



**WADDON DEVELOPMENT,
LONDON BOROUGH OF CROYDON**

Archaeological Excavation Report

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QUALITY ASSURANCE

SITE CODE	WPY10	ACCESSION CODE		CLIENT CODE	
PLANNING APPLICATION REF.	09/02856/P	NGR		531188 164370	

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* I= INTERNAL DRAFT E= EXTERNAL DRAFT F= FINAL

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Summary

Wessex Archaeology was appointed by CCURV LLP, to carry out an archaeological excavation at Waddon (Waylands) in the London Borough of Croydon (NGR 531188 164370). The excavation was carried out in response to a planning condition placed on the mixed use and associated infrastructure development (Planning ref: 09/02856/P) of the Site.

The excavation area was stripped using a mechanical excavator with a toothless bucket, under constant archaeological supervision. The fieldwork took place between the 8th and 15th December 2010.

The excavation confirmed the results of evaluation **Trench 7**; three shallow ring gullies were recorded on a northeast-southwest alignment along the southern edge of the excavation area. Only the full circumference of the central ring gully was observed; the north-eastern and south-western ring gullies were truncated by modern services. The fills within these features were very similar and contained ceramic material, including two sherds of post-medieval pottery.

Ordnance Survey mapping from 1870 shows the central area of the Site to be occupied by Coldharbour Villa, with associated gardens and orchards to the east and south. It is probable that the three ring gullies are garden features associated with the Victorian orchard.

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Acknowledgements

Wessex Archaeology would like to thank CCURV LLP for commissioning this archaeological excavation and Mark Stevenson, Greater London Archaeological Advisor, for his advice and monitoring of the fieldwork.

The fieldwork was directed by Sarah Mounce with the assistance of Marie Kelleher. The report was prepared by Sarah Mounce and the illustrations by Elizabeth James. The finds were assessed by Lorraine Mephram.

The project was managed on behalf of Wessex Archaeology by Mark Williams.

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Archaeological Excavation Report

1 INTRODUCTION

1.1 Project Background

- 1.1.1 Wessex Archaeology was appointed by CCURV LLP, to carry out an archaeological excavation at Waddon (Waylands) in the London Borough of Croydon (NGR 531188 164370) hereafter 'the Site' (**Figure 1**).
- 1.1.2 The excavation was carried out in response to a planning condition placed on the mixed use and associated infrastructure development (Planning ref: 09/02856/P) of the Site.
- 1.1.3 The archaeological excavation was undertaken in accordance with a Written Scheme of Investigation (WSI) (Wessex Archaeology 2010). The WSI was agreed in advance of the fieldwork with Mark Stevenson of the Greater London Archaeological Advisory Service (GLAAS), the Archaeological Advisor acting on behalf of the London Borough of Croydon. All works were carried out in accordance with the relevant guidance given in the Institute for Archaeologists *Standard and Guidance for Archaeological Excavation* (2008).
- 1.1.4 The fieldwork was conducted between the 8th and 15th December 2010. This report documents the results of the archaeological excavation, incorporating relevant information from the evaluation, and presents an assessment of the results.

1.2 Site Location, topography and geology

- 1.2.1 The Site occupies a sub-rectangular plot of land approximately three hectares and is bound to the north by Denning Avenue, to the west by Purley Way and to the south and east by houses fronting onto Coldharbour Road (NGR 531188 164370).
- 1.2.2 The Site is located within the grounds of the former Red Gates and Waddon schools to the south and the Waylands Centre to the north.
- 1.2.3 The Site is situated on several level plateaus, decreasing in height from south to north, which suggests levelling/terracing of the Site prior to construction of the schools and Waylands Centre. The Site lies at approximately 50m above Ordnance Datum (aOD).
- 1.2.4 The solid geology within the Site is mapped as Upper Cretaceous Chalk comprising white chalk with flints (British Geological Survey 1998, Sheet 270).

2 ARCHAEOLOGICAL AND HISTORICAL BACKGROUND

2.1 Introduction

- 2.1.1 In advance of the development, a Desk Based Assessment was prepared by Wessex Archaeology (2009). The document described in detail the known information about the archaeological resources within the Study Area (750m

radius around the Site). The results of this assessment are summarised below.

Prehistoric (650,000BC-AD43)

- 2.1.2 Evidence of small scale prehistoric activity, both occupation and transient, was found within the Study Area. The majority of the finds comprised struck flint, the dates of which cannot be refined to a specific prehistoric period.
- 2.1.3 The archaeological excavations undertaken within the Site itself (site of the Propeller Public House) revealed a number of prehistoric flints. They were, however, retrieved from modern and post-medieval contexts and are considered to be residual.
- 2.1.4 Palaeolithic finds were recorded to the north of the Site, where a concentration of artefacts, including cores and implements, were found.
- 2.1.5 A Neolithic arrowhead was found to the north of the Site; however, no features associated with the find were recorded. During archaeological investigations at 542-546 Purley Way, 1,400 flint artefacts were found, dating from the Late Neolithic to the Late Bronze Age. A Mid-Late Bronze Age pit, from which pottery and struck flint were retrieved, was also recorded to the north-west of the Site.
- 2.1.6 No evidence of Iron Age activity has been recovered from the Study Area. It has been suggested that several modern roads, for example Stafford Road to the west of the Site, follow the lines of Iron Age trackways, but there is no archaeological evidence to support this theory.

Romano-British (AD43-410)

- 2.1.7 The Roman Road from London to Hassocks was found during early 20th century excavations to the south of the Site. It ran on a north-south alignment and was 4.2m wide. It comprised rammed chalk overlying a bed of flint.
- 2.1.8 There is limited evidence for settlement activity of Romano-British period within the Study Area. A single Roman pot was recovered from the excavations at 542-546 Purley Way. A single roof tile was found to the north of the Site.

Saxon (AD410-1066) and Medieval (AD1066-1500)

- 2.1.9 Little is known about the Saxon occupation of the area. There is a possibility that a Saxon cemetery was located to the north-west of the Site, but the information is unclear.
- 2.1.10 In the 12th century, Henry I gave the Manor of Waddon, located to the north of the Site, to the monks of Bermondsey Abbey. Subsequently, the Manor was passed onto the Archbishop of Canterbury.
- 2.1.11 A single medieval tile was found during the Propeller Public House excavations, but no features dating to this period were recorded. Further finds, comprising pottery and peg tiles, were found to the south-west and to the north of the Site.

Post-medieval and Modern (AD1500-to date)

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- 2.1.12 In the 17th century, the timber manor house at Waddon was replaced by a new building. Excavations at 375 Purley Way recorded a brick lined barrel vaulted cellar, possibly belonging to a building associated with the manor.
- 2.1.13 The rural character of Waddon was retained until the late 19th century, when the South Croydon Railway was built and the area became a popular location for Victorian villas. Coldharbour Villa, located in the central part of the Site, is shown on the 1870 Ordnance Survey (OS) map. The main house fronted west onto Purley Way. The back of the property was occupied by gardens and an orchard. Most of the northern part of the Site was mapped as a vacant plot.
- 2.1.14 An 'Old Chalk Pit' was mapped to the south-east of the Site suggesting quarrying in the area. The 1913 edition OS map shows the northern part of the Site was subject to ground reduction.
- 2.1.15 From the 1930s, housing estates were built to the south and east of the Site and industrial areas to the west. The Propeller Public House was first mapped in 1941. Between 1965 and 1975 the Villa was demolished and replaced by the existing school buildings.
- 2.1.16 An archaeological evaluation of the Site undertaken by Wessex Archaeology in 2009 revealed a small ring gully in **Trench 7 (Figure 1)**. The gully contained a small piece of abraded pottery which may have been Roman. No other archaeological features or deposits were recorded in the remaining six trenches.

3 AIMS AND OBJECTIVES

3.1 General

- 3.1.1 The general aims of the archaeological excavation, as specified in the WSI (Wessex Archaeology 2010), were:
- To provide further information concerning the presence/absence, date, nature and extent of any buried archaeological remains.
 - To investigate and record these archaeological remains within the proposed footprint of the new building and access road.
 - To compile a record of the resource, to analyse the results and to disseminate them.

3.2 Specific

- 3.2.1 The specific aims, as stated in the WSI (Wessex Archaeology 2010), were:
- To identify and further characterise the ring gully found in **Trench 7** during the archaeological evaluation.
 - To identify, excavate and record any features associated with this feature.

4 METHODOLOGY

4.1 Introduction

4.1.1 The following methodology was proposed in order to meet the aims of the archaeological excavation. All fieldwork was conducted in accordance with the methodology set out in the WSI (Wessex Archaeology 2010) and carried out in compliance with the standards outlined in the Institute for Archaeologists' *Standard and Guidance for Archaeological Excavation* (2008).

4.2 Service location

4.2.1 Prior to and during excavation, the area was scanned to verify the absence of any underground services using a Cable Avoidance Tool (CAT). As a result an underground service was found to be present towards the western end of the excavation area.

4.3 Fieldwork

4.3.1 The excavation area measured approximately 30m by 20m and was positioned over the location of evaluation **Trench 7**. Part of the southern boundary of the Site was moved northwards due to the presence of a pit of buried Japanese Knotweed and the location of an electricity cable beneath a concrete slab (**Figure 1**).

4.3.2 The excavation area was stripped with a mechanical excavator, using a toothless bucket, under constant archaeological supervision. Machine excavation ceased at the identification of significant archaeological deposits or where natural geology was encountered.

4.3.3 All archaeological features were surveyed using a Global Positioning System (GPS) and tied into the Ordnance Survey.

4.3.4 Following completion of the excavation, the archive and all artefacts were taken to the offices of Wessex Archaeology in Rochester where they were processed and assessed for this report.

4.4 Recording

4.4.1 All recording was undertaken using Wessex Archaeology's *pro forma* recording system.

4.4.2 All archaeological features and deposits exposed were hand cleaned and excavated to determine their nature, character and date.

4.4.3 A complete drawn record of the excavated features comprising both plans and sections, drawn to appropriate scales (1:20 for plans, 1:10 for sections) were undertaken. The plans and sections were annotated with coordinates and aOD heights.

4.4.4 Photographs were taken as appropriate, providing a record of excavated features and deposits, and images of the overall site to illustrate the location and context of the archaeological features. The photographic record comprises black and white, colour images and digital photography. A

photographic register of all photographs taken is contained within the project archive.

4.4.5 All interventions were surveyed using a GPS tied into the Ordnance Survey.

4.5 Health and Safety

4.5.1 All work was carried out in accordance with the Health and Safety at Work etc. Act 1974, the Management of Health and Safety regulations 1992 and Health and Safety in Field Archaeology 1997, and all other relevant Health and Safety legislation, regulations and codes of practice in force at the time.

4.5.2 A Health and Safety Risk Assessment was produced by Wessex Archaeology (2010), which was read and understood by all staff attending the Site before groundwork commenced.

5 RESULTS

5.1 Introduction

5.1.1 This section presents the results of the Archaeological Excavation. Detailed descriptions of the contexts recorded are included in **Appendix 2**. **Figure 1** presents the location of the excavation area and the previous evaluation trenches. **Figures 2-4** provide illustrations of the archaeological features along with key sections and photographs.

5.2 Stratigraphic Sequence

5.2.1 The general soil stratigraphy across the Site was made ground overlying the natural clay.

5.3 Archaeological Results

5.3.1 Towards the southern edge of the excavation area were three ring gullies which appeared to be on a northeast-southwest alignment and were all spaced c. 4.50m apart. All three ring gullies were recorded directly beneath the made ground and were cut into the natural clay.

5.3.2 The ring gully (**Group 141**) located furthest to the northeast was truncated along its south-eastern quadrant by a modern soak away (**Figure 2**). This ring gully had an external diameter of 2.96m and an internal diameter of 2.13m. The width of the gully itself varied between 0.35m and 0.46m with the depth measuring 0.09m in the southern half and 0.15m in the northern half. The excavated slots (**105** and **108**) revealed a shallow concave profile with the northern half of the ring gully displaying two fills; of which the lower fill was only present in the northernmost slot. Artefacts including ceramic building material (CBM), brick and charcoal were recorded from the upper dark grey sandy clay fill (**107** and **109**), and CBM and a fragment of bone were retrieved from the lower mid orange brown sandy clay fill (**110**) in the northernmost slot **108**.

5.3.3 The central ring gully (**Group 142**) confirmed the findings of evaluation **Trench 7 (Figure 3)**. This gully was the largest of the three, measuring 3.38m by 3.28m externally and 2.96m by 2.67m internally. The gully had an average width of 0.23m and an average depth of 0.17m. The archaeological

interventions (**106**, **112** and **115**) revealed vertical sides and a flat base which sloped slightly downwards towards its internal edge. The sides of all three slots had been disturbed by rooting to a small extent and the external edge of cut **115** had been truncated by brick and concrete forced into the clay from the made ground above. Mid grey sandy clay fill (**114**) similar to that recorded in ring gully **Group 141** was observed within the north-western quadrant and in slot **112**. Mid brown sandy clay fill (**111** and **113**) was recorded within slots **106** and **112**; this fill was also very similar to the lower fill recorded in slot **108** in the ring gully to the northeast. The southernmost slot **115** contained a mottled mid orange brown grey sandy clay (**116**); this is most likely a mixture of the other two fills caused by the heavy disturbance along this section of the ring gully. All fills contained varying quantities of CBM, brick and charcoal.

- 5.3.4 Just over half of the ring gully (**Group 143**) located towards the southwest of the other two gullies had survived (**Figure 4**). This gully appeared to be situated on slightly higher ground than the other two gullies and its western half had been truncated by wall footings. The surviving external diameter measured 2.70m and 2.04m internally. The archaeological intervention **117** retained a very shallow concave profile which measured 0.32m wide by 0.06m deep. The gully contained a single fill of mid grey sandy clay (**118**) with a small quantity of CBM. This fill was again very similar to the upper fills recorded in the other two ring gullies (**Group 141** and **142**).

6 FINDS

- 6.1.1 A very small quantity of artefacts was recovered from the Site, consisting largely of ceramic material (brick and tile, and pottery). This includes a few fragments of medieval roof tile, together with fragments of post-medieval brick. The medieval tile is almost certainly redeposited in these contexts, and cannot be used as firm dating evidence.
- 6.1.2 The two sherds of pottery are both post-medieval red earthenwares (PMR), and include one sherd from a modern flowerpot (**110**).
- 6.1.3 A few small fragments of animal bone and burnt (unworked) flint are of uncertain date. The burnt flint has been discarded.

Table 1: All finds by context (number / weight in grammes)

Context	Animal Bone	Burnt Flint	CBM	Pottery
107			1/40	
109			3/126	1/30
110	2/9		3/42	1/3
111			2/59	
113		5/101	1/16	
118			1/39	
TOTAL	2/9	5/101	11/322	2/33

CBM = ceramic building material

7 ENVIRONMENTAL

- 7.1.1 The archaeological features were identified as unsuitable for environmental sampling due to the contamination from the made ground above.

8 DISCUSSION

- 8.1.1 The ring gully to the northeast and the one located to the southwest were similar in size and profile, whereas the central ring gully was slightly larger in plan and retained a square-cut profile rather than a shallow concave profile.
- 8.1.2 The only dateable evidence was recorded within the north-eastern ring gully and dates the feature to the post-medieval period. It is likely that these features have a similar function and can be associated with Coldharbour Villa.
- 8.1.3 The three ring gullies are located in an area identified as an orchard on the 1870 Ordnance Survey map. The map also shows a Summer House to the south of this orchard, and pathways leading from the Villa through the orchard to the Summer House. It is likely that this orchard would have served as a more formal garden feature as opposed to serving a purely horticultural function, due to the fact that one would have to walk through the orchard to get to the Summer House. For this reason some of the trees may have been fenced off or had a small retaining wall built around them.
- 8.1.4 The profile of the central ring gully is the only one of the three features that suggests it may have retained a wall. There was no evidence to suggest fence posts were used to demarcate the enclosed areas. There was also a lack of tree roots within the ring gullies which one would expect to find if these features were fencing off ornamental trees.
- 8.1.5 The ring gullies could have served as storage areas, possibly apple stores built off the ground. However, these would have had to have been hidden from guests walking through to the Summer House.
- 8.1.6 Another possibility is that these ring gullies are the remains of ornamental plant bedding.
- 8.1.7 The actual function of these ring gullies is unclear, mainly due to the disturbance caused by the modern services and overlying made ground. It is probable though that they are associated with the orchard on the Coldharbour Estate.

9 ARCHIVE

9.1 Preparation and Deposition

- 9.1.1 The complete project archive will be prepared in accordance with the Museum of London's *General standards for the preparation of archaeological archives deposited with the Museum of London* (2009), and in general following nationally recommended guidelines (Walker 1990; SMA 1995; Richards and Robinson 2000; Brown 2007).

9.2 Archive

9.2.1 Following the fieldwork the archive and all artefacts were subsequently transported to Wessex Archaeology's Rochester office where they were processed and assessed for this report. The accompanying documentary records from the archaeological works have been compiled into a stable fully cross-referenced and indexed archive in accordance with Appendix 6 of Management of Archaeological Projects (English Heritage 1991).

9.2.2 The contents of the project archive, comprises an A4 ring-bound file containing the following (as further detailed in **Appendix 1**):

- 21 Context Sheets
- 1 A3 and 7 A4 Drawings, including 1 Graphics Register
- 6 Photographic Records
- Day Book
- A copy of the WSI

9.2.3 The project archive including plans, photographs and written records are currently held at Wessex Archaeology's Rochester office under the MOL Site code **WPY10**. The project archive will be deposited with Museum of London. Deposition of the finds with the museum will only be carried out with the full agreement of the landowner.

9.3 Copyright

9.3.1 The full copyright of the written/illustrative archive relating to the Site will be retained by Wessex Archaeology Ltd under the Copyright, Designs and Patents Act 1988 with all rights reserved. The recipient museum, however, will be granted an exclusive license for the use of the archive for educational purposes, including academic research, providing that such use shall be non-profit making, and conforms to the Copyright and Related Rights regulations 2003.

9.4 Security Copy

9.4.1 In line with current best practice, on completion of the project a security copy of the paper records will be prepared, in the form of microfilm. The master jackets and one diazo copy of the microfilm will be submitted to the National Monuments Record Centre (NMR) (English Heritage) in Swindon; a second diazo copy will be deposited with the paper records at the Museum of London, and a third diazo copy will be retained by Wessex Archaeology.

9.4.2 In addition an OASIS online record will be completed for submission to the London Archaeological Archives and Research Centre (LAARC) of the Museum of London. This will include an uploaded digital version of the report.

10 REFERENCES

British Geological Society 1998 *Solid and Drift Geology, sheet 270*.

Brown D.H. 2007 *Archaeological Archives: A Guide to Best Practice in Creation, Compilation, Transfer and Curation*. Archaeological Archives Forum.

English Heritage 1991 *Management of Archaeological Projects*. London, English Heritage.

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Richards J. and Robinson D. 2000 *Digital Archives from Excavation and Fieldwork: A Guide to Good Practice*. Archaeology Data Service.

SMA 1995 *Towards an Accessible Archaeological Archive*. Society of Museum Archaeologists.

Walker K. 1990 *Guidelines for the Preparation of Excavation Archives for Long-Term Storage*. UKIC Archaeology Section.

Wessex Archaeology 2009 *Waylands, London Borough of Croydon. Archaeological Desk-based Assessment*. Ref: 71990.01

Wessex Archaeology 2009 *Waddon Development, London Borough of Croydon. Archaeological Evaluation Report*. Ref: 71991.02

Wessex Archaeology 2010 *Waddon Development, London Borough of Croydon, London. Written Scheme of Investigation: Project Design for Archaeological Excavation*. Ref: T13638

Wessex Archaeology 2010 *Waddon Development, London Borough of Croydon. Archaeological Excavation a Project Health and Safety Risk Assessment*.

APPENDIX 1: ARCHIVE INDEX

File No.	NAR Cat.	Details	Format	No. Sheets
1	-	Index to Archive	A4	1
1	A	Client Report	A4	-
1	-	Project Specification	A4	13
1	B	Day Book (photocopy)	A4	11
1	B	Context Index	A4	1
1	B	Context Record Sheets	A4	21
1	B	Survey Data Index	A4	-
1	B	Survey Data Print-out	A4	1
1	B	Site Graphics	A4	8
1	B	Site Graphics	A3	1
1	D	Photographic Register	A4	6
1	D	CD-Rom – digital photo's	-	
1	E	Environmental Sample Register	A4	-
1	E	Environmental Sample Records	A4	-
2	-	B+W Negatives	35mm	4
2	-	Colour slides	35mm	4
FINDS		Animal bone; CBM; Pottery		

APPENDIX 2: CONTEXT SUMMARY TABLE

All archaeological deposits/features shown in **bold**
 All (+) indicate deposits/features not fully excavated

Context	Description	Interpretation/Process of deposition	Dimensions
101	Black tarmac	Made ground - tarmac	0.00-0.18m
102	Crushed yellow and orange brick rubble	Made ground	0.18-0.28m
103	Light yellow brown clay with abundant brick fragments	Made ground	0.28-0.50m
104	Light yellow brown clay with occasional intrusive brick fragments from (103)	Natural	0.50m +
105	Curvilinear in plan with gentle concave sides and a concave base	Cut – shallow ring gully	0.35m wide x 0.09m deep
106	Curvilinear in plan with straight vertical sides and a flat base	Cut – shallow ring gully with box-shaped profile	0.25m wide x 0.17m deep
107	Dark grey brown sandy clay with occasional broken brick, CBM and charcoal flecks	Fill – secondary fill of ring gully 105	0.09m deep
108	Curvilinear in plan with moderately straight sides and concave base	Cut – shallow ring gully	0.46m wide x 0.15m deep
109	Dark black grey sandy clay with occasional broken brick, CBM and charcoal flecks	Fill – upper secondary fill of gully 108	0.05m deep
110	Mid orange brown sandy clay with occasional broken brick, CBM and one animal bone fragment	Fill – lower secondary fill of gully 108	0.11m deep
111	Mid grey brown sandy clay with occasional CBM, brunt flint and charcoal flecks	Fill – secondary fill of gully 106	0.17m deep
112	Curvilinear in plan with straight vertical sides and a flat base	Cut – shallow ring gully with box-shaped profile	0.21m wide – 0.17m deep
113	Mid grey brown sandy clay with occasional CBM and burnt flint	Fill – lower secondary fill of 112	0.08-0.14m deep
114	Mid grey sandy clay with occasional CBM	Fill – upper secondary fill of gully 112	0.03-0.07m deep
115	Curvilinear in plan with straight vertical sides and a flat base	Cut – shallow ring gully with box-shaped profile	0.23m wide x 0.11m deep
116	Mottled orange brown and mid grey sandy clay	Fill – secondary fill of gully 115	0.05-0.11m deep
117	Curvilinear in plan with shallow concave sides and a flat base	Cut – shallow ring gully	0.32m wide x 0.06m deep
118	Mid grey sandy clay with occasional tile and brick fragments	Fill – secondary fill of gully 117	0.06m deep
141	North-easternmost ring gully of three other ring gullies. Shallow concave profile containing brick, CBM, charcoal flecks and one animal bone fragment	Group – containing cuts 105 and 108 . Possible garden feature	External diameter of 2.96m; internal diameter of 2.13m
142	One of three ring gullies situated in the centre. Straight vertical edges with a flat base which sloped slightly downwards towards its internal edge. Contains CBM, brick, coal and charcoal flecks	Group – containing cuts 106 , 112 and 115 . Possible garden feature	3.38m long x 3.28m wide externally; 2.96m long x 2.67m wide internally

143	South-westernmost ring gully of three other ring gullies. Very shallow concave profile. Western side of gully completely truncated by previous school buildings	Group – containing cut 117. Possible garden feature	External diameter of 2.7m; internal diameter of 2.04m
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