
**8 KINGSWOOD WAY, SELSDON,
SOUTH CROYDON,
LONDON BOROUGH OF CROYDON**

**PRO-ACTIVE ARCHAEOLOGICAL
OBSERVATION & RECORDING**

Authors: Zbigniew Pozorski (Fieldwork and Report)	
NGR: TQ 3349 6549	Report No: 5599
Borough: Croydon	Site Code: KWO16
Approved: Claire Halpin MCIfA	Project No: 6490
	Date: 19 June 2018

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PROJECT SUMMARY SHEET

Project details			
Project name	8 Kingswood Way, Selston, South Croydon, LB Croydon		
<p><i>In September 2016 Archaeological Solutions Ltd (AS) carried out an archaeological monitoring and recording at 8 Kingswood Way, Selston, South Croydon, London Borough of Croydon (NGR TQ 3349 6549; Figs.1 - 2). The monitoring was commissioned by the client in compliance with a planning condition attached to planning approval for a new detached bungalow dwelling with new vehicular access from the rear of the site (Croydon Ref. 15/04857/P). Advice from Historic England Greater London Archaeological Advisory Service (HE GLAAS) initially required an evaluation of the site. Given current access difficulties for any intrusive evaluation it was agreed with HE GLAAS that a desk-based assessment would be required in the first instance in order to determine the need for and extent of any further requirements. Thereafter pro-active archaeological observation and recording of the groundworks was required.</i></p> <p><i>The observation revealed no archaeological features or finds. The site stratigraphy was generally intact and archaeological features if present would likely have been preserved.</i></p>			
Project dates (fieldwork)	28 th September 2016		
Previous work (Y/N/?)	N	Future work	N
P. number	6490	Site code	KWO 16
Type of project	Pro-Active Archaeological Observation and Recording		
Site status	-		
Current land use	Private garden		
Planned development	Single detached dwelling		
Main features (+dates)	None		
Significant finds (+dates)	None		
Project location			
County/ District/ Parish	Greater London	Croydon	South Croydon
HER/ SMR for area	Greater London Historic Environment Record (GLHER)		
Post code (if known)	CR2 8QP		
Area of site	c.260m ²		
NGR	TQ 3349 6549		
Height AOD (min/max)	115m AOD		
Project creators			
Brief issued by	-		
Project supervisor/s (PO)	Archaeological Solutions Ltd		
Funded by	Barnfield Homes Ltd		
Full title	8 Kingswood Way, Selston, South Croydon, London Borough of Croydon. Pro-Active Archaeological Observation and Recording		
Authors	Pozorski, Z.		
Report no.	5599		
Date (of report)	June 2018		

8 KINGSWOOD WAY, SELSDON, SOUTH CROYDON, LONDON BOROUGH OF CROYDON

PRO-ACTIVE ARCHAEOLOGICAL OBSERVATION & RECORDING

SUMMARY

In September 2016 Archaeological Solutions Ltd (AS) carried out an archaeological monitoring and recording at 8 Kingswood Way, Selsdon, South Croydon, London Borough of Croydon (NGR TQ 3349 6549; Figs.1 - 2). The monitoring was commissioned by the client in compliance with a planning condition attached to planning approval for a new detached bungalow dwelling with new vehicular access from the rear of the site (Croydon Ref. 15/04857/P). Advice from Historic England Greater London Archaeological Advisory Service (HE GLAAS) initially required an evaluation of the site. Given current access difficulties for any intrusive evaluation it was agreed with HE GLAAS that a desk-based assessment would be required in the first instance in order to determine the need for and extent of any further requirements. Thereafter pro-active archaeological observation and recording of the groundworks was required.

The site has a moderate potential for Iron Age remains, as a trackway connecting the known Iron Age occupation sites of Kingswood and Attwood has been recorded on the corner of Old Farleigh Road and Kingswood Way; potentially traversing the site (and possibly, later, contemporary with the Roman settlement at Kingswood). In the Saxon period the settlement nucleus of Sanderstead lay a substantial distance to the west, with no evidence for Saxon or medieval activity close to the site. During the post-medieval period the site was within the boundary of the Selsdon Park estate, of which the Lodge to the east may belong.

The site's history is closely related to the urban expansion of the mid-20th century London; development reached the area in the 1930s when there was an increasing demand for housing. The parkland of the Selsdon Park estate was reduced and wide, long plots were built along Old Farleigh Road in the 1930s. These plots were replaced by smaller, more compact houses in the late 1970s with Mapleleaf Close being added on to Ravenshead Close in the late 20th century. Willow Cottage first appears on cartographic sources in 1942. A watching brief to the west at Ravenshead Close found no archaeological finds or features.

The observation revealed no archaeological features or finds. The site stratigraphy was generally intact and archaeological features if present would likely have been preserved.

1 INTRODUCTION

1.1 In September 2016 Archaeological Solutions Ltd (AS) carried out an archaeological monitoring and recording at 8 Kingswood Way, Selsdon, South Croydon, London Borough of Croydon (NGR TQ 3349 6549; Figs.1 - 2). The

monitoring was commissioned by the client in compliance with a planning condition attached to planning approval for a new detached bungalow dwelling with new vehicular access from the rear of the site (Croydon Ref. 15/04857/P). Advice from Historic England Greater London Archaeological Advisory Service (HE GLAAS) initially required an evaluation of the site. Given current access difficulties for any intrusive evaluation it was agreed with HE GLAAS that a desk-based assessment would be required in the first instance in order to determine the need for and extent of any further requirements. Thereafter pro-active archaeological observation and recording of the groundworks was required.

1.2 The observation adhered to the requirements of HE GLAAS, and a specification compiled by AS (dated 28th April 2016). It was also undertaken according to the requirements of the document, *ClfA Standard and Guidance for Archaeological Watching Briefs* (2014), and *Historic England GLAAS Guidelines for Archaeological Projects in Greater London* (2015).

1.3 The requirements of the project were to identify any evidence of archaeological deposits and/or artefacts, and to determine the nature and extent of those deposits within the limits of the construction groundworks.

1.4 The project provided for observation and recording during the project groundworks, with a contingency for investigation and recording of any identified archaeological remains.

Planning policy context

1.5 The National Planning Policy Framework (NPPF 2012) states that those parts of the historic environment that have significance because of their historic, archaeological, architectural or artistic interest are heritage assets. The NPPF aims to deliver sustainable development by ensuring that policies and decisions that concern the historic environment recognise that heritage assets are a non-renewable resource, take account of the wider social, cultural, economic and environmental benefits of heritage conservation, and recognise that intelligently managed change may sometimes be necessary if heritage assets are to be maintained for the long term. The NPPF requires applications to describe the significance of any heritage asset, including its setting that may be affected in proportion to the asset's importance and the potential impact of the proposal.

1.6 The NPPF aims to conserve England's heritage assets in a manner appropriate to their significance, with substantial harm to designated heritage assets (i.e. listed buildings, scheduled monuments) only permitted in exceptional circumstances when the public benefit of a proposal outweighs the conservation of the asset. The effect of proposals on non-designated heritage assets must be balanced against the scale of loss and significance of the asset, but non-designated heritage assets of demonstrably equivalent significance may be considered subject to the same policies as those that are designated. The NPPF states that opportunities to capture evidence from the historic environment, to record and advance the understanding of heritage assets and to make this publicly available is a requirement of development management. This opportunity should be taken in a

manner proportionate to the significance of a heritage asset and to impact of the proposal, particularly where a heritage asset is to be lost.

2 DESCRIPTION OF THE SITE

2.1 Croydon is located to the south of central London, 13km south of the River Thames. The site is located to the south of Croydon in the Selsdon district and comprises a residential plot. The latter is immediately adjacent to residential properties on all four sides in a generally suburban area. The grounds of the Selsdon Park Hotel lie further to the west and include landscaped parkland, a golf course and woodland. Further wooded areas lie to the east in Selsdon Wood and south-west in Kings Wood.

2.2 The site comprises a private garden to the rear of 8 Kingswood Way. It is located within the Archaeology Priority Area of Kingswood, Sanderstead (DLO35819; Borough No. 35), and is 450m south of the Archaeology Priority Area of Selsdon (DLO35815; Borough No. 31). A close boarded fence and dense tall conifer screen currently separates the rear garden plot from Mapleleaf Close.

3 TOPOGRAPHY, GEOLOGY AND SOILS

4.1.1 The site is situated on the slope of Selsdon Hill at c.115m AOD; the summit is at Sanderstead Plantation c.1.13km to the north-west, with land sloping down relatively steeply to the south-east.

4.1.2 Croydon is on the south side of the London basin, an area bounded by the exposed Cretaceous chalk of the Chiltern Hills to the north and north-west, the Berkshire Down to the west and the North Downs to the south and south-west. The Upper Chalk (laid down under marine conditions) extends beneath the entire basin and is overlaid by Palaeocene and Eocene deposits. There is unlikely to be any drift geology in the vicinity of the site, however patches of Palaeocene deposits have been noted in the vicinity; demonstrated by borehole and test pit investigations c.910m to the north-west that recorded the Thanet Beds, which were found to be mantled by various thicknesses of fill material (Ettinger 1998, Harvey 2002). The fill material, comprised sandy silty clay with gravel or flint, brick, slate and occasionally concrete, and was encountered to a maximum depth of 1m.

4 ARCHAEOLOGICAL & HISTORICAL BACKGROUND

4.1 The site has been subject to a previous archaeological desk-based assessment in support of the planning application (Higgs 2015). In summary:

Consultation of the Greater London Historic Environment Record confirms that the site has a moderate potential for Iron Age remains, as a trackway connecting the known Iron Age occupation sites of Kingswood and Attwood has been recorded on the corner of Old Farleigh Road and Kingswood Way; potentially traversing the site (and possibly, later, contemporary with the Roman settlement at Kingswood). In the

Saxon period the settlement nucleus of Sanderstead lay a substantial distance to the west, with no evidence for Saxon or medieval activity close to the site. During the post-medieval period the site was within the boundary of the Selsdon Park estate, of which the Lodge to the east may belong.

The site's history is closely related to the urban expansion of the mid-20th century London; development reached the area in the 1930s when there was an increasing demand for housing. The parkland of the Selsdon Park estate was reduced and wide, long plots were built along Old Farleigh Road in the 1930s. These plots were replaced by smaller, more compact houses in the late 1970s with Mapleleaf Close being added on to Ravenshead Close in the late 20th century. Willow Cottage first appears on cartographic sources in 1942.

The proposed development comprises a detached dwelling which will have a high impact on archaeological remains, if present. Landscaping undertaken when the principal dwelling was constructed may have caused some superficial disturbance, but the site remains largely undisturbed with the potential for archaeological remains to be preserved. A watching brief to the west at Ravenshead Close found no archaeological finds or features.

5 METHODOLOGY

5.1 The ground reduction across the footprint of the extension and the excavation of the foundations were monitored (Fig. 3).

5.2 The archaeological monitoring comprised the observation of all groundworks likely to affect archaeological remains, the inspection of the subsoil and natural deposits for archaeological features, the examination of spoil heaps and the recording of soil profiles. Encountered features and deposits were cleaned by hand and recorded using *pro forma* recording sheets, drawn to scale and photographed as appropriate. Excavated spoil was checked for finds.

6 DESCRIPTION OF RESULTS Figs. 3 - 4

6.1 The encountered stratigraphy was recorded in sample sections presented below:

Sample section 1 0.00 = 4.81m AOD		
0.00 – 0.23m	L1000	Topsoil. Soft dark grey silty sand
0.23 – 0.42m	L1001	Subsoil. Friable, light – mid brown grey sandy silt with occasional sub-angular stones.
0.42m+	L1002	Natural. Compact, light brown silty clay

Sample section 2 0.00 = 4.67m AOD		
0.0 – 0.33m	L1000	Topsoil. As above
0.33 – 0.44m	L1001	Subsoil. As above
0.44m+	L1002	Natural. As above

Sample section 3 0.00 = 4.94m AOD		
0.00 – 0.21m	L1000	Topsoil. As above
0.21 – 0.33m	L1001	Subsoil. As above
0.33m+	L1002	Natural. As above

Sample section 4 0.00 = 4.94m AOD		
0.00 – 0.39m	L1000	Topsoil. As above
0.39m+	L1002	Natural. As above

Description: The ground reduction revealed no archaeological features or finds were present.

7 CONFIDENCE RATING

7.1 Within the confines of the monitoring it is not felt that any factors restricted the identification of archaeological features or finds.

8 DISCUSSION

8.2 The monitoring revealed no archaeological features or finds. The site stratigraphy was generally intact and archaeological features if present would likely have preserved.

DEPOSITION OF THE ARCHIVE

The archive will be deposited with the London Archaeological Archive and Resource Centre (LAARC).

ACKNOWLEDGEMENTS

Archaeological Solutions would like to thank Mr Richard Rumbles of Barnfield Homes Limited, for commissioning the desk-based assessment.

AS would like to acknowledge the assistance and advice of Mr Mark Stevenson of Historic England GLAAS.

BIBLIOGRAPHY

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SSEW 1983 *Soil Survey of England and Wales: Legend for the 1:250,000 Soil Map of England and Wales* Harpenden, Rothamsted Experimental Station/Lawes Agricultural Trust

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OASIS ID: archaeol7-321328

Project details

Project name	8 KINGSWOOD WAY, SELSDON, SOUTH CROYDON, LONDON BOROUGH OF CROYDON PRO-ACTIVE ARCHAEOLOGICAL OBSERVATION and RECORDING
Short description of the project	In September 2016 Archaeological Solutions Ltd (AS) carried out an archaeological monitoring and recording at 8 Kingswood Way, Selsdon, South Croydon, London Borough of Croydon (NGR TQ 3349 6549; Figs.1 - 2). The monitoring was commissioned by the client in compliance with a planning condition attached to planning approval for a new detached bungalow dwelling with new vehicular access from the rear of the site (Croydon Ref. 15/04857/P). Advice from Historic England Greater London Archaeological Advisory Service (HE GLAAS) initially required an evaluation of the site. Given current access difficulties for any intrusive evaluation it was agreed with HE GLAAS that a desk-based assessment would be required in the first instance in order to determine the need for and extent of any further requirements. Thereafter pro-active archaeological observation and recording of the groundworks was required. The observation revealed no archaeological features or finds. The site stratigraphy was generally intact and archaeological features if present would likely have been preserved.
Project dates	Start: 28-09-2016 End: 28-09-2016
Previous/future work	No / No
Any associated project reference codes	P6490 - Contracting Unit No.
Any associated project reference codes	KWO 16 - Sitecode
Type of project	Recording project
Current Land use	Other 5 - Garden
Monument type	NONE None
Monument type	NONE None
Significant Finds	NONE None
Significant Finds	NONE Uncertain
Investigation type	"Watching Brief"
Prompt	Planning condition

Project location

Country England

Site location	GREATER LONDON CROYDON CROYDON 8 KINGSWOOD WAY, SELSDON, SOUTH CROYDON, LONDON BOROUGH OF CROYDON PRO-ACTIVE ARCHAEOLOGICAL OBSERVATION and RECORDING
Postcode	CR2 8QP
Study area	260 Square metres
Site coordinates	TQ 3349 6549 51.37224098018 -0.081959198476 51 22 20 N 000 04 55 W Point
Height OD / Depth	Min: 115m Max: 115m

Project creators

Name of Organisation	Archaeological Solutions Ltd
Project brief originator	Historic England Greater London Archaeological Advisory Service
Project design originator	Jon Murray
Project director/manager	Jon Murray
Project supervisor	Archaeological Solutions Ltd
Type of sponsor/funding body	Barnfield Homes Ltd
Name of sponsor/funding body	Barnfield Homes Ltd

Project archives

Physical Archive Exists?	No
Digital Archive recipient	London Archaeological Archives and Resource Centre
Digital Contents	"Survey"
Digital Media available	"Images raster / digital photography","Survey","Text"
Paper Archive recipient	London Archaeological Archives and Resource Centre
Paper Contents	"Survey"
Paper Media available	"Drawing","Photograph","Plan","Report","Survey "

Project bibliography 1

Publication type	Grey literature (unpublished document/manuscript)
Title	8 KINGSWOOD WAY, SELSDON, SOUTH CROYDON, LONDON BOROUGH OF CROYDON PRO-ACTIVE ARCHAEOLOGICAL OBSERVATION and RECORDING
Author(s)/Editor(s)	Zbigniew Pozorski
Date	2018
Issuer or publisher	Archaeological Solutions Ltd

Place of issue or publication Bury St Edmunds

Entered by Kate Cooper (Admin@ascontracts.co.uk)

Entered on 2 July 2018

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PHOTOGRAPHIC INDEX (P6490)



1
Site being excavated



2
Southern edge of footings



3
Eastern edge of footings



4
South-east corner of footings



5
Sample section 1



6
Sample section 2



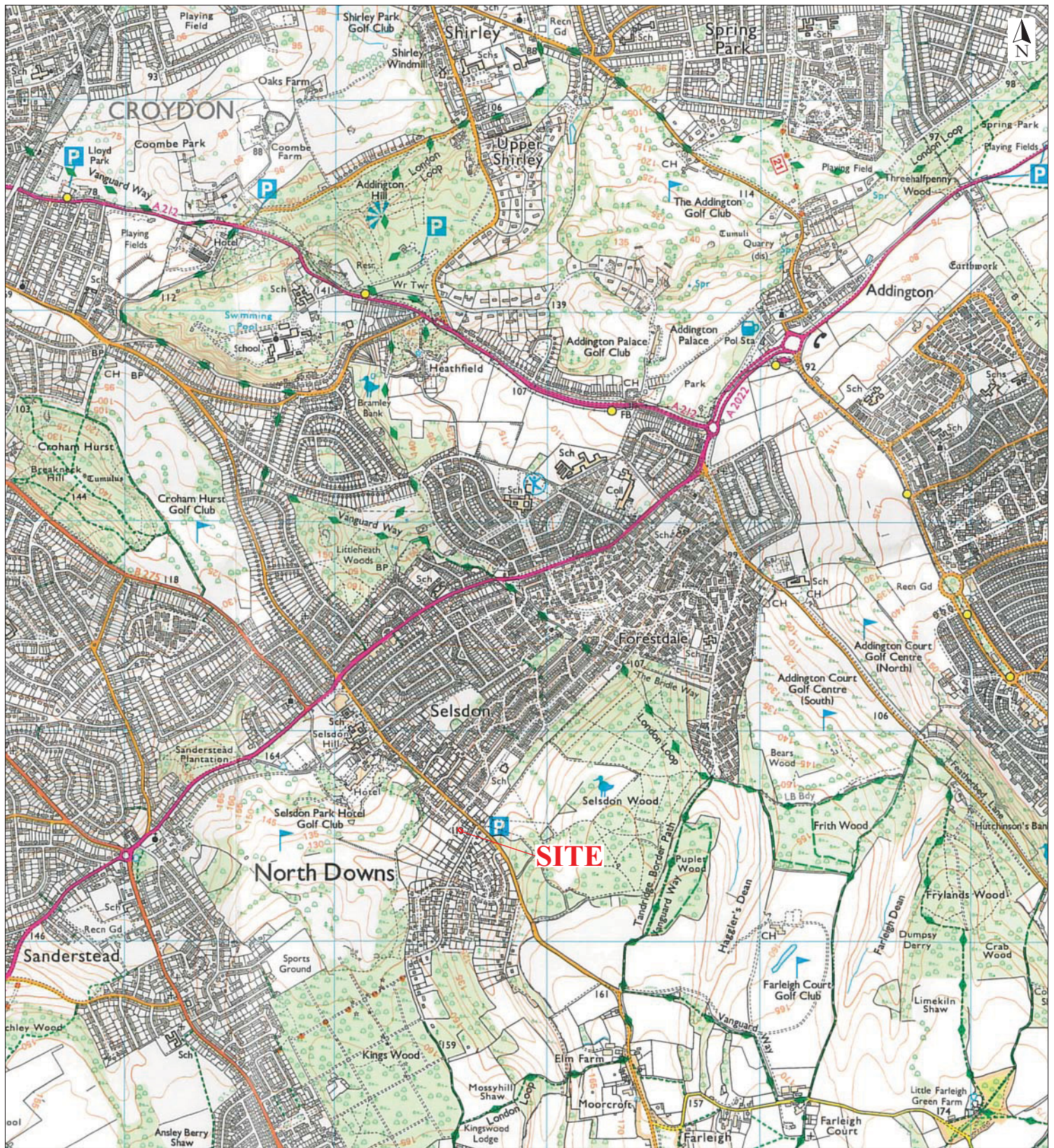
7
Sample section 3



8
Sample section 4

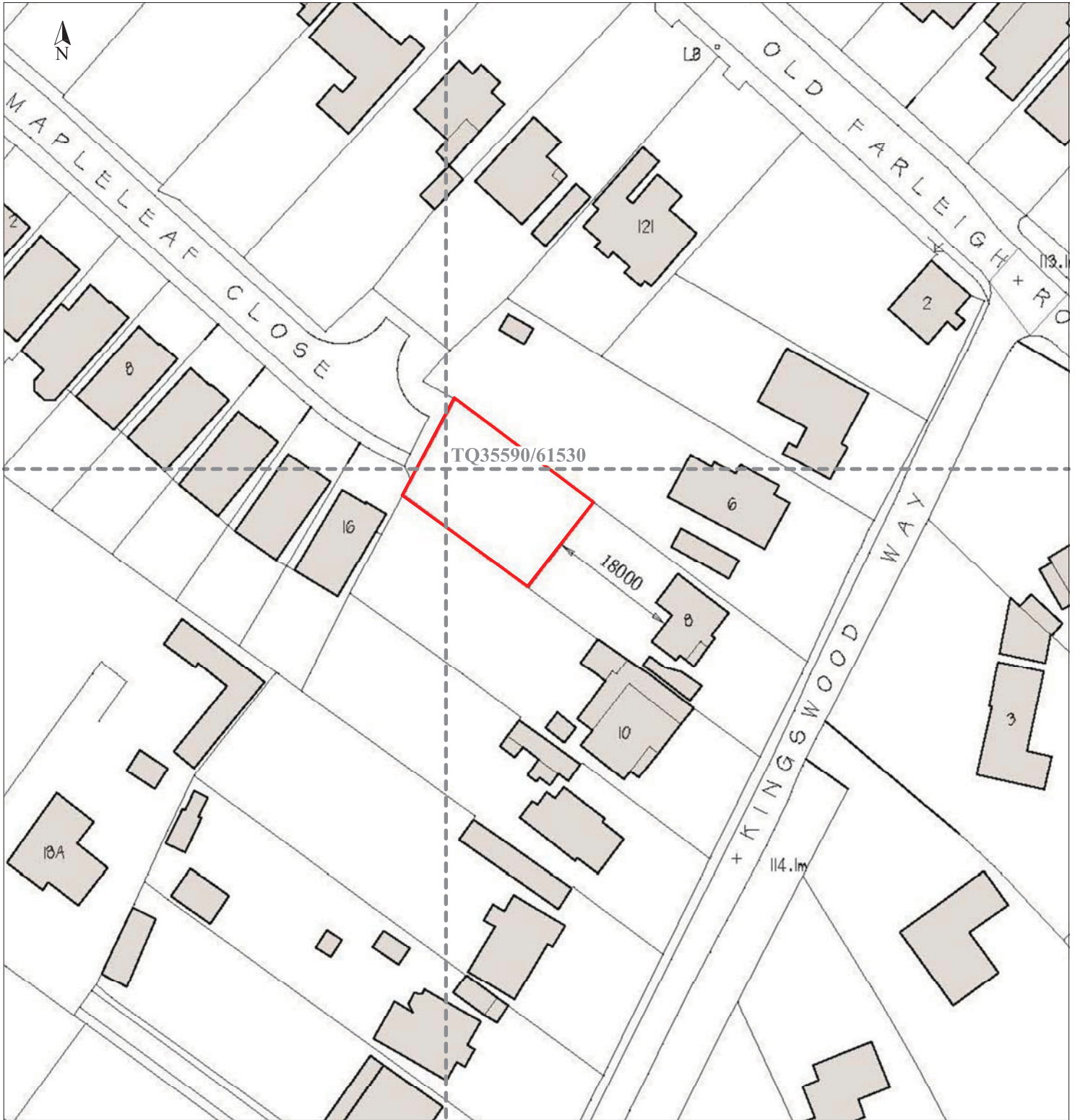


9
Soakaway pit



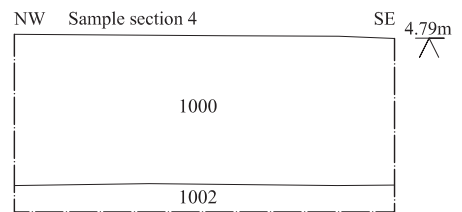
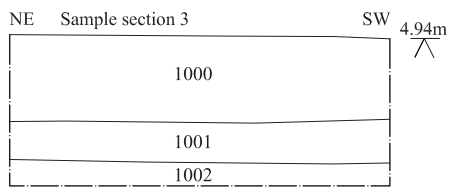
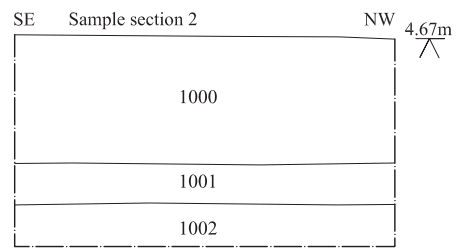
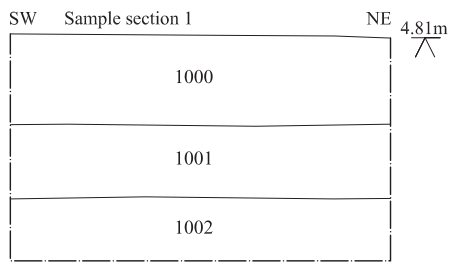
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Fig. 1 Site location plan
 Scale 1:25,000 at A4
 Kingswood Way, Selsdon, South Croydon (P6490)



0 50m

<i>Archaeological Solutions Ltd</i>
Fig. 2 Detailed site location plan
Scale 1:750 at A4
Kingswood Way, Selsdon, South Croydon (P6490)



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Fig. 4 Sample sections
Scale 1:20 at A4
Kingswood Way, Selsdon, South Croydon (P6490)