various capacities as planning, education and recreational authorities, as well as with the owners of sites themselves. Appropriate planning policies in development plans and their implementation through development control will be especially important (paragraph 14).*
- *Development plans should reconcile the needs for development with the interests of conservation including archaeology. Detailed development plans should include policies for the protection, enhancement and preservation of sites of archaeological interest and of their settings (paragraph 15).*
- *Planning authorities should not include in their development plans policies requiring developers to finance archaeological works in return for the grant of planning permission (paragraph 25).*
- *Where planning authorities decide that the physical preservation in situ of archaeological remains is not justified in the circumstances of the case and that development resulting in the destruction of*



*the archaeological remains should proceed, it would be entirely reasonable for the planning authority to satisfy itself before granting planning permission, that the developer has made appropriate and satisfactory provision for the excavation and recording of the remains. Such excavation and recording should be carried out before development commences, working to a brief prepared by the planning authority and taking advice from archaeological consultants (paragraph 25).*

- *Planning authorities should seek to ensure that potential conflicts are resolved and agreements with developers concluded before planning permission is granted. Where the use of planning condition is necessary, authorities should ensure that, in accordance with DOE Circular 1/85, they are fair, reasonable and practicable (paragraph 29).*

In summary PPG16 advises that archaeological remains should be considered as early as possible in the development process, ideally prior to the submission of a planning application to the local planning authority, in order that there is time to deal with any unexpected complications should significant archaeological remains become apparent.

A desk-based assessment such as this, is the most appropriate method of achieving this because it assesses the archaeological implications of any potential remains. Based on the assessment subsequent archaeological fieldwork may be recommended, which PPG16 states is normally a *rapid and inexpensive operation* (paragraph 21).

## 4.2 Local Government Policy

At a local government level archaeological matters are determined by the local planning authority, the London Borough of Croydon with the advice of their nominated archaeological advisors, English Heritage. They are contained in the Replacement Unitary Development Plan (UDP) adopted in July 2006 which sets out the authority's policies towards development. The Borough has incorporated the recommendations of PPG 16 into its UDP policies. The policies relating to archaeology are:

### Policy SP4

***The Council will :***

- f) Promote the conservation, protection and enhancement of the archaeological heritage of the Borough and its interpretation and presentation to the community.***

### Reason

5.9 *Archaeological remains are the main surviving evidence of Croydon's past. They are important to local identity, and are valuable for their role in education, recreation and tourism. Archaeological remains are a finite and fragile resource, easily destroyed by development. Once they have gone, part of the Borough's past is lost forever. The Council endorses the advice set out in PPG16 (1990) and English Heritage guidance.*

## Development Proposals on Archaeological Sites

### Policy 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 those most important are permanently preserved insitu;*
- iv) *An appropriate level of archaeological investigation, excavation, recording, analysis and publication has been agreed with the Council, secured where appropriate by the use of planning conditions or agreements; and*
- 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.*

#### Reasons

- 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 the chapter [not included]. The Sites and Monuments Record for Greater London identifies the location of archaeological remains. It is held by English Heritage and 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**

##### **Policy UC12**

***There will be a presumption against development that would harm archaeological remains of national importance and their setting, whether scheduled or not.***

Reason

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**

**Policy UC13**

***Decisions on development proposals affecting local remains will take account of the archaeological importance of those remains, the need for development, the likely extent of any harm, and the prospects of the proposals successfully preserving by record the archaeological interest of the site.***

Reason

5.46 *Other archaeological sites contain information that is potentially vital to an understanding of Croydon's past. This can 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.*

The site lies within a designated Archaeological Priority Zone (Broad Green). The policy therefore requires that an archaeological desk top study be submitted to support any planning application involving redevelopment on this site and that such a study should outline the impact of the development on any potential archaeological remains.

## **5.0 GEOLOGY AND TOPOGRAPHY**

Environmental factors such as geology, topography, hydrology and flora and fauna have always played an important role in influencing man's decision to settle in a particular location. The fact that these influences have not been constant over time is reflected in the different land use the ground has been put to. Favourable environmental conditions and climate generally results in greater land utilisation and conversely inclement conditions result in lower land utilisation. The differing types of land use is reflected in the archaeological deposits as layers (stratification).

According to the British Geological Society the drift geology of the area immediately surrounding, and which the proposed development site lies on, are unclassified gravels, formerly known as Boyn Hill terrace gravels. These gravels overly London Clay, the solid geology (BGS, 1991).

Approximately 100m to the west of the site a belt of London Clay, c.50m wide, outcrops above the unclassified terraces.

The results from a number of archaeological investigations in the surrounding area are available which confirms the natural geology to be unclassified gravels in the vicinity of the development site.



On the site of 390 London Road (item number 18 on figure 3 and table 1) immediately to the north an evaluation was undertaken in 2001. Here natural gravels were recorded at a height of 46.5m AOD (above Ordnance Datum) (Perry, 2002, 5). Approximately 550m to the north-east at the Mayday Hospital (item number 22 on figure 3 and table 1) natural gravels were recorded between 47.21m AOD and 48.65m AOD (site 4 on figure 3 and table 1) (Mayo, 2004, 13). At 513-515 London Road (item number 23 on figure 3 and table 1), c.350m to the north west, natural gravels were recorded at between 43.60m AOD and 43.80m AOD (Hewett, 1997, 8-9). At 344-354 London Road (item number 24 on figure 3 and table 1), c.300m to the south-east, natural gravels were recorded at between 47.75m AOD and 48.37m AOD (Ritchie, 2000, 3).

In general the natural gravel has been found c.1.5m below the modern ground surface, therefore stratification (the archaeological layers) are not deep.

From this data it can be ascertained that the proposed site lies in a slight hollow with higher ground to the north and south.

There has been no previous geotechnical work on the site. The nature, type and depth of any geological deposits cannot therefore be determined at this stage. It is anticipated that geotechnical work will be commissioned prior to commencement of any development involving ground excavation.

The ground slopes at a shallow gradient to the west down to the River Wandle. The Wandle has its headwaters in Waddon some 2km to the south west and the river runs some 2.5km to the west of the proposed development site.

The site lies on the Hayling Park terrace which was laid down by the River Wandle during the Pleistocene Period between 1.8 million and 10,000 years ago. The terrace lies between 56 AOD and 70m AOD and extends from Whitgift School to Duppas Hill in the west whilst in the east of the borough the terrace forms a band on either side of the London Road and North End from the Town Hall, Katherine Street to Broad Green ([www.croydon.gov.uk/leisure/artsentertainmentculture/culture/localhistoryheritage](http://www.croydon.gov.uk/leisure/artsentertainmentculture/culture/localhistoryheritage), first accessed 28 February 2005).

From data obtained from the Ordnance Survey (OS, 2001) and from archaeological investigations at 390 London Road (Perry, 2002, 5) the proposed development site lies at c.47.5m AOD and slopes by approximately 2m from east to west down towards the River Wandle.

## **6.0 ARCHAEOLOGICAL AND HISTORICAL BACKGROUND**

### **6.1 Introduction**

The potential for finding archaeological activity on a site and its surrounding area is determined by a number of factors. For the earliest period, the prehistoric, there is no documentary evidence to help determine the previous use. Instead the archaeological record, particularly other sites with similar geological, topographical and hydrological characteristics, can be used to determine the potential for any archaeological remains.

The appearance of maps and documents can help trace the historical development of a site and its surrounding area. Maps can trace the topography as well as the building, demolition and alteration of settlement indicating changes in ownership, fashion, affluence and politics.

Likewise documents can be used to trace the changing development and fortunes of a site and its surrounding environment. Past owners, the value of the land, its use (whether for agriculture, uncultivated or developed *etc.*) can be ascertained all of which can be used as supporting evidence for the historical maps.

It is therefore essential to examine the archaeological record as well as the historic maps and documents in order to build up as comprehensive a picture as possible

An important source of archaeological information is the Sites and Monuments Record (SMR), a database of all known archaeological sites, scheduled ancient monuments, listed buildings and aerial photographs in Greater London, held by English Heritage. A print out of all entries held on the SMR was obtained for an area of 1km<sup>2</sup> with the proposed development site at its centre, at Ordnance Survey grid reference TQ31670 66855 (figure 3 and table 1).

The SMR print out shows that there are 25 records within 500m of the site broken down into: two from the prehistoric period; six from the Roman period; one from the Medieval period; 11 from the post-Medieval period; and five which produced negative results.

The timescales used for archaeological remains and used in this report are as follows:

Palaeolithic	-	450,000 - 12,000 BC
Mesolithic	-	12,000 - 4,000 BC
Neolithic	-	4,000 - 2,000 BC
Bronze Age	-	2,000 - 600 BC
Iron Age	-	600 BC - AD 43
Roman	-	AD 43 - 410
Saxon	-	410 - 1066
Medieval	-	1066 - 1485
Post-Medieval	-	1485 - present

The periods are commonly grouped into prehistoric (Palaeolithic to the Iron Age) and the historic (Roman to the present).

## 6.2 Prehistoric Period (Palaeolithic to Iron Age)

Two archaeological items have been recorded within 500m of the site which date to the prehistoric period: a socketed axe with a side loop moulding dating to the Bronze Age (2000 - 600BC)(item 1 on figure 3 and table 1); and a Gallo-Belgic stater of the Bellovaci dating to the Iron Age (600 BC - AD 43)(item 2 on figure 3 and table 1). Both these finds are unstratified giving little indication of prehistoric activity in the study area.

## 6.3 Roman Period

Six archaeological items dating to the Roman period have been found within 500m of the site (numbers 3 - 8 on figure 3 and table 1). A possible section of the London to Portslade Roman road (item number 3 on figure 3 and table 1) is recorded in the vicinity of Green Lane and Bensham Lane 100m to the south of the site. In 1814 the road was said to be visible, however, due to modern development only the probable course of the road can now be traced (Malden, 1912, 356 and Margary, 1948 113). The SMR record is unclear in providing an exact location giving two references: one on the present London Road and the second to the west).



The remaining five items (numbers 4 - 8 on figure 3 and table 1) comprise single coins found in gardens during the 19<sup>th</sup> Century. Whilst interesting the coins are unstratified and therefore do not provide any substantial evidence for occupation and trade in this part of Croydon: they could have been simply lost or dropped in the Roman or later period.

#### 6.4 Saxon Period

Four Saxon cemeteries have been found in the borough: Central Croydon; Farthing Downs; Cane Hill; and Russell Hill. The cemetery in Park Lane, Central Croydon is one of the largest in the country. It was first discovered during the late 19<sup>th</sup> Century when c.104 grave goods and burial urns dating to the 5<sup>th</sup> and 7<sup>th</sup> Centuries were discovered during construction work for houses. Further archaeological investigations during the 1990s revealed a further 46 inhumation graves and two cremation burials (McKinley, 2003, 3).

#### 6.5 Medieval Period

By the time of the Domesday Survey in 1086 the Manor of Croydon (originally known as Croindene) belonged to the Archbishop of Canterbury and is recorded as:

*In Wallington Hundred Archbishop Lanfranc holds in Lordship Croydon. Before 1066 it was assessed at 80 hides, and now at 16 hides and 1 virgate. There is land for 20 ploughs. In Lordship are 4 ploughs: and 48 villans and 25 bordars with 34 ploughs. There is a church and a mill rendering 5 shillings and 8 acres of meadow, [and] woodland for 200 pigs.*

*Of the land of this manor, Restold holds 7 hides of the archbishop; Ralph 1 hide; and they have 7.8s from them for rent. Before 1066, and afterwards, the whole was worth £12; now £27 to the archbishop, £10.10s to his men (Williams and Martin, 2003, 73).*

The entry in Domesday suggests that there was an agricultural estate centred around the church of St John the Baptist and the archbishops' manor house, the Old Palace, in Old Town, c.3km to the south of the proposed development site.

During the Medieval period the proposed development site is thought to have lain in open agricultural land in the area of Broad Green to the north of the main area of development, Old Town.

The only items dating to the Medieval period which are within 500m of the site were some pottery sherds recovered during fieldwork in 1994 (number 9 on figure 3 and table 1). However, as they were residual (earlier finds being found in layers dating to a later period) they do not provide enough confidence to conclude that Medieval activity was present.

#### 6.6 Post-Medieval Period

Croydon continued to expand and grow in importance during the early post-Medieval period (15<sup>th</sup> to 18<sup>th</sup> Centuries) with the main centre of development being centred around Old Town.

Robert Morden's map of 1695 (figure 4) is the first map showing the area of south London and the area of the proposed development site. Both Broad Green and Croydon are shown as small settlements together with the main London to Croydon road (the present day London Road).



John Roque's map of 1762 (figure 5) shows that Broad Green has expanded and that the modern day road pattern had more or less become established by the mid 18<sup>th</sup> Century. A windmill (item number 13 on figure 3 and table 1) is shown to have existed at Elmwood Road.

In 1797 the Act for Dividing, Allotting and Inclosing the Open and Common Fields *etc.* within the Parish of Croydon was given Royal Assent paving the way for the splitting up of the common land (including the area of the proposed development site) between landowners and thereby making it easier for the later development of most of the parish for building (Davies, 1979, 6).

The enclosure map of 1800 (figure 6) shows that the proposed development site lay in a field belonging to a 'Heathfield'.

Robert's Tithe Award map (figure 7) shows that development had reached the Broad Green junction to the south of the proposed development site by 1847 with the appearance of tenements fronting London Road with yards and gardens to the rear. The proposed development site is shown to lie within the estate of Bensome/Bensham House.

To cope with the increasing numbers of paupers that had accompanied the growth in population a new workhouse (item number 12 on figure 3 and table 1) at Queens Road was opened on 25 September 1866. Replacing the existing one at Duppas Hill the new workhouse housed 765 inmates and 30 staff at the time of the 1881 Census. In 1930 Croydon Borough Council took over the administration and became Queens Road Homes. During the Second World War the Homes provided medical facilities as part of the Emergency Medical Scheme. The main part of the building was badly damaged by bombing in April 1941. In 1948 the Homes became incorporated into the new National Health Service changing its name to Queens Hospital and specialising in geriatric care. The Hospital closed in 1987 after which many of the buildings had been demolished (<http://users.ac.uk/~peter/workhouse/Croydon/Croydon.shtml>, first accessed 10 May 2005).

In the ensuing two decades to the production of the first edition of the OS maps in 1868 the area had changed beyond all recognition. A number of large country estates were established by wealthy landowners around the urban focus of Old Town during the 19<sup>th</sup> Century such as: Bensome/Bensham House; Broadgreen Lodge; and Elmwood Hall. The 1868 OS map (figure 8) shows the proposed development site occupied by a large villa. Woodland Villa was built following the sale of Bensham House in 1858 and was occupied for a year or two by Baldwin Lathom the Borough's Engineer. The driveway to Bensham House and the Lodge followed a route from the house emerging on the London Road where 390 London Road stands today (Turner, 1986, 298).

The rapid pace of development during the 19<sup>th</sup> Century paid little regard to sanitation and hygiene resulting in the rapid spread of disease. In 1848 the passing of the Public Health Act permitted the setting up of a Local Board of Health in Croydon in 1849. Streams were culverted and a clean supply of water was supplied to the rapidly expanding population. The improvements in sanitation and hygiene probably contributed more to the increase in population than anything else: between 1850 and 1870 it had increased by 150% (Davies, 1979, 6).

By the second edition of OS maps in 1894-96 (figure 9) the layout had again changed with Woodland Villa being divided into two semi-detached houses, in so far as the gardens seem to have been divided; the development of two pairs of semi-detached houses to the north



and further houses fronting Broad Green Avenue while the area to the west of London Road remains open land.

The OS map of 1913 (figure 10) shows that to meet the requirement of an increasing population development continued at a high rate with the infilling of open land to the west of London Road and the demolition of Broadgreen Lodge c.1910 making way for the semi detached houses and terraces still present today. The development site remains as two semi detached houses with gardens to the rear.

Pace of development slowed down because of the First World War. Some infilling took place to the south of the site whilst the development site itself appears to be converted back to a large detached property by 1932, in so far as the sub-division of the rear garden disappears. A large hall is shown on the OS map at the rear of the garden which was used by the British Legion for some years (figure 11)(Turner, 1986, 298).

Little change is shown on the OS maps of 1941 and 1955 (figures 12 and 13 respectively) save for the development of Bedford House to the south. The most noticeable change is the loss of the tramway by 1955. Records show that since the Second World War the proposed development site has been used mainly by the motor trade similar to its current use (Turner, 1986, 298).

Religion plays an important role in the study area with three churches being located within 500m of the proposed development site (item numbers 10, 11 and 14 on figure 3 and table 1). The church in Sumner Road (item number 10) is built on the site of a former church dating to 1851. Built to the designs of Samuel Teulon in the Gothic style with Bath stone dressings and flint facing on a brick structure the church was listed in 1983. The current church dates to 1991 following the closure of the original building due to structural problems and fire ([www.southwark.anglican.org/parishes/083bk\\_a.htm](http://www.southwark.anglican.org/parishes/083bk_a.htm), first accessed 10 May 2005).

There are five listed buildings on the SMR (item numbers 11, 12, 14, and 15 on figure 3 and table 1). Although there are a number of listed buildings surrounding the site they are sufficiently far away, c.250m, as not to have any impact on the potential of finding any archaeological remains on site.

## **6.7 Undated**

Within the study area there have been a number of archaeological investigations which have produced negative evidence or archaeological deposits and features which cannot be dated to any period with certainty. These are recorded as item numbers 21 - 25 on figure 3 and table 1. Whilst not adding to the archaeological record they do provide information about the geology and topography and the level of truncation within the study area.

## **7.0 POSSIBLE NATURE OF POTENTIAL ARCHAEOLOGY**

Based on the information obtained from the SMR search (figure 3 and table 1) and analysis of historic maps (figures 4 - 14) the potential for finding archaeological material can be assessed.

For the majority of its history the proposed development site lay in open or agricultural land which would have had very little impact on any potential archaeological remains or the underlying geology. In other parts of Greater London there has been a positive correlation between potential archaeological deposits, especially from the Prehistoric period, and



unclassified gravels because of their free draining characteristics making it attractive to early settlers. It is therefore possible that finds dating to the Prehistoric period may be found on the proposed development site, however, there is no evidence for Prehistoric settlements within 500m of the site. Therefore based on the SMR information the potential for prehistoric material being found on the site is thought to be low (based on a scale of low, medium or high archaeological potential).

The London to Portslade Roman road is thought to be on the alignment of the present London Road adjacent to the western boundary of the proposed development site. However, the SMR is unclear about its exact location citing two grid references c.100m apart. It is therefore possible that there may be Roman material relating to the road or any associated development along it or any stray finds. Therefore based on the SMR information the archaeological potential for finding Roman material on the site is thought to be low to medium (based on a scale of low, medium or high).

The Saxon cemeteries all lie more than 3km to the south and east of the proposed development site and as no other Saxon sites have been recorded within 500m of the site the archaeological potential for finding material dating to this period on the site is thought to be low (based on a scale of low, medium or high).

Residual pottery sherds has been the only find from the Medieval period. Therefore based on the SMR and the historical development of the study area the archaeological potential for finding Medieval material on the site is thought to be low (based on a scale of low, medium or high).

The map evidence shows that from at least 1868 the proposed development site was used as residential first with a large villa complex then semi-detached houses (figures 8 - 13).

The majority of finds (12) date to the post-Medieval period. These can be more specifically dated to being no earlier than the mid 18<sup>th</sup> Century.

Therefore based on the SMR and historical development of the study area the archaeological potential for finding post-Medieval material on the site is thought to be low to medium (based on a scale of low, medium or high).

## **8.0 PREVIOUS TRUNCATION OF POTENTIAL ARCHAEOLOGY**

The site has been developed for c.150 years: first with a large villa/semi detached housing; and then latterly as a car rental depot and garage. It is probable that there will be evidence of the residential phase, dating from the 19<sup>th</sup> and early 20<sup>th</sup> Centuries, in the form of hard structures such as wall foundations, floor and ground surfaces.

The current form of development has been established for c.50 years. The existing single storey office and garage lies partly over the villa shown on the OS map of 1868 (figure 8). It is therefore likely that the foundations for this building will have damaged any potential archaeological deposits.

Prior to the commercial development of c.1955 the site was used for residential purposes. From c.1868 to 1913 the site was divided into two with two semi-detached houses occupying the western portion (figures 8 to 10). By 1932 the semi-detached houses had been converted into a detached residence within a single plot (figure 11).

Prior to the building of the villa during the mid 19<sup>th</sup> Century the land was used for



agriculture as shown on Robert's 1847 Tithe Award map (figure 7). Being open land with non-intensive agricultural techniques being employed it is not anticipated that these activities would have destroyed any potential archaeological deposits.

All the buildings occupy the same footprint and by implication foundations. They lie on the same plot of land which means that there has been two phases of development since 1868: the villa shown on the OS map of 1868 (figure 8); the detached and/or semi-detached houses between 1894 and 1941 (figures 9 to 12); and the car rental depot and garage built c.1955 (figure 13). It is therefore likely that the successive foundations for these two phases would have truncated any potential archaeological remains dating to earlier than the 19<sup>th</sup> Century.

## 9.0 THE PROPOSED DEVELOPMENT AND ITS IMPACT UPON REDUCED POTENTIAL ARCHAEOLOGY

The planning application to be submitted to the London Borough of Croydon is for the demolition of the existing garage at 386 London Road, Croydon CRO and the building of 37 residential apartments in a seven storey building with parking and amenity areas to the rear.

The footprint of the proposed development overlies both the extant car rental depot (which is to be demolished) and the earlier, residential, phase of development.

A desk-top study undertaken by Geotechnical and Environmental Associates Limited (GEA)(Winch, 2007) indicated that while the current use of the site by a car hire company would not be expected to involve the storage or use of any potential contaminants the previous use of the site, as a vehicle repair workshop and lubrication centre, included underground fuel storage tanks which could represent a possible source of contamination. It is therefore possible that the archaeological deposits could be affected by this.

A detailed structural design will be commissioned when planning permission is granted. However, in the desk-top study prepared by GEA it indicated that: *'The foundation loads are likely to be moderate and at this stage it is considered that spread foundations bearing within this stratum at a shallow depth would be the most appropriate solution, although foundations may need to be locally deepened in the vicinity of the underground fuel storage tanks which will need to be removed as part of the development of the site'* (Winch, 2007, iii).

## 10.0 ARCHAEOLOGICAL RESEARCH QUESTIONS

Based on the preceding information archaeological research questions can be formulated which provides a focus for any future work which may be required on the site. In formulating the research questions due regard is given to the nature of existing archaeology in the surrounding area based on data recorded from previous investigations and the nature and extent of any disturbance found on the proposed site.

Based on this information the following two research questions can be suggested:

- What is the nature, significance and extent of any Roman occupation with particular reference to the road?; and
- What is the nature, significance and extent of any post-Medieval occupation?

## **11.0 CONCLUSIONS**

The proposed development site, 386 London Road, Croydon, CR0, lies within the Broad Green Archaeological Priority Zone as designated by the London Borough of Croydon in their Replacement Unitary Development Plan. As such an archaeological desk-top assessment summarising the potential for archaeological remains on the proposed development site and the effect of past and future development on archaeological potential is required to support any planning application submitted.

The footprint of the proposed development overlies both the extant car rental depot (which is to be demolished) and the earlier, residential, phases of development. It is likely that these successive phases of development would have truncated any archaeological deposits.

Croydon has some archaeological material dating from the earliest times: mammoth bones and Palaeolithic flint axes have been found in the deposits of the Wandle Valley; numerous Bronze Age metalwork hoards also in the Wandle Valley and on Farthing Down; and four Saxon cemeteries including one in central Croydon, one of the oldest in the country (LBC, 1997, 43). However, these have all been found more than 3km from the site. Although they are important in the development of Croydon in general they do not form part of the archaeological and historical development of the proposed development site or its immediate surroundings.

Therefore based on this information the archaeological potential for finding remains dating to the Prehistoric, Saxon and Medieval periods is low, although stray, unstratified finds may turn up.

The London to Portslade Roman road is thought to be on the alignment of the present London Road (although it has yet to be found in the vicinity of the site). There is therefore a possibility that the remains of the road or any associated development may be found during any archaeological fieldwork. However, an evaluation at the adjacent site, 390 London Road, consisted of two trenches located at the north eastern and south western extremes of that site, found no evidence for the road or associated occupation.

Archaeological remains from the post-Medieval period are the most likely to exist on the proposed development site in the form of building work/foundations dating from c.1858 when the site was first developed.

As the site is located within an Archaeological Priority Zone it is likely that the local planning authority will require an archaeological investigation of some kind to be undertaken. Based on this assessment, the assessment at Bedford House immediately to the south and the results from 390 London Road immediately to the north where no significant archaeological remains were found, it is thought that no archaeological fieldwork is necessary and that this desk top assessment would satisfy any planning conditions imposed by the London Borough of Croydon.

However, the final decision rests with the London Borough of Croydon as the local planning authority, taking advice from their nominated archaeological advisors, English Heritage.



## 12.0 ACKNOWLEDGEMENTS

I am grateful to: West & Partners for commissioning this desk top assessment on behalf of Inforum Limited; Steve Rood at Croydon Local Studies Library; and to Barry Taylor at English Heritage for providing the SMR data.

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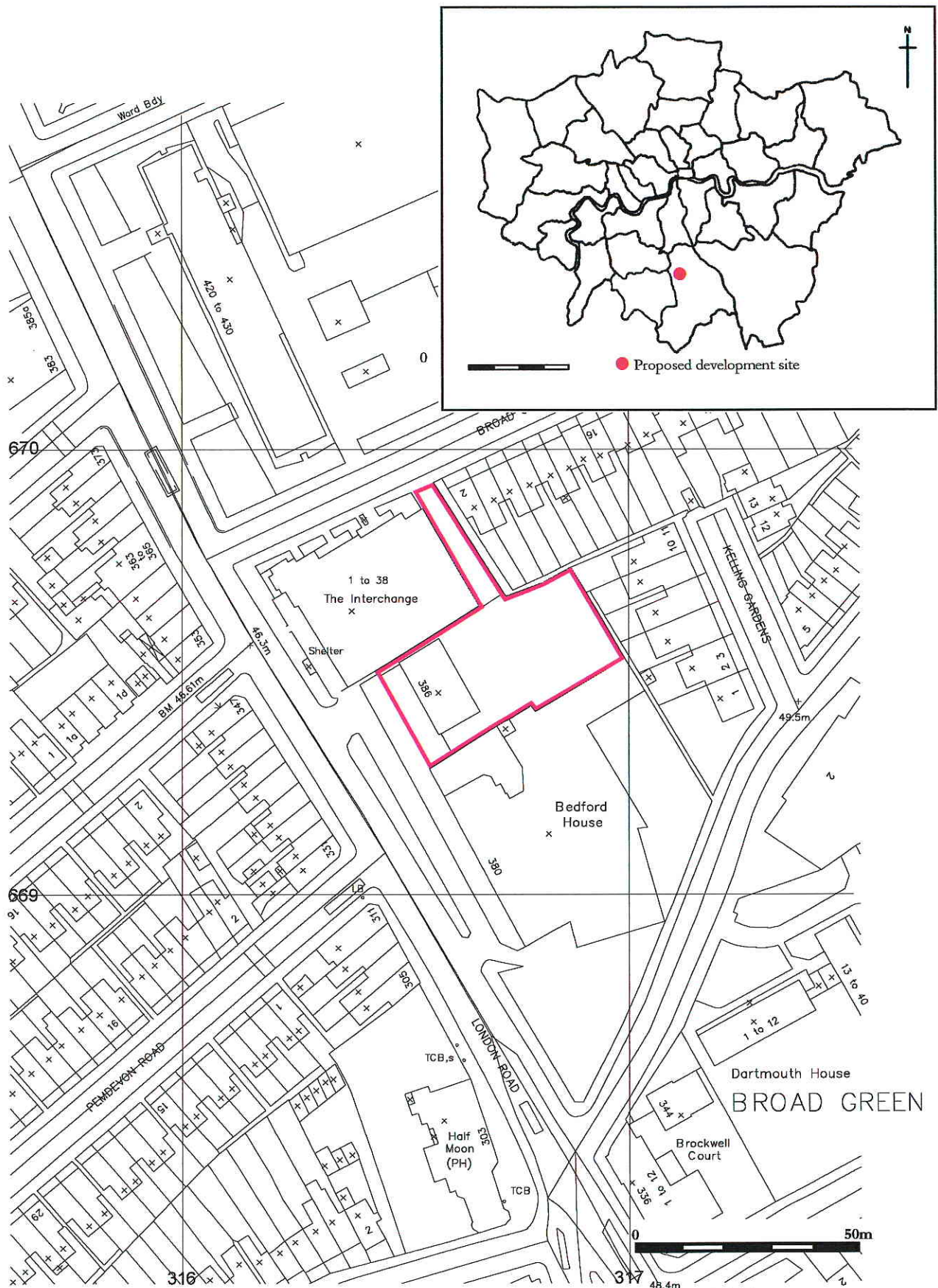
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Figure 1. Site location, outlined red.



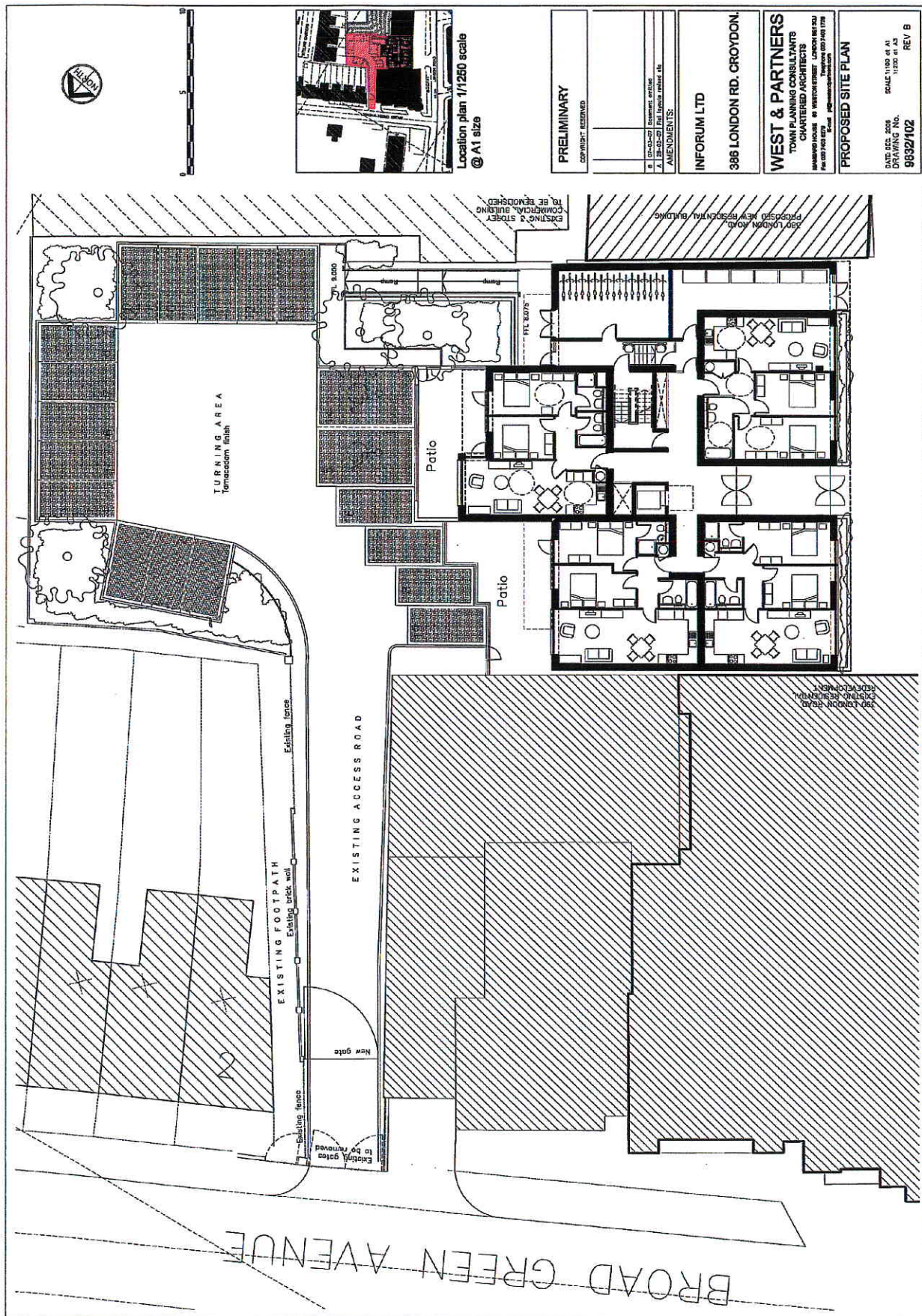
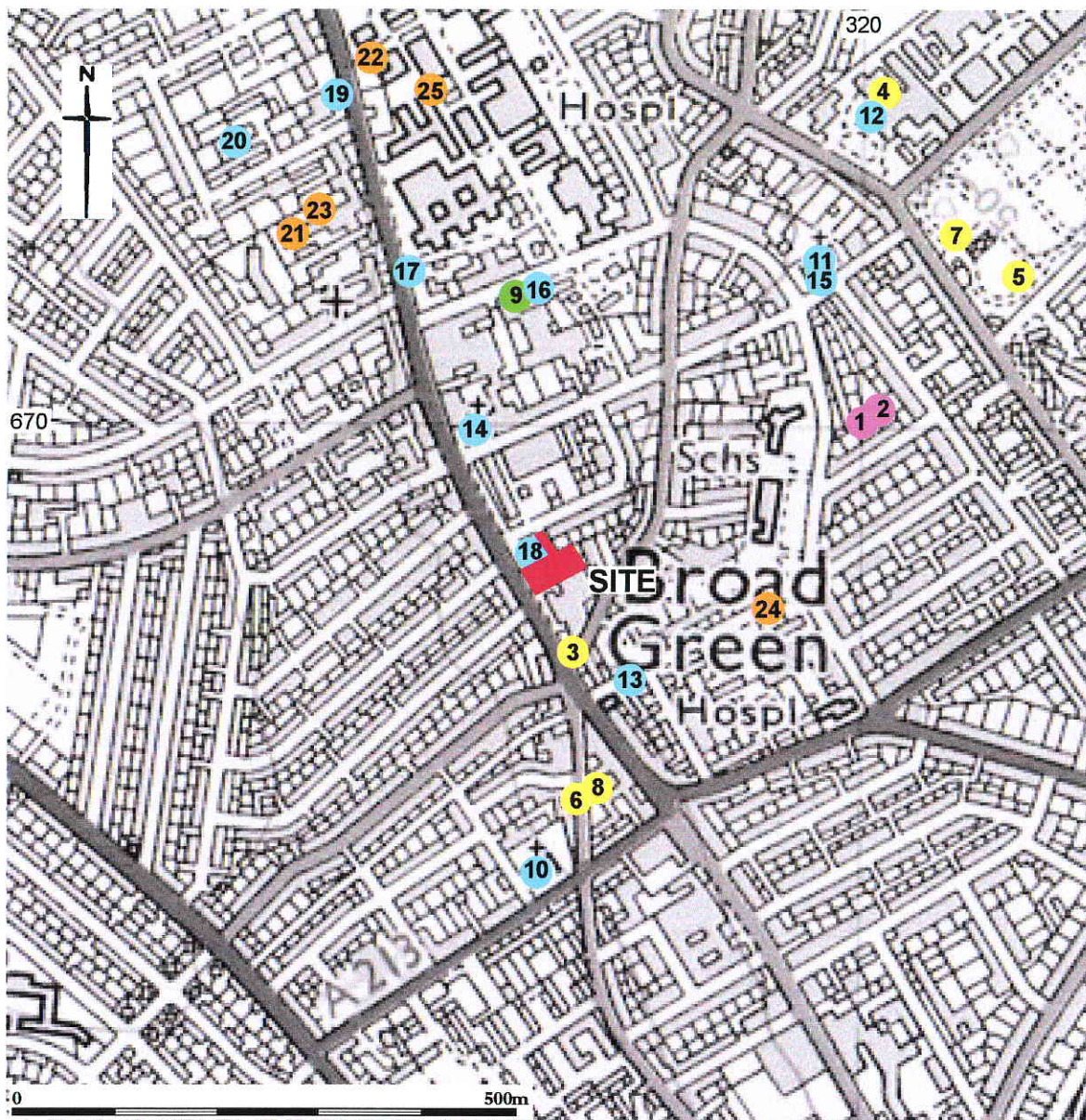


Figure 2. Proposed development showing the site (copyright: West & Partners).





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**Key**

- Prehistoric
- Roman
- Medieval
- Post-medieval
- Negative evidence

Figure 3. Archaeological entries held on English Heritage's Sites and Monuments Record which are within a distance of 500m from the centre of the site (taken to be TQ 31670 66855).



Item no.	SMR no.	Address	OS Grid Ref	Period	Description
1	MLO19603	Broad Green	TQ 3200 6700	Bronze Age	Socketed axe with a side loop single moulding
2	MLO9081	Unknown	TQ 3200 6700	Iron Age	Gallo Belgic stater of the Bellovaci
3	MLO13008	Bensham Lane	TQ 3168 6675	Roman	Part of London to Brighton Roman road
4	MLO9051	Site of the Queen's Hospital, Croydon Common	TQ 3203 6735	Roman	Coin of L.Aelius Caesar found in 1823
5	MLO9054	Area of Whitehorse Lane	TQ 3220 6720	Roman	Coin of Titus Vespasian
6	MLO9063	Handcroft Road	TQ 3170 6660	Roman	Coin found in garden
7	MLO9064	Croydon Cemetery, Queen's Road	TQ 3210 6720	Roman	Coin of Hadrian found in 1873
8	MLO9065	Handcroft Road	TQ 3170 6660	Roman	Small brass coin
9	MLO61848	Mayday Hospital, London Road	TQ 3163 6713	Medieval	Residual pottery sherds
10	MLO2241	Sumner Road	TQ 3166 6653	Post-medieval	Church
11	MLO82440	St Saviour's Road	TQ 3195 6718	Post-medieval	19 <sup>th</sup> Century gothic church (listed building)
12	MLO2254	Queen's Road Hospital	TQ 3201 6733	Post-medieval	19 <sup>th</sup> Century entrance block to hospital with associated lamp posts (listed building)
13	MLO23322	Elmwood Road	TQ 3175 6673	Post-medieval	Windmill
14	MLO82339	London Road, Broad Green	TQ 3158 6699	Post-medieval	19 <sup>th</sup> Century gothic church (listed building)
15	MLO82413	St Saviour's Road	TQ 3195 6716	Post-medieval	19 <sup>th</sup> Century wall enclosing St Saviour's Church (listed building)
16	MLO61849	Mayday Hospital, London Road	TQ 3163 6713	Post-medieval	Residual pottery sherds
17	MLO71304	518 London Road	TQ 3151 6716	Post-medieval	Fragments of 18 <sup>th</sup> Century clay pipes and chalk and 19 <sup>th</sup> Century pottery and glass recovered during excavations
18	MLO75671	390 London Road	TQ 3166 6688	Post-medieval	Made ground consisting of sandy clay and other modern CBM
19	MLO75718	Gilroy Court Hotel, 591-603 London Road	TQ 3145 6735	Post-medieval	Garden soil overlying natural terrace gravels
20	MLO77428	2 Dunheved Road South	TQ 3137 6731	Post-medieval	Three 19 <sup>th</sup> Century pits recorded during excavations
21	MLO59758	517-523 London Road	TQ 3140 6720	Negative evidence	No archaeological deposits found
22	MLO67743	Mayday University Hospital	TQ 3149 6739	Negative evidence	Site severely truncated; only remnants of a Post-medieval cellar and brick footings recovered during excavations
23	MLO70900	513-515 London Road	TQ 3143 6721	Negative evidence	Site severely truncated; only 19 <sup>th</sup> and 20 <sup>th</sup> Century development found
24	MLO74841	344-354 London Road	TQ 3190 6680	Negative evidence	Site severely truncated; only extensive modern disturbances found
25	MLO75702	New ward block and day surgery unit, Mayday Hospital	TQ 3155 6735	Negative evidence	Site severely truncated; no archaeological deposits found

Table 1. Archaeological entries held on English Heritage's Sites and Monuments Record which are within a distance of 500m from the centre of the site (TQ 31670 66855).



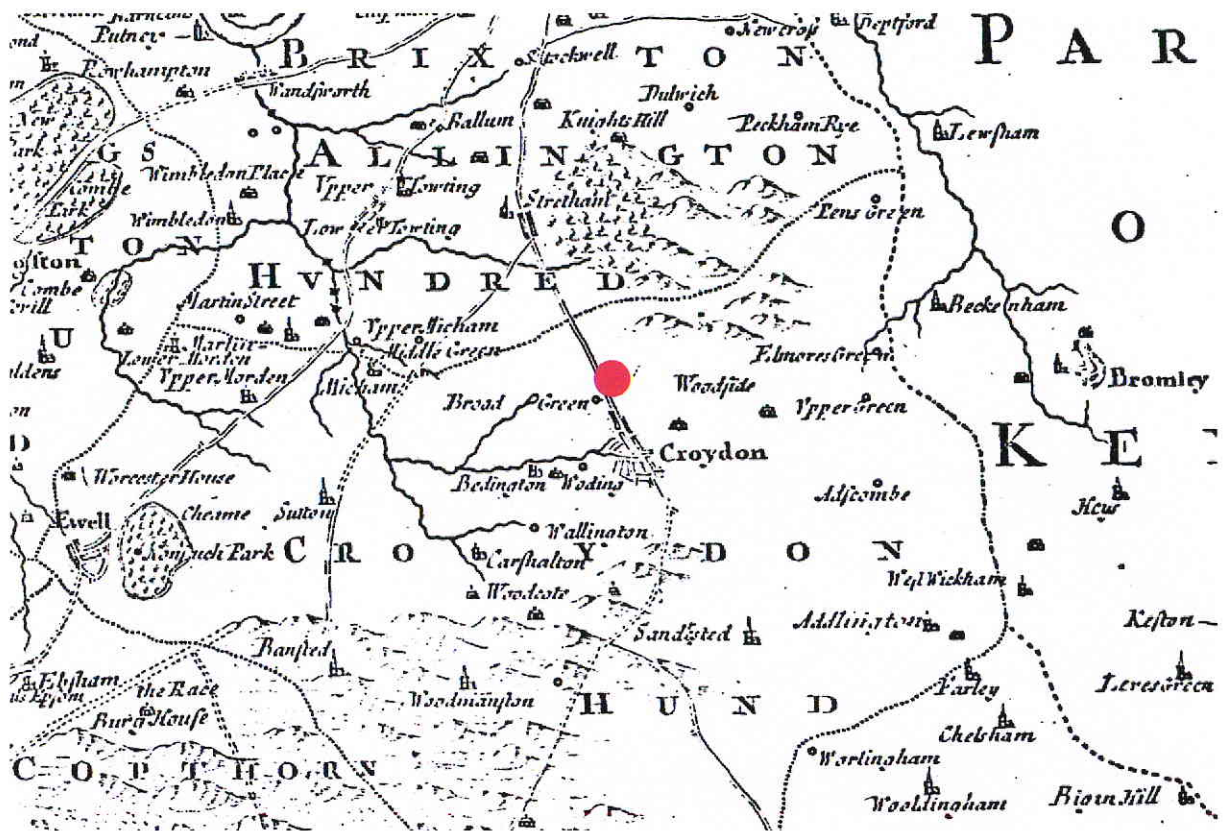


Figure 4. Robert Morden's map of 1695 showing the approximate location of the proposed development site, circled red.

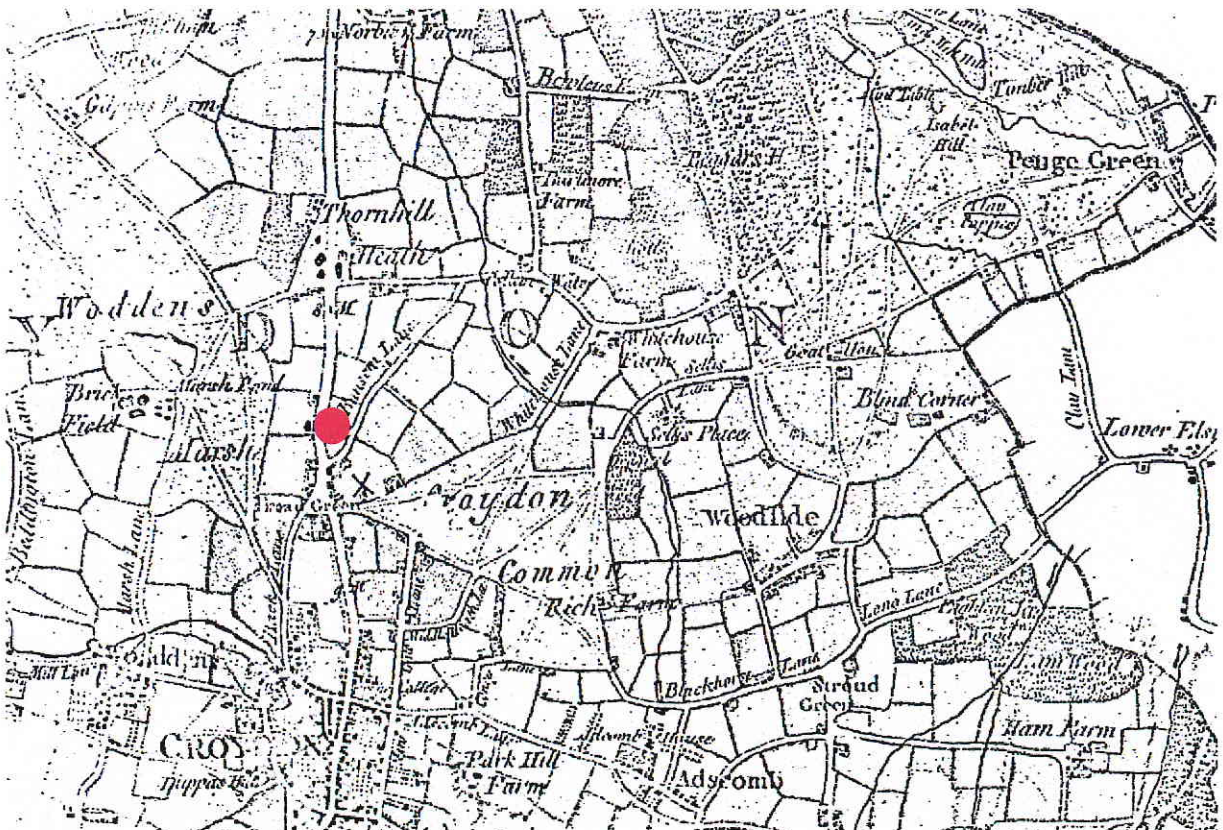


Figure 5 John Rocque's map of 1762 showing the approximate location of the proposed development site, circled red.



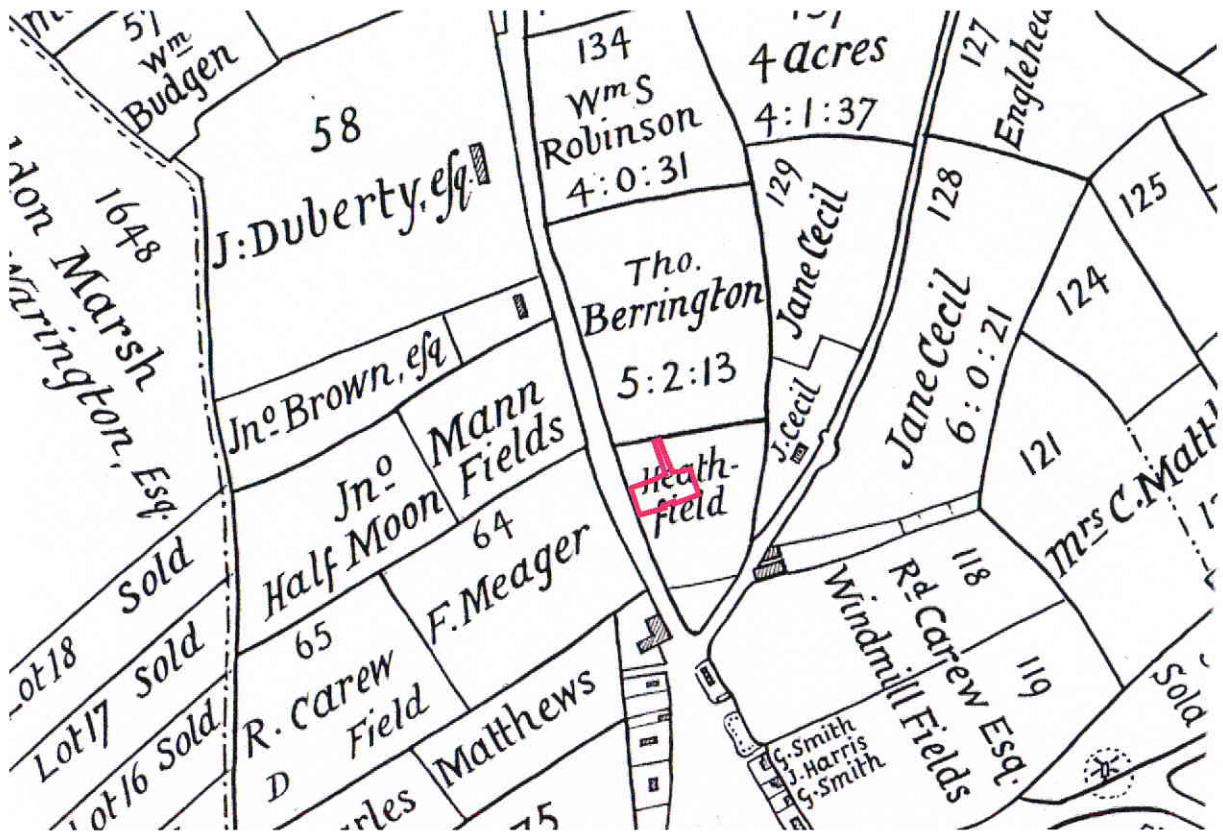


Figure 6. Enclosure map of 1800 showing the approximate location of the development site, outlined red.

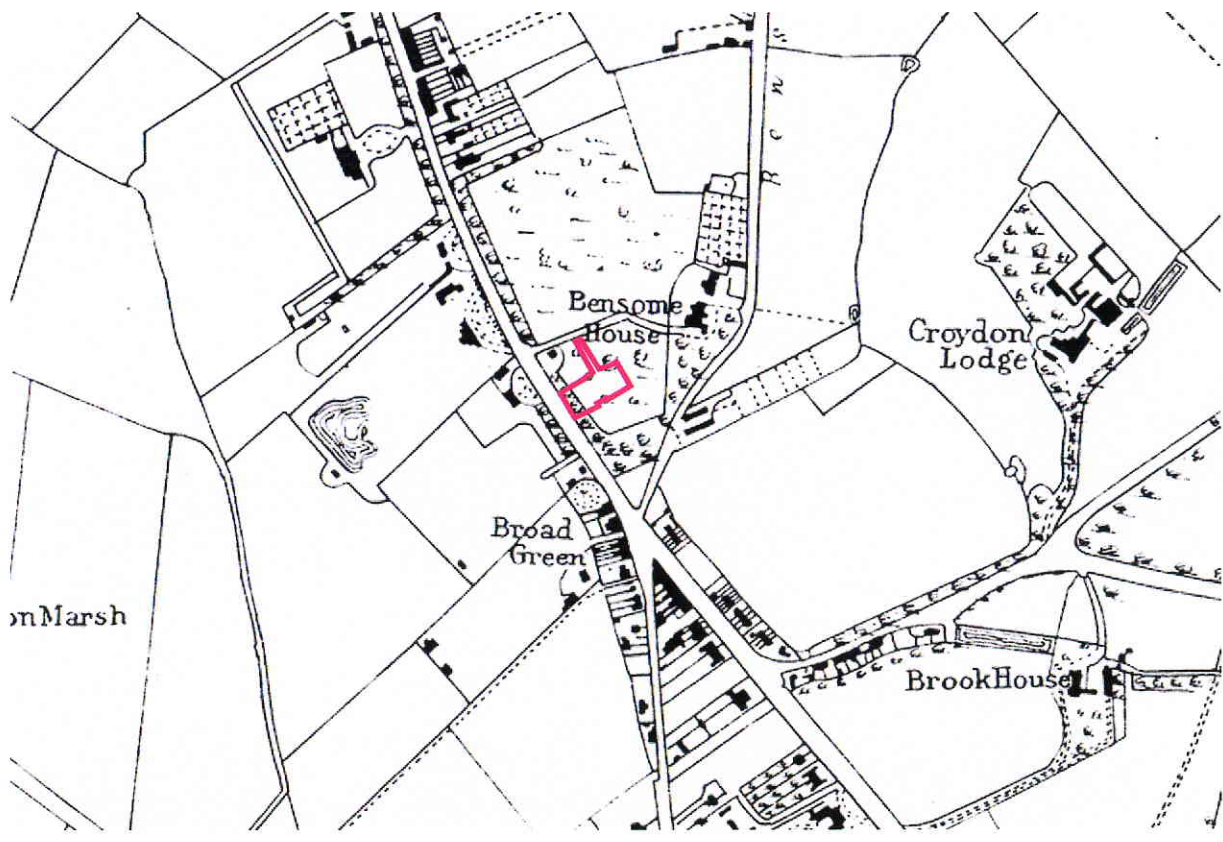


Figure 7. Robert's Tithe Award map of 1847 showing the proposed development site, outlined red.



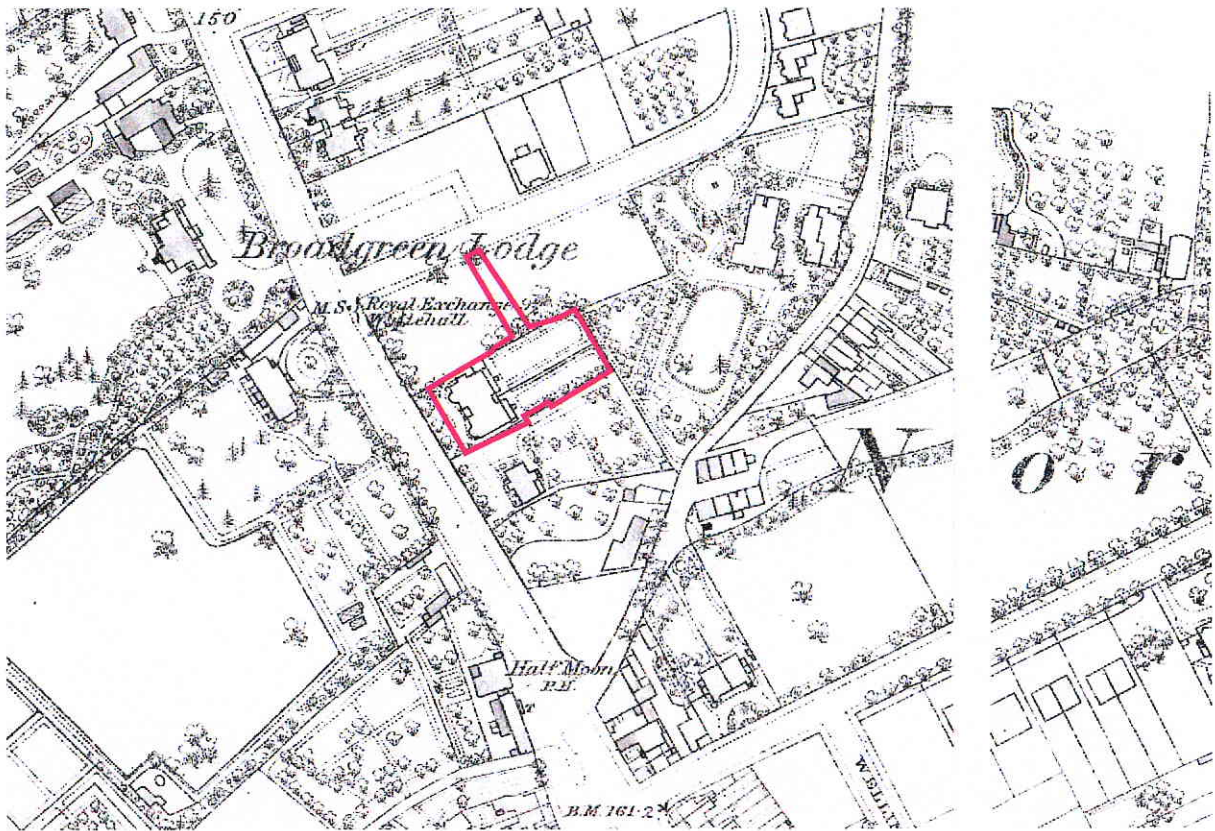


Figure 8. OS 25" to 1 mile map of 1868 showing the proposed development site, outlined red.

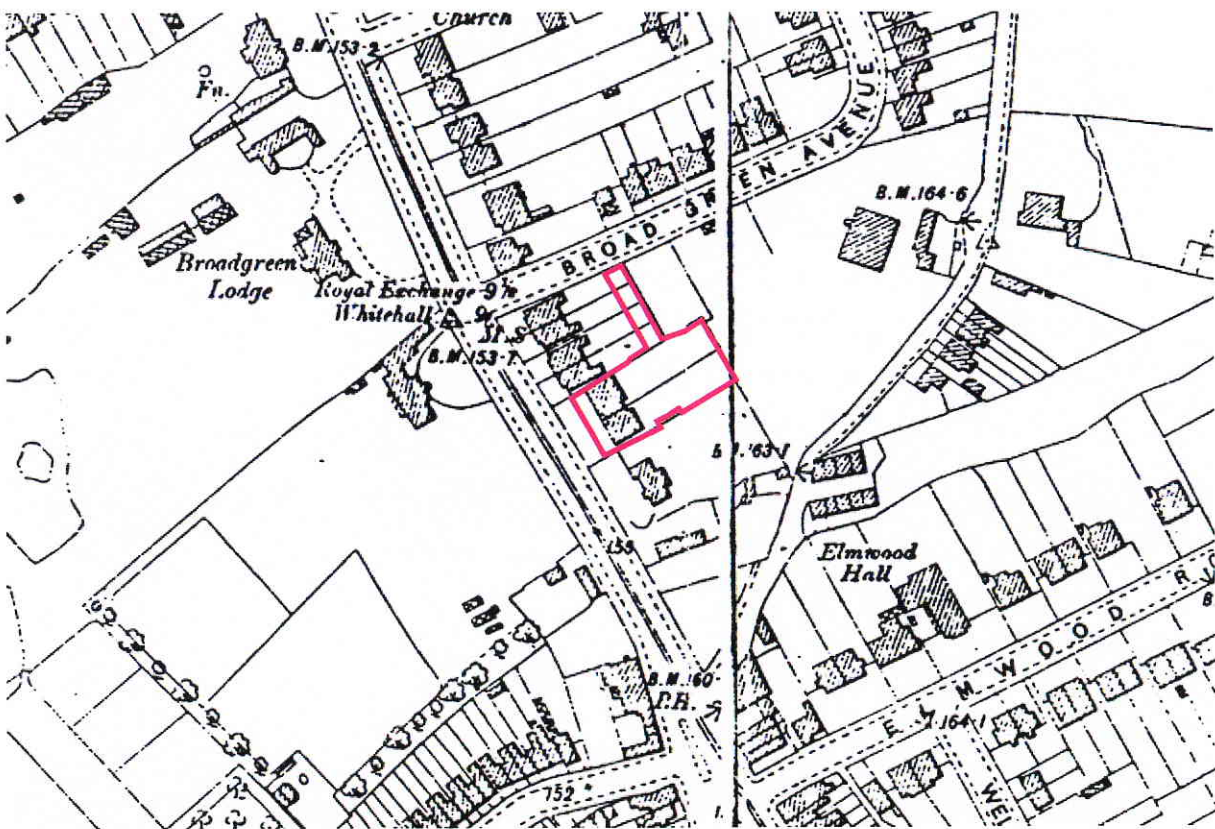


Figure 9. OS 25" to 1 mile map of 1894-6 showing the proposed development site, outlined red.



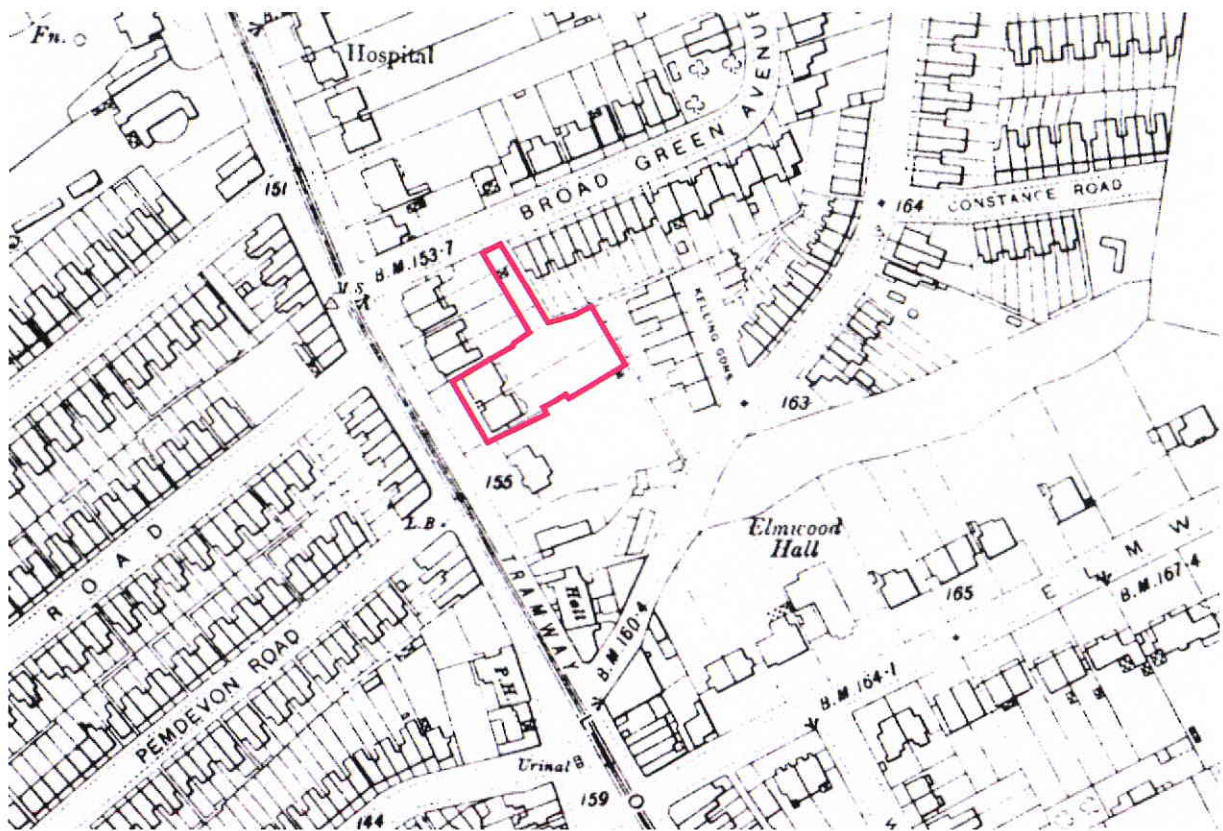


Figure 10. OS 25" to 1 mile map of 1913 showing the proposed development site, outlined red.

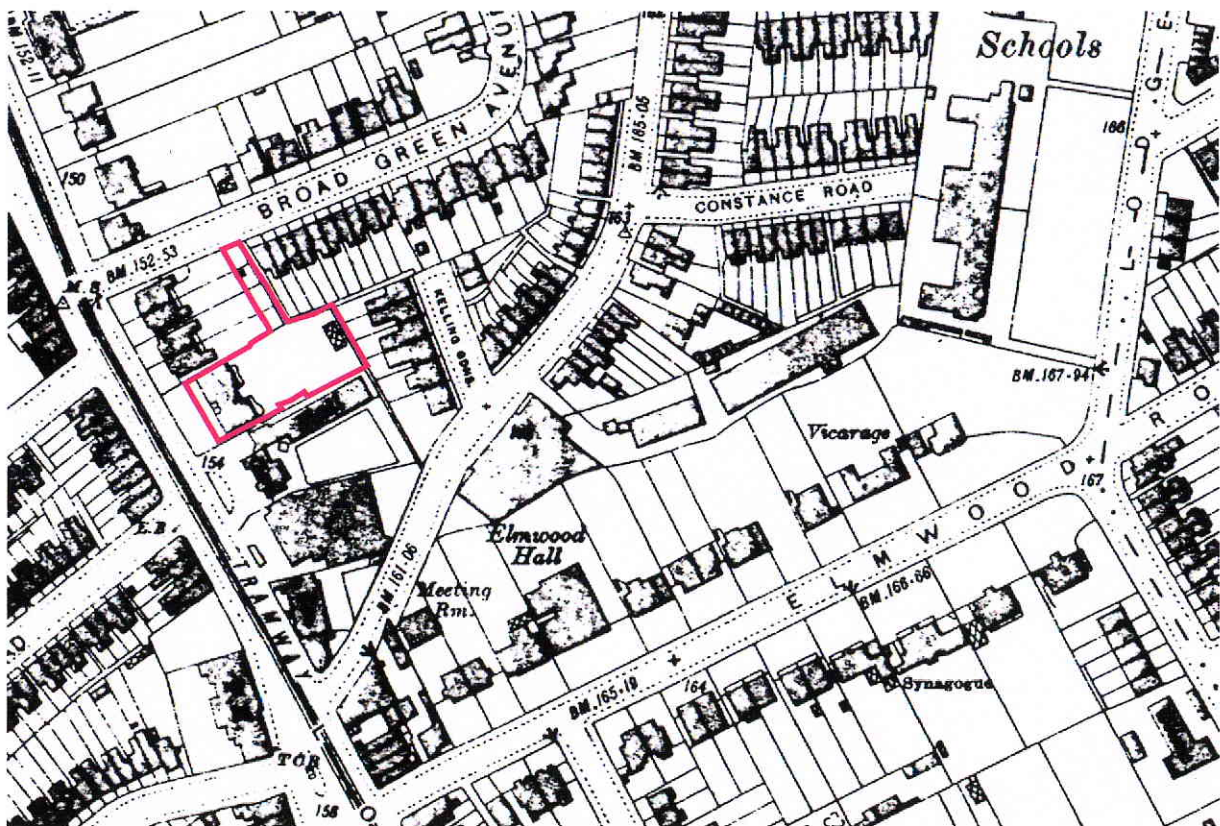


Figure 11. OS 25" to 1 mile map of 1932 showing the proposed development site, outlined red.



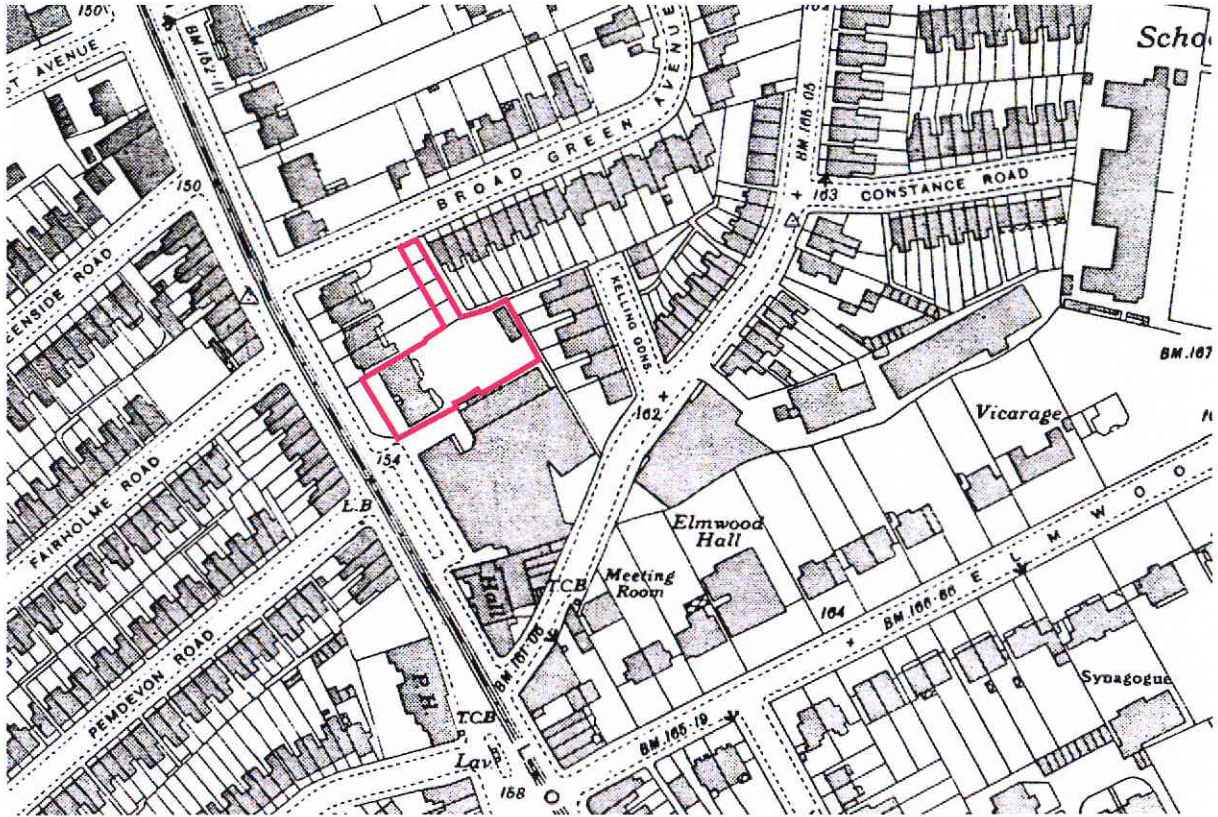


Figure 12. 1:2500 OS map of 1941 showing the proposed development site, outlined red.

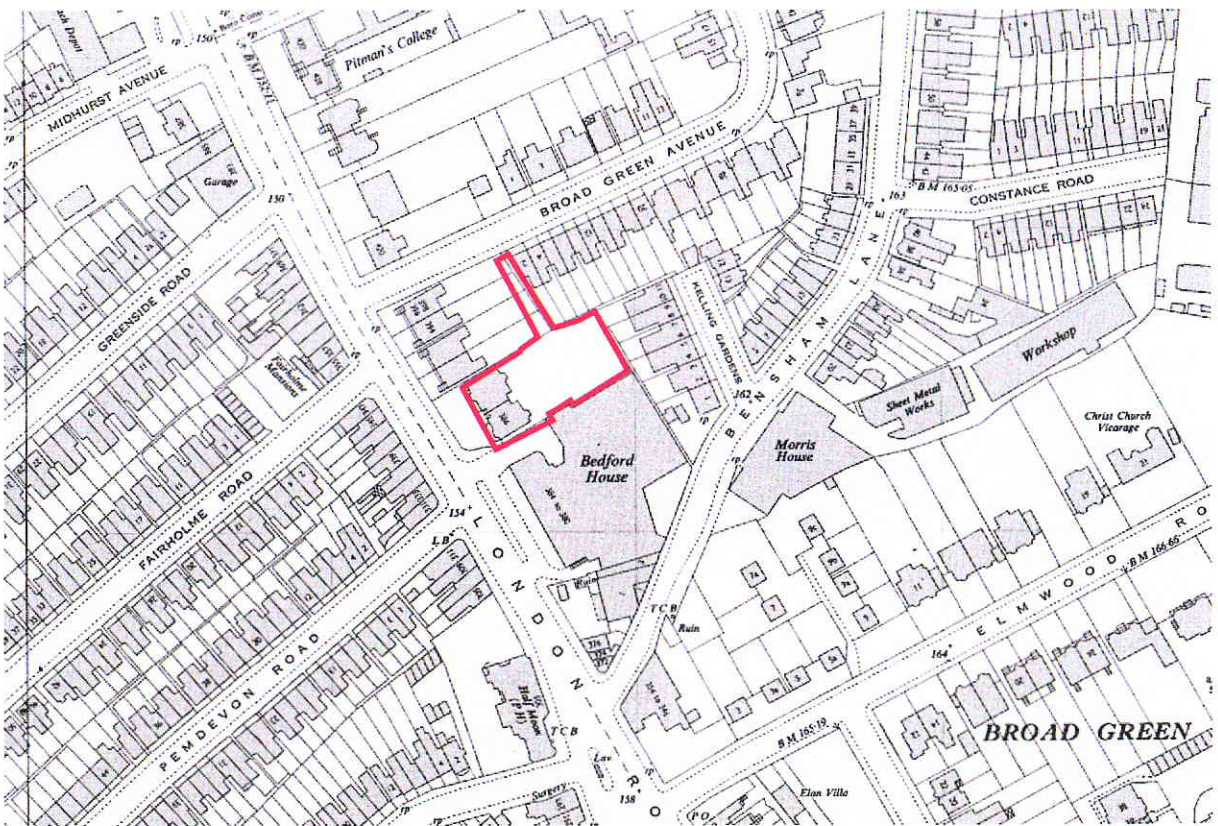


Figure 13. 1:2500 OS plan of 1955 showing the proposed development site, outlined red.