



22 Bishops Road Croydon

Archaeological Evaluation



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**22 Bishops Road
Croydon**

Archaeological Evaluation Report

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Quality Assurance

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Figure 1: Site location and evaluation trench plan

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Plate 1: Evaluation trench viewed from NNW

Plate 2: Post-medieval pit **104** & **109** viewed from SW



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Archaeological Evaluation Report

Summary

Wessex Archaeology was commissioned by Cablesheer Group (the Client) to undertake an archaeological evaluation of land at 22 Bishops Road, Croydon, London Borough of Croydon, centred on National Grid Reference (NGR) 531644, 166609

An archaeological evaluation was requested by the London Borough of Croydon Council, the Local Planning Authority (LPA), as part of the planning permission for the development of the Site into residential.

The evaluation comprised the excavation of a single trench revealing that the Site was heavily disturbed by post-medieval truncation, as a result of this disturbance it is unlikely that features of archaeological significance survive at the Site.



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Archaeological Evaluation Report

Acknowledgements

Wessex Archaeology would like to thank Kevin Rowe from Cablesheer Group for commissioning the work.

The fieldwork was undertaken by William Santamaria and Alissa Bissonnette. This report was written by William Santamaria and the report illustrations were prepared by Tom Piggot. The project was managed on behalf of Wessex Archaeology by Mark Williams.



22 Bishops Road Croydon

Archaeological Evaluation Report

1 INTRODUCTION

1.1 Project background

- 1.1.1 Wessex Archaeology (WA) was been commissioned by Cablesheer Group (the Client) to undertake an archaeological evaluation of land at 22 Bishops Road, Croydon, London Borough of Croydon, CR0 3LD (hereafter 'the Site'), centred on National Grid Reference (NGR) 531644, 166609 (**Figure 1**).
- 1.1.2 The archaeological evaluation was requested by the London Borough of Croydon Council, the Local Planning Authority (LPA), as part of the planning permission for the development of the Site into residential flats and is set out in Condition 7 of planning application 15/05775/P:

Condition 7

(A) No development other than demolition to the existing ground level shall take place until the applicant (or their heirs or successors in title) has secured the implementation of a programme of archaeological evaluation in accordance with a written scheme which has been submitted by the applicant and approved by the local planning authority in writing and a report on that evaluation has been submitted to the local planning authority.

(B) If heritage assets of archaeological interest are identified by the evaluation under Part A, then before development, other than demolition to existing ground level, commences the applicant (or their heirs and successors in title) shall secure the implementation of a programme of archaeological investigation in accordance with a Written Scheme of Investigation which has been submitted by the applicant and approved by the local planning authority.

Reason: *Heritage assets of archaeological interest may survive on the Site. The planning authority considers it appropriated to secure the provision of appropriate archaeological investigation, including the publication of results, in accordance with Section 12 of the NPPF in order to safeguard any heritage assets of archaeological interest*

- 1.1.3 A Written Scheme of Investigation (WSI) for the evaluation (WA 2017) was prepared by Wessex Archaeology (WA) and submitted to, and approved by the LPA, prior to the start of fieldwork. The evaluation was undertaken in accordance with the Chartered Institute for Archaeologists' *Standard and guidance: for field evaluation (2014)*.
- 1.1.4 The fieldwork was undertaken between the 23rd and 24th March 2017.



1.2 The Site

- 1.2.1 The Site comprises a sub-rectangular parcel of land of approximately 400 sq. m, located within the London Borough of Croydon. It is bounded to the north by Bishops Road and to the east, west and south by residential and industrial properties.
- 1.2.2 The Site is currently occupied by 'Bensham Engineering' used as a workshop for engine repair and restoration. It comprises a two storey workshop with a single storey garage to the side adjacent to No. 23 Bishops Road. There are also some single storey additions to the rear of the property.
- 1.2.3 The underlying bedrock geology is mapped as the London Clay Formation of clay and silt, a sedimentary bedrock, formed approximately 34-56 million years ago. This is overlain by alluvium of a mixture of clays, silts, sands and peats formed 2 million years ago (British Geological Survey).

2 ARCHAEOLOGICAL AND HISTORICAL BACKGROUND

2.1 Introduction

- 2.1.1 The Heritage Gateway holds information on archaeological finds spots and monuments within the vicinity of the Site. For the purposes of the WSI (WA 2016) an assessment of records within a 1 km radius was presented, a summary of this information is presented below.

2.2 Statutory and local heritage designations

- 2.2.1 The Site is within an Archaeological Priority Zone DL035795 designated for archaeological potential relating to the projected line of a Roman road.

2.3 Prehistoric

- 2.3.1 A limited number of flint tool findspots were identified across the study area.

2.4 Romano-British

- 2.4.1 The Roman Road from London to Portslade (Brighton) would have run through Croydon; however, its exact route through the town has been a matter of debate. One theory is that it followed the present routes of London Road, North End, High Street, South End, and Brighton Road (Gent 2002). This route would put the road to the west of the Site. A second possibility is that the road ran further to the west along Amworth Road, Old Palace Road and Violet Lane (Margary 1937).
- 2.4.2 A small brass coin, possibly of Romano-British date was recovered from a garden on Hancroft Road, directly west of the Site. Other Roman find spots were located within the study area.

2.5 Anglo-Saxon

- 2.5.1 Croydon is known to have been an established settlement by the Anglo-Saxon period, as the town is recorded in the Domesday Book of 1086 as *Croendene*, and previously as *Crogedene* in AD962. In the Domesday Book the town is entered as a very large settlement of 73 households, with assets including a mill and a church. The name 'Croydon' is Saxon, either meaning '*crooked wooded valley*' or '*the valley where the wild saffron grows*' (Gent 2002). The core of the Anglo-Saxon settlement is thought to have



been in the area known as Old Town. A Merovingian triens is recorded within the Study area.

2.6 Medieval

2.6.1 By the 13th century the main settlement of Croydon had moved to higher ground and was located in the High Street area (Gent 2002), this was due to the repeated flooding of the River Wandle. Named Croindone in the Domesday book, Croydon was an extensive parish at this time. Archbishop Kilwardby procured the right to hold a market on Wednesdays from Edward I. To the south of the Site a medieval to post-medieval plough soil was identified during a Museum of London Archaeological Services (MoLAS) evaluation in 1999. In 2000 MoLAS excavated a four trench evaluation where a medieval pond and medieval agricultural field boundaries were identified.

2.7 Post-medieval

2.7.1 Croydon gained importance during the post-medieval period as a major stopping point on the coaching route from London to the south coast. Before the railways were constructed, roughly fifty stage coaches travelled through Croydon every weekday. From the town itself, 11 or 12 coaches ran daily to London and back. Several coaching inns once stood in Croydon, to accommodate the large numbers of people travelling through the town.

2.7.2 Croydon was a well-established and growing town by this period. Bishops Road is south of the centre of Broad green, its name dates back to the 16th century and was a small settlement on the outskirts of Croydon. To the north of the Site an archaeological investigation identified a post-medieval pit and a Victorian basement during an evaluation in 2006. A windmill was marked on a 1762 map to the northeast of the Site.

2.8 19th Century

2.8.1 The 19th century saw huge development within Croydon. Improved transport and communication links made it an attractive commuter town for workers in the City of London, and Croydon's metal working and car manufacturing industries brought employment opportunities to the town itself (London poverty profile). In 1801 Croydon had a population of 5743 and consisted of a town centre and a few small outlying settlements. By 1901 this has risen to 133,895 (Croydon online). To the south of the Site is Christ Church West Croydon, originally built in 1851 by Archbishop Sumner. Sumner road to the south of the Site bears his name. The Site has been developed since the late 19th century, historical mapping shows structures within the Site on 1869-1882 OS map which continues with some changes up until today. There are a large number of listed buildings within the Study area dating from the Victorian to the post war periods.

2.9 Modern

Croydon continued to expand throughout the 20th century and by 2001 the population had reached 330,700 (Croydon online). With massive expansion within the area, a large number of late 19th and early 20th century listed buildings are recorded within the Site's study area. The Site its self has been used as a garage until recently, pockets of natural may survive beneath the existent building.



3 AIMS AND METHODS

3.1 General aims and objectives

- 3.1.1 Prior to the commencement of works, a WSI (WA 2016) was produced which set out the agreed aims and objectives of the evaluation, and the methods by which these aims would be achieved.
- 3.1.2 The principal aim of the evaluation was to record the location, extent, date, nature, character and significance of archaeological remains as may exist on the Site; to report on the results of the evaluation so that an informed decision on their subsequent treatment could be made, in light of the impact of the proposed development.
- 3.1.3 The specific aims of the evaluation are therefore to:
- *Clarify the presence/absence and extent of any buried archaeological remains within the Site that may be impacted by development;*
 - *Identify, within the constraints of the evaluation, the date, character and condition of any surviving remains within the Site;*
 - *Assess the degree of existing impacts to sub-surface horizons and to document the extent of archaeological survival of buried deposits; and*
 - *Produce a report which will present the results of the evaluation in sufficient detail to allow an informed decision to be made concerning the Site's archaeological potential.*

3.2 Fieldwork methodology

- 3.2.1 The evaluation was conducted according to the agreed WSI (WA 2017) and in compliance with the standards outlined in the ClfA's Standard and guidance for archaeological field evaluation (ClfA 2014a).
- 3.2.2 Prior to the commencement of the archaeological evaluation a phase of demolition works was undertaken and comprising the removal of existing buildings to ground level. Following this, a single trench measuring approximately 12 m x 1.8 m and orientated north by northwest to south by southeast was excavated (**Figure 1**).
- 3.2.3 The trench location as proposed in the WSI had to be altered slightly due to on site logistical constraints such as below ground services. The trench location was recorded using a GPS.
- 3.2.4 The trench was dug using a mechanical excavator equipped with a toothless ditching bucket. The trench was excavated to the level of natural geology or the archaeological horizon, whichever was encountered first. All machine excavation was under constant supervision by a suitably qualified archaeologist. Machine excavation proceeded in spits, c. 50-200mm at a time, but reduced to 10-20mm as the archaeological horizon was approached. When appropriate, hand cleaning was undertaken to establish the nature of the deposits.



- 3.2.5 Once the level of archaeological deposits was exposed by machine, archaeological features was sampled sufficiently to address the aims of the evaluation, and recorded to professionally accepted standards.
- 3.2.6 Spoil derived from hand-excavated archaeological features was visually scanned and metal-detected by trained archaeological personnel for the purposes of finds retrieval.
- 3.2.7 In the event of the identification of an exceptional number and/or complexity of archaeological deposits, sample excavation was to be more circumspect and aimed to be minimally intrusive. Excavation was, however, sufficient to resolve the principal aims of the evaluation and to a level agreed with the Client and GLAAS.
- 3.2.8 Where complex archaeological stratification was encountered, deposits were to be left in situ and alternative measures to assess the depth of this stratification agreed with GLAAS. Where modern features were seen to truncate the archaeological stratification, and where practicable, these were carefully removed without damage to surrounding deposits to enable the depth of stratification to be assessed.
- 3.2.9 Any potential features and deposits of possible archaeological origin were to be partially excavated to ascertain their nature and function, and would be fully recorded using WA's *pro forma* record sheets.
- 3.2.10 A digital photographic record was kept. Special attention was placed on the recording of the mechanical excavation, spoil handling and storage prior to, during and following the completion of the trial trench evaluation.
- 3.2.11 A full graphic record was kept. The site drawings were drawn at an appropriate scale, typically 1:10 for sections and 1:20 for plans.
- 3.2.12 Site survey was carried out using a Leica Viva series GNSS unit using the OS National GPS Network through an RTK network with a 3D accuracy of 30mm or below. All survey data was recorded using the OSGB36 British National Grid coordinate system.
- 3.2.13 The trench was completed to the satisfaction of the Client and Greater London Archaeological Advisory Service (GLAAS) and backfilled using the excavated material in the approximate order in which it was excavated by WA and left level on completion. No other reinstatement or surface treatment was undertaken.

4 ARCHAEOLOGICAL RESULTS

4.1 Introduction

- 4.1.1 Details of individual contexts are retained in the project archive. Summaries of the excavated sequences can be found in the trench tables in **Appendix 1**.
- 4.1.2 The stratigraphy observed comprised a layer of hardcore 0.35m thick which overlay madeground deposits 0.40m thick, which in turn overlay natural geology at an average depth of 0.75m below ground level (BGL). No surviving subsoil was encountered, suggesting the Site has been truncated to the natural during the construction of former building, and later built up with imported material to form the present ground level.
- 4.1.3 The trench had to be altered slightly from the project design (**Figure 1**) to avoid below ground services.



4.2 Results

- 4.2.1 The evaluation trench (**Plate 1, Figure 1**) was aligned north by northwest to south by southeast and was excavated to the top of the natural geological horizon found at a depth of 0.75m BGL. Two large Post-medieval pits **104 & 109** and a small rubbish pit **115** were found within the trench.
- 4.2.2 Pit **104** measured 3.20m wide and 0.60m deep, although not fully exposed in plan the pit appeared circular in plan where exposed, with flat base and moderate concave sides. It was truncated by pit **109**, which measured 4.02m wide x 0.80m deep, being possibly sub circular in plan with flat base and moderate irregular sides. This in turn was cut by a small rubbish pit **115** which measured 1.50m wide x 0.50m deep presenting flat base and straight vertical sides. Several Post-medieval finds were retrieved from all the features, including construction building material, clay pipes, pottery and glass.

5 ARTEFACTUAL EVIDENCE

5.1 Introduction

- 5.1.1 The finds retrieved from the Site were examined by a Wessex Archaeology in house specialist who determined no further work would be required. They consisted of fragments of post medieval brick and tile, modern glazed ceramics and undiagnostic fragments of clay pipe.

6 DISCUSSION

- 6.1.1 During the evaluation three Post-medieval pits were located and investigated within the trench. These features are probably associated with the construction/ occupation of the former buildings at the Site and are of limited interest even to the post-medieval development of Croydon.
- 6.1.2 Post-medieval activity, including probable levelling of the Site have resulted in the loss any surviving topsoil, subsoil or any other buried deposits and likely impacted on the natural geology. As a result it is highly unlikely that any earlier archaeological features survive within the Site.

7 STORAGE AND CURATION

7.1 Museum

- 7.1.1 It is recommended that the project archive resulting from the excavation be deposited with London Archaeological Archive Centre. Deposition of any finds with the Museum will only be carried out with the full agreement of the landowner.

7.2 Preparation of Archive

- 7.2.1 The complete site archive, which will include paper records, photographic records, graphics, artefacts, ecofacts and digital data, will be prepared following the standard conditions for the acceptance of excavated archaeological material by an appropriate Museum, and in general following nationally recommended guidelines (SMA 1995; ClfA 2014; Brown 2011; ADS 2013).
- 7.2.2 All archive elements will be marked with the site code 115490, and a full index will be prepared. The physical archive comprises the following:



7.2.3 1 files/document cases of paper records

7.3 Discard policy

7.3.1 Wessex Archaeology follows the guidelines set out in Selection, Retention and Dispersal (Society of Museum Archaeologists 1993), which allows for the discard of selected artefact and ecofact categories which are not considered to warrant any future analysis. Any discard of artefacts will be fully documented in the project archive.

7.3.2 The discard of environmental remains and samples follows nationally recommended guidelines (SMA 1993; 1995; English Heritage 2011).

7.4 Copyright policy

7.4.1 In line with current best practice (e.g. Brown 2011), on completion of the project a security copy of the written records will be prepared, in the form of a digital PDF/A file. PDF/A is an ISO-standardised version of the Portable Document Format (PDF) designed for the digital preservation of electronic documents through omission of features ill-suited to long-term archiving.

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8.1 Online Resources

<http://www.heritagegateway.org.uk>

<http://www.bgs.ac.uk/>



9 APPENDIX 1 – TRENCH TABLE

CBM: construction building material
FO: Fill of

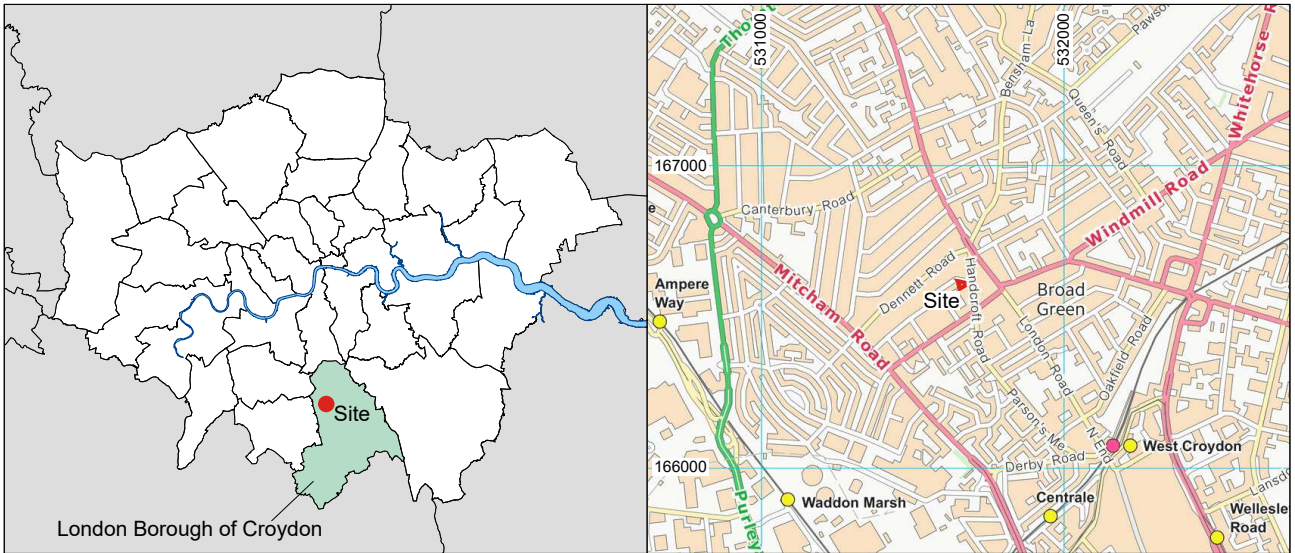
DBF: deliberate backfill
FW: Fill with

Trench 1	Dimensions:	12m x 1.8m x 0.75m	
	Land use:	Garage and workshop	
	Coordinates:	531658.595, 166612.211, 45.11m aOD	
Context Number	Interpretative Category	Description	Depth BGL (m)
101	Layer	Hard core. Made ground with chalk, red brick, and stone. Changes through length of trench but all made ground. Mid brownish red sandy loam with common small subangular angular stones	0 - 0.35
102	Layer	Made ground. Mid brownish orange sandy silt with common building rubble and med sub angular stones, gravel occasionally.	0.35 - 0.75
103	Layer	Natural geology. Mid orangey brown silty clay with abundant patches of sandy soil containing small to medium subangular and subrounded stones.	0.75 - 1.15+
104	Cut	Post medieval pit which cuts natural and in turn is cut by pit 109. Truncated by modern development. Possibly circular in plan, flat base, moderate concave sides. 3.20m wide x 0.60m deep. FW 105, 106, 107, 108.	0.52 – 0.92
105	Fill	DBF. Dark brownish sandy silt with occasional subrounded stones and rare flecks of chalk. FO 104	0.52 – 0.92
106	Fill	DBF. Mid orangey brown sandy clay with occasional subangular stones and rare chalk flecks. FO 104	0.52 – 0.92
107	Fill	DBF. Dark brownish grey silty sand with rare chalk flecks. FO 104	0.52 – 0.92
108	Fill	DBF. Mid yellowish orange sandy gravel with abundant small sub rounded pebbles. FO 104	0.52 – 0.92
109	Cut	Post medieval pit which cuts out 104 and in turn is recut by pit 115. 4.02m wide x 0.80m deep. Possibly subcircular in plan, flat base, moderate concave (SE) to straight (NW) sides. FW 110-114	0.38 – 1.14
110	Fill	DBF. Dark brownish silty sand mottled with brownish orange silty clay. Occasional gravels and chalk nodules. Rare charcoal flecks. FO 109.	0.38 – 1.14
111	Fill	DBF. Mid yellowish orange sandy gravel with common sub rounded pebbles. FO 109	0.38 – 1.14



112	Fill	DBF. Dark brownish grey silty sand with rare chalk flecks and rare small sub rounded stones. FO 109	0.38 – 1.14
113	Fill	DBF. Mid yellowish brown sandy gravel with abundant sub rounded pebbles. FO 109	0.38 – 1.14
114	Fill	DBF. Dark brownish grey silty sand with rare sub rounded stones Rare charcoal, occasional CBM, pot, glass and clay pipe. FO 109	0.38 – 1.14
115	Cut	Post-med rubbish pit. 1.50m wide x 0.50m deep. Straight vertical sides and flat base. Cut through pit [109]. FW 116	0.30 – 0.80
116	Fill	DBF of rubbish pit, dark brownish orange silty sand with common brick and CBM, chalk, and sub angular and sub rounded small stones. FO 115	0.30 – 0.80

10 APPENDIX 2 - OASIS RECORD FORM



- Site boundary
- Evaluation trench
- Archaeology



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Site location and evaluation trench


Figure 1



Plate 1: Evaluation Trench 1 viewed from north-northwest



Plate 2: Post-medieval pits 104 & 109 viewed from the southwest

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