

Archaeological Desk Based Assessment



**St Mary's Church Hall
Addington
Croydon
CR0 5AS**

On behalf of

Reverend Deborah Forman

October 2022

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1 Executive Summary

Border Archaeology has been commissioned to undertake an Archaeological Desk Based Assessment (ADBA) with regards to a planning application for the refurbishment and extension of St Mary's Church Hall, Addington, Croydon CR0 5AS the results of which are summarised below:

Prehistoric: The potential for evidence of prehistoric remains to be encountered in the vicinity of the site has been assessed as **Moderate to High**. A significant quantity of early prehistoric (Palaeolithic to Bronze Age) artefacts has been recorded to the west of the site in the vicinity of Addington Park, while evidence of later prehistoric activity is represented by a possible barrow cemetery of Bronze Age date at Addington Park and a series of settlement/cultivation features identified to the south of the site at Lodge Lane.

Romano-British: The potential for encountering evidence of Romano-British activity has been assessed as **Moderate**. Previous investigations in the immediate vicinity of the site have yielded quantities of Roman artefacts and ceramic building materials which may point to a minor focus of Romano-British occupation in this area.

Medieval: The potential for evidence of medieval activity has been assessed as **Moderate to High**. This assessment chiefly reflects the location of the site to the immediate west of the parish church of St Mary which appears to have represented the principal focus of medieval settlement at Addington. Archaeological excavations in the surrounding locality have yielded evidence of features associated with medieval occupation and field systems and on this basis, it is reasonable to assume that sub-surface remains of medieval date may be encountered within the proposal site, although it is possible that any extant remains may have been truncated by the construction of outbuildings and yard surfaces associated with the post-medieval farmstead of Home Farm.

Post-Medieval: The potential to encounter archaeological remains of post-medieval date has been assessed as **Moderate to High**. Historic mapping dating back to the mid-18th century shows that there were buildings on the site, probably associated with a farmstead which preceded the construction of Home Farm, an estate farm of Addington Palace, in 1780. Later 19th century maps depict several ranges of outbuildings and a pond within the proposal site, which survived until after the Second World War, with an outbuilding along the eastern site boundary adjoining the churchyard removed to make way for the present Church Hall in the late 1960s. Historic mapping shows that the existing western boundary of the churchyard associated with St Mary's Church was established in the mid-19th century and thus it is unlikely that burials will be encountered although in view of the close proximity of burials to the Church Hall, the possibility of revealing evidence of human remains cannot be entirely discounted.

Conclusion: *Based on the results of this assessment, the overall potential of the site in archaeological terms has thus been assessed as **Moderate to High**, reflecting its location within the Tier 2 Archaeological Priority Area of Addington with potential to encounter significant evidence of prehistoric, medieval and post-medieval remains. However, it is BA's considered opinion that, prima facie, based on the available evidence, the archaeological potential of the site does not present an impediment to the development.*

Recommendations: *It is suggested that a programme of archaeological work, the details of which to be agreed with Croydon Council and the Greater London Archaeological Advisory Service, will be necessary to determine the extent, depth and significance of buried archaeological features and deposits in the vicinity of the site.*

2 Introduction

Border Archaeology (BA) has been instructed by Michael Jones Architects Ltd on behalf of the Rev. Deborah Forman to undertake an Archaeological Desk Based Assessment (ADBA) with regards to a planning application for the refurbishment and extension of St Mary's Church Hall, Addington, Croydon CR0 5AS (NGR: TQ 37047 63977).

This ADBA assesses the impact of the proposed development on archaeological (buried) remains. It forms an initial stage of investigation and may be required so that the local planning authority can formulate an appropriate response in the light of the impact upon any known or potential heritage assets, defined as parts of the historic environment considered significant because of their historic, evidential or aesthetic and/or communal interest.

3 Site Location

The proposal site at St Mary's Church Hall (covering an approximate area of 0.13 ha) comprises a late 20th century building located on the N side of Addington Village Road, within the historic core of the village of Addington (London Borough of Croydon) which is designated both as a Conservation Area and as a Tier 2 Archaeological Priority Area. The Church Hall is set back from Addington Village Road within a tarmac car park area which is bounded to the E by the churchyard of St Mary's Church Addington, a Grade I listed building and to the W by the former farmhouse and outbuildings of Home Farm. To the N of the site is a modern residential development at Roxton Gardens.

3.1 Soils & Geology

The British Geological Survey (BGS) identifies the solid geology underlying the site as comprising Chalk bedrock of the Lewes Nodular Chalk Formation, Seaford Chalk Formation and Newhaven Chalk Formation formed between 93.9 and 72.1 million years ago during the Cretaceous period, overlain by superficial deposits comprising Immediately adjacent to the S boundary of the site, the Chalk is recorded as being overlain by superficial deposits comprising sand and gravel of the Kempton Park Member, formed between 116 and 11.8 thousand years ago during the Quaternary period (BGS 2022)

Records of a geotechnical borehole excavated in 2007 to a depth of 77.7m at Addington Palace Golf Club (NGR TQ 3700 6399) about 30m W of the site revealed the following sequence of deposits:

Topsoil: 0-0.30m

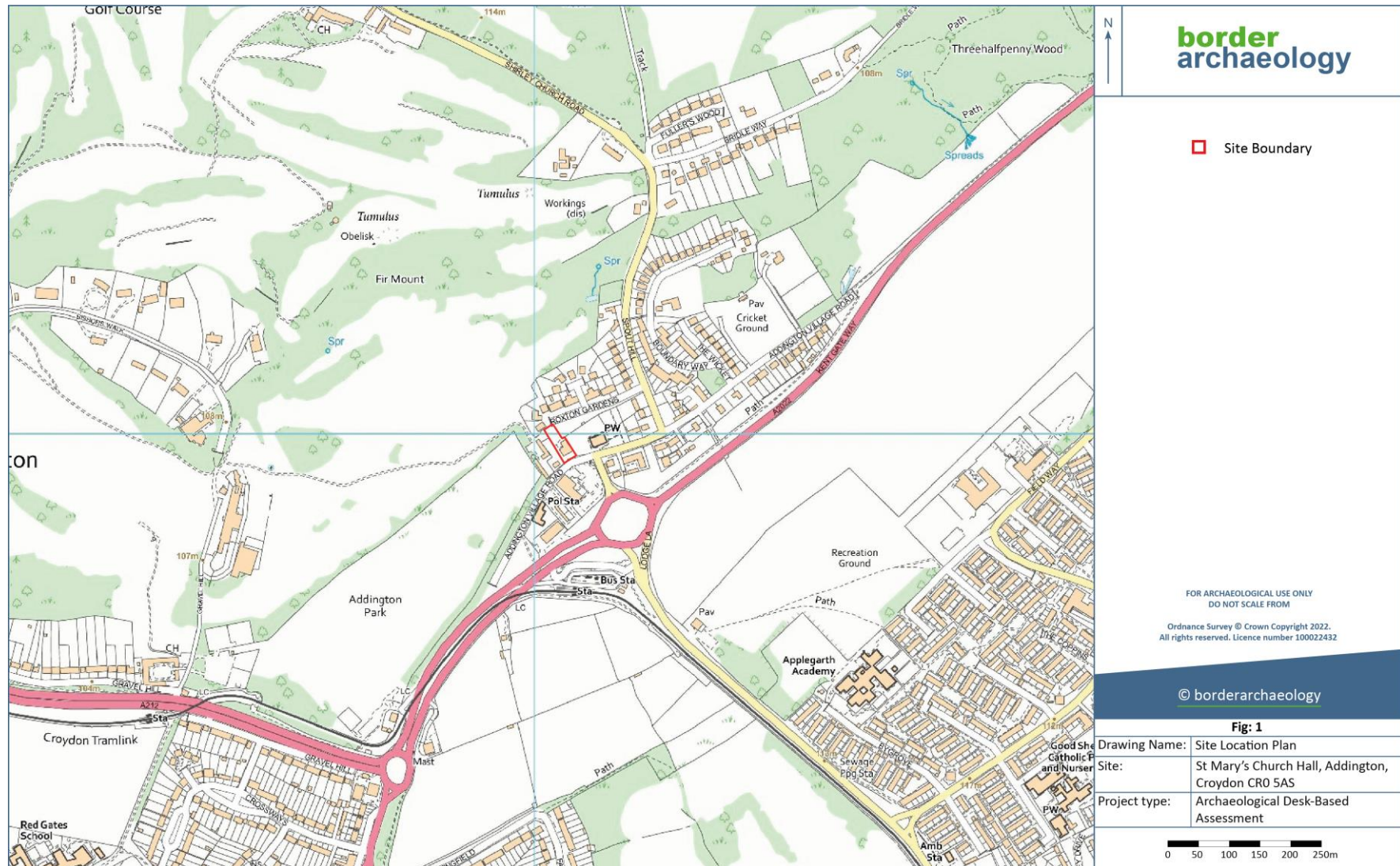
Soft white chalk with flints: 0.3-32.0m

Alternate hard/soft grey to off-white chalk: 32.0-72.0m

Hard Chalk: 72.0-73.5m

Grey to off-white Chalk: 73.5-77.7m

The results of an archaeological evaluation in 2000 on land at Addington Village Farm, to the E of the site, identified natural flint gravels at depths ranging from c. 0.78m to 0.90m from E to W across the site (Saunders 2000).



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□ Site Boundary

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Fig: 1

Drawing Name:	Site Location Plan
Site:	St Mary's Church Hall, Addington, Croydon CR0 5AS
Project type:	Archaeological Desk-Based Assessment

0 50 100 150 200 250m

4 Methodology

4.1 Aims & Objectives

This ADBA seeks to identify any known or potential archaeological assets in the vicinity of the specific study area and to establish the importance of these archaeological and built heritage assets (including an assessment of their character, extent and quality) within a local, regional and national context.

4.2 Criteria for Assessment of Potential & Importance of Heritage Assets

- Potential

This assessment contains a record of the known and potential archaeological assets in the vicinity of the proposed development. The potential for encountering a particular resource in the vicinity of the site has been assessed according to the following scale:

Low – Very unlikely to be encountered;

Moderate – Possibility that features may be encountered in the vicinity of the site;

High – Remains highly likely to survive in the vicinity of the site.

- Importance (Value)

The criteria used to determine the importance of archaeological and built heritage assets in the vicinity of the proposed development (*Table 1*) has been informed by guidelines for assessing cultural heritage assets contained in *Design Manual for Roads and Bridges (DMRB) Sustainability and Environment Appraisal LA 106: Cultural Heritage Assessment* (revised January 2020) and informed by relevant Historic England guidance regarding the assessment of archaeological assets, including: *The Setting of Heritage Assets Historic Environment Good Practice Advice in Planning Note 3 2nd Edition* (Historic England 2017), *Statements of Heritage Significance: Analysing Significance in Heritage Assets Historic England Advice Note 12* (Historic England 2019) and *Preserving Archaeological Remains* (Historic England 2016).

BA is also cognisant of general guidelines on the assessment of heritage assets within the *National Policy Planning Framework* Chapter 16, in particular paragraph 194 stating that *...in determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance* (MHCLG 2021).

This DBA has also been informed by relevant local and regional planning policy guidance regarding the assessment of archaeological assets contained in the *London Plan 2021* within particular reference to Policy HC1 (Heritage Conservation and Growth) Section D which states that *'Development proposals should identify assets of archaeological significance and use this information to avoid harm or minimise it through design and appropriate mitigation. Where applicable, development should make provision for the protection of significant archaeological*

assets and landscapes. The protection of undesignated heritage assets of archaeological interest equivalent to a scheduled monument should be given equivalent weight to designated heritage assets'. BA is also cognisant of relevant policies contained in the *Croydon Local Plan 2018* (Policy SP4.13 Urban Design and Local Character, DM18 Heritage Assets and Conservation).

Table 1: Factors for assessing the importance of archaeological assets

Very High	World Heritage Sites (including nominated sites). Assets of acknowledged international importance. Assets that can contribute significantly to acknowledged international research objectives.
High	Scheduled Monuments (including proposed sites). Undesignated assets of schedulable quality and importance. Assets that can contribute significantly to acknowledged national research objectives.
Medium	Designated or undesignated assets that contribute to regional research objectives.
Low	Designated and undesignated assets of local importance. Assets compromised by poor preservation and/or poor survival of contextual associations. Assets of limited value, but with potential to contribute to local research objectives.
Negligible	Assets with very little or no surviving archaeological interest.
Unknown	The importance of the resource has not been ascertained.

4.3 Consultation of Archaeological Records

In order to understand the full archaeological and historical context of the Site, information was collected on the known cultural heritage features within a 500m buffer zone around the site, the results of which are shown on a series of maps and accompanying gazetteers (*figs. 2-4; Tables 2-4*). These maps show the location of known archaeological features (including archaeological events and monuments) and previous archaeological interventions within the study area, which are listed in the gazetteer and referenced in the text.

The research carried out for this ADBA consists of the following elements:

- Greater London Historic Environment Record (HER) - the HER includes information from past investigations, find spots and documentary and cartographic sources. A total of 66 archaeological monuments, 18 archaeological events and seven listed buildings were recorded within a 500m radius of the site.
- Historic England – information on statutory designations including SAMs, registered parks and gardens and listed buildings along with identified Heritage at Risk.
- British Geological Survey (BGS) – solid and drift geology digital map; BGS geological borehole record data.
- London Metropolitan Archives, the British Library, the National Archives and Surrey History Centre – historic maps and published histories.
- Internet sources, including LPA local plan and information on conservation areas, archaeological priority areas and locally listed buildings.
- Surrey History Centre and the Historic England Archive – aerial photographs dating back to 1947.
- A site visit was undertaken in September 2022 and photographs of the site and its wider setting were obtained to determine the presence of archaeological remains in the vicinity.

5 Archaeological Assessment

This section analyses the information available from historical sources and records of archaeological work carried out in the vicinity of the specific study area and discusses its implications with regard to the nature and significance of the archaeological resource within the site and potential impact on archaeological features and deposits (*figs. 2-4*).

5.1 Prehistoric

The proposal site lies on a gravel terrace (Kempton Park Gravels) within a dry valley running across the lower dip of the North Downs, east of Croydon which suggests potential to yield evidence of early prehistoric activity. This hypothesis is further supported by the fact that a significant assemblage of lithic finds has been recovered in the vicinity of Addington Park (to the W of the site) including hand axes, scrapers and hammerstones of Palaeolithic date (PRN 112742; PRN 151462), several Mesolithic flint blades (PRN 148459; PRN 142553) and flint scrapers, spearheads and arrowheads of Neolithic date (PRN 117594). The precise locations of these findspots are not altogether clear (and unfortunately a significant proportion of the finds formed part of the archive of the Grangewood Museum which was dispersed after the Second World War), but it may be noted that a flint blade of possible Mesolithic date was found at Roxton Gardens (to the N of the site) in the late 20th century (PRN 109655).

Evidence of later prehistoric occupation and funerary activity in the vicinity of the site is also well attested. Two antiquarian accounts compiled in the 18th century refer to a series of mounds extending across Addington Park (Lysons 1792, 1), the largest of which was 40ft in diameter although the other mounds appear to have been smaller in size (PRN 137545). The majority of these mounds appear to have been levelled by the early 20th century although two tumuli located on Addington Park Golf Course are still marked on modern maps, with one being located near the highest point of the park, about 400m NW of the site (Grinsell 1934, 39). Some of these mounds appear to have been funerary monuments, as the antiquarian accounts record that many had been opened and several urns recovered, while others may have been natural features. The Greater London HER has assigned a tentative Bronze Age date to these features which may have formed part of a barrow cemetery, although their precise origin remains unclear and it is possible that they could actually be of early medieval date.

A possible focus of later prehistoric occupation was identified about 190m S of the site during an evaluation to the W of Lodge Lane as part of the construction of the New Addington Branch of the Croydon Tramlink in 1997, comprising a complex of five ditch features, perhaps forming part of a field system and several pits containing Late Bronze Age/Early Iron Age pottery and a quantity of worked flints (ELO3919; Bell 2001).

Conclusion: The potential for evidence of prehistoric remains to be encountered in the vicinity of the site has been assessed as **Moderate to High**. A significant quantity of early prehistoric (Palaeolithic to Bronze Age) artefacts has been recorded to the west of the site in the vicinity of Addington Park, while evidence of later prehistoric activity is represented by a possible barrow cemetery of Bronze Age date at Addington Park and a series of settlement/cultivation features identified to the south of the site at Lodge Lane. Evidence of prehistoric remains, if encountered, would be considered to be of **High** significance as they could potentially contribute to the existing body of knowledge regarding the nature, chronology and extent of early prehistoric habitation and later prehistoric occupation and ritual/funerary activity in this area.

5.2 Romano-British

Evidence of Romano-British activity has been identified in the immediate vicinity of the site, based on available archaeological records. Within the 500m search area defined for this study, a cluster of pottery and coin finds have been recorded which may point to a minor focus of Romano-British occupation somewhere in relatively close proximity to the site.

Finds of Roman pottery have been recovered in the vicinity of Home Farm, to the immediate W of the site, including a Samian base, sherds of storage jar, amphora and tile, although the exact provenance of these artefacts is unclear (PRN 95556). Further evidence of Roman artefacts was found during archaeological fieldwork carried out to the SE of Addington Village Road (about 100m SW of the proposal site) in 1929 and 1958, comprising a series of pottery sherds dated to the 2nd century AD including four pieces of Romano British ware and three sherds of a jar decorated with lattice lines, although no securely dated features or deposits of Roman date were identified (PRN 148182; Thornhill & Savage 1979).

Fragmentary sherds of Roman pottery were also found within a medieval ploughsoil layer during an evaluation on the site of a service station at Kent Gate Way in 1992 (PRN 99455; Tucker 1992) and archaeological investigations on land at Lodge Farm in 1997 revealed a single posthole containing Roman pottery and a quantity of redeposited Roman pottery and tile was also recovered from later medieval features and ploughsoils (Bell 2001, 231). It may also be noted that a hoard of Roman coins comprising some 170 *antoniniani* of the Central and Gallic Empires dated to the mid-late 3rd century AD was discovered at some point in the early 19th century in the vicinity of Addington Palace (PRN 95364; Burnett 1981, 3). Taken as a whole, these finds hint at a focus of Romano-British occupation somewhere in the vicinity of the site although the location and nature of this settlement remains uncertain.

Conclusion: The potential for encountering evidence of Romano-British activity has been assessed as **Moderate**. Previous investigations in the immediate vicinity of the site have yielded quantities of Roman artefacts and ceramic building materials which may point to a minor focus of Romano-British occupation in this area although no securely stratified features has been identified to date. Evidence of Romano-British occupation features and deposits, if encountered, would be regarded as being of **High** significance as the pattern of rural settlement in the area during this period remains poorly understood in archaeological terms.

5.3 Medieval

The site is located within the historic core of the village of Addington, a settlement of Anglo-Saxon origin first recorded as 'Eddintone' or 'Edintone' in the Domesday Survey of 1086 (Gover, Mawer & Stenton 1934, 39). The place name is of Old English origin, denoting 'an estate associated with a person named Eadda'. The Domesday Survey records the presence of two separate estates at Addington, which were respectively held as tenancies of the Crown before 1066 by two Saxon thegns named Godric and Oswald and in 1086 were held by Tesselin the royal cook and the other by Albert of Lorraine, a royal clerk (Morris 1975).

The estate held by Tesselin the Cook, which was held by serjeanty of the King (in return for performing the service of presenting the monarch with a dish of pottage known as 'Maupigernon' on the day of his coronation) has been identified with the manor later referred to in medieval records as 'Aguillonds'; it was held during the mid-12th century by Bartholomew de Chesney and subsequently passed to Ralph Parmenter, a merchant tailor and citizen of London before coming into the possession of William de Aguillon in the early 13th century. The manor was held by the Bardolf family during the 14th/early 15th century and was subsequently acquired by John Leigh in 1447, whose descendants held it until the mid-18th century (Malden 1912, 165). The other manor in Addington which was held in 1086 by Albert of Lorraine was later known as 'Addington Temple' due to it having been granted to the military order of the Knights Templar in 1241; it subsequently passed to the Knights Hospitallers in 1324 and was acquired by the Leigh family in 1544 (Malden 1912, 165-66).



Plate 1: View looking NW towards St Mary's Church Addington

The layout of the medieval settlement at Addington has been broadly established from cartographic and documentary evidence and a series of archaeological investigations undertaken within the village since the 1970s; it appears to have been a small settlement focused on the parish church of St Mary and extending along both sides of the long-established routeway from Sanderstead to West Wickham (Turner 2004, 142). No mention of a church at Addington is made in Domesday and the earliest documented reference occurs in 1175-76 when the advowson of the church was granted to the Augustinian priory of St Mary Overy at Southwark (Franklin 1993, 128); however, it is possible that the present edifice may occupy the site of an earlier Saxon predecessor.

The earliest surviving fabric of the parish church of St Mary (PRN 99808), which is a Grade I listed building, consists of the nave and chancel which probably dates to the late 11th/12th century with later alterations dated to c.1140 (when the chancel window was inserted) and c.1210 when the S aisle was added. The entire church was

substantially restored and re-faced in 1848 and 1876 and the existing W tower in its present form dates from the late 19th century (Cherry & Pevsner 1983, 203-4).

Evidence for medieval occupation has been identified from archaeological investigations to the E, SE and SW of the parish church. Excavations carried out by the Croydon Natural History and Scientific Society in 1973 at Church Meadow to the immediate SE of the church revealed the flint masonry footings of a building cut into the natural gravels and abutted to the E by an extensive flint pavement measuring 16m E-W × 7m N-S. Pottery recovered from the features indicated a Saxo-Norman date for the building and that it had been abandoned by no later than the 14th century (Thornhill 1975; Thornhill & Savage 1979). It has been suggested that it could represent the site of a manor house (possibly associated with the estate of Aguilonds) which appears to have been abandoned in favour of another site. The location of the later medieval manor house is unclear, it may have been located to the E of the village in the vicinity of Castle Hill, or possibly in the vicinity of Addington Palace where the remains of a medieval house noted by antiquarians (originally built in 1400) were swept away in about 1780, around the same time that the present Georgian mansion was built and the grounds extensively landscaped (Lysons 1792, 3; Malden 1912, 164).

Another programme of archaeological excavation undertaken by the Croydon Natural History and Scientific Society ahead of the construction of the Kent Gate Way bypass in the 1970s focused on earthworks located within a meadow about 150m SW of the proposal site, which were interpreted as forming part of a 13th/14th century field system comprising three lynchets, one of which was excavated. The basal deposits of the lynchet contained pottery of 12th century date and overlaid a rubbish pit containing finds of Saxo-Norman date, suggesting that the field had been in agricultural use since the 12th century (ELO5062; Thornhill 1975).

A subsequent field evaluation in 1992 on the site of a former service station at Kent Gate Way revealed a brown loam ploughsoil of 12th/13th century date underlying a chalk floor and cobbled surface which appeared to be associated with the early post-medieval farmstead of Lower House Farm (ELO3787; Tucker 1992). Further evidence of medieval occupation and associated cultivation activity was revealed during excavations undertaken by Oxford Archaeology on land S of Kent Gate Way ahead of the construction of the New Addington branch of the Croydon Tramlink in 1997 (190m S of the site), including a linear lynchet feature extending N-S across the E half of the site and a scatter of pits and postholes, two hearths, gullies and other linear features, mostly located within the NE corner of the site and broadly dated to the 11th-12th centuries based on pottery evidence (ELO3919; Bell 2001).

Evidence of medieval occupation has also been identified to the E of St Mary's Church. A programme of archaeological trial trenching undertaken in advance of a housing development on land at Addington Village Farm (about 230m ENE of the site) in 2000 (ELO2700) revealed five postholes in a linear arrangement and four pits cut into the natural gravels at a relatively shallow depth. The group of postholes which were identified in Trench 1 were presumed to represent a post and rail fence, possibly associated with stabling of post-medieval date, while the pits identified in Trenches 4 and 5 were dated by pottery to the 11th-13th centuries (Saunders 2000).

While the archaeological excavations summarised above yielded evidence of medieval settlement and associated field systems; it may be noted that other nearby interventions have yielded negative results. A watching brief undertaken in 1985 on the excavation of drainage trenches near the porch and around the S side of the parish

church located no medieval features or deposits (ELO20513). A field evaluation undertaken in 1996 at Home Farm, Addington, to the immediate W of the Church Hall, revealed no evidence for the presence of significant archaeological deposits. The deposits overlying the natural chalk appeared to have been heavily redeposited while chalk bedrock had also been truncated, apparently as a result of building/demolition activity on the site during the post-medieval period (ELO3617; Tucker 1996).

Conclusion: The potential for evidence of medieval activity has been assessed as **Moderate to High**. This assessment chiefly reflects the location of the site to the immediate W of the parish church of St Mary which appears to have represented the main focus of medieval settlement at Addington. Archaeological investigations to the E, SE and SW of the site have yielded evidence of features and deposits associated with medieval occupation and field systems and on this basis, it is reasonable to assume that sub-surface remains of medieval date may be encountered within the proposal site, although it is possible that any extant remains may have been truncated by the construction of outbuildings and yard surfaces associated with the post-medieval farmstead of Home Farm.

Should archaeological remains be encountered relating to medieval occupation and associated cultivation activities, these may be regarded as being of **Medium to High** importance, as they could potentially shed further light on the nature, chronology and extent of medieval settlement in the vicinity of Addington.

5.4 Post-Medieval

Historic mapping appears to indicate that, throughout most of the post-medieval period, the settlement at Addington remained as a small cluster of houses focused along the roadway running E-W to the S of the parish church, with two major farmsteads located to the E and W of the church at Upper House Farm and Lower House Farm respectively. A substantial hunting park was established to the N and W of the village at Addington Park by the Leigh family during the late 15th or 16th century (PRN 117971) and Henry VIII was said to have visited the park, reputedly residing either at the Leigh's new manor house known as Addington Place, which lay to the N of the parish church, or at a separate hunting lodge within the park, the reputed site of which is marked on the OS 1st edition map of 1870 (Malden 1912, 164).

The earliest map to show the proposal site in appreciable detail is Rocque's map of Surrey dated 1762 (*fig. 8*) which shows a rectangular building aligned N-S occupying the proposal site, to the immediate W of the parish church and churchyard. The building appears to lie within an enclosure on the N side of the main roadway running E-W through the village with another oblong building marked further to the W and gardens to the N. It is unclear whether the two rectangular buildings marked on Rocque's map represent individual cottages or (perhaps more likely) a single farmstead. The Leigh family's residence of Addington Place is marked on Rocque's plan to the N of the church, set within formal gardens.

Significant changes to the layout of buildings within the proposal site occurred during the late 18th century, when the estate of the Leigh family at Addington was purchased in 1770 by Barlow Trecothick, a wealthy London merchant and Lord Mayor of London. A new mansion situated within Addington Park, to the W of the old manor house of Addington Place was built for Trecothick in 1773-79 to designs by Sir Robert Mylne while the extensive parkland was landscaped under the supervision of Capability Brown. The Addington Park estate was subsequently

purchased in 1807 for the Archbishops of Canterbury and it became their principal summer residence throughout the 19th century, becoming known as Addington Palace. In 1897, Addington ceased to be used as a residence for the Archbishops of Canterbury and during the 20th century it was variously used as a private residence, a military hospital and a school of music and it is now a golf club and conference/wedding venue.

The buildings to the immediate W of the church which are shown on Rocque's map were demolished in 1780 to make way for a new farmstead known as 'Home Farm' which was built to serve the new mansion and its grounds (CBC 2020, 7). The layout of the new buildings is shown on an OS surveyor's drawing of 1809 (*fig. 9*) and in considerably more detail on the Addington tithe map of 1837 (*fig. 10*) which marks the bailiff's house (in red) set slightly back from the road within the centre of the farmsteads with ranges of buildings extending NW-SE to the rear of the house, while to the E of the bailiff's house a courtyard is shown with a large circular pond in the centre.

The courtyard is bounded to the E by a long outbuilding range adjoining a plot of land marked as 'Glebe Garden' (Plot No. 122), while in the NE corner a small rectangular outbuilding is depicted. It is noteworthy that the graveyard of the parish church did not yet extend westwards as far as its current extent. The existing Church Hall stands within the courtyard to the E of the bailiff's house and comprises the site of the pond, the long outbuilding range and the small outbuilding as shown on the 1809 and 1837 maps. An engraving of Addington Church and its surroundings drawn in 1794 (*Plate 2*) shows the long outbuilding on the E side of the courtyard as a single-storey gabled, weatherboarded barn with a single two-light window in the SE end.



*Plate 2: Engraving of Addington Church dated 1794 showing Home Farm and gabled outbuilding to left of picture
(Reproduced by courtesy of the Surrey History Centre)*

The OS 1st edition map of 1870 (*fig. 11*) shows that the layout of the farm buildings to the E of the bailiff's house at Home Farm had changed slightly, with the small oblong building on the N side of the courtyard replaced by a long rectangular outbuilding aligned ENE-WSW. The churchyard had been extended to the W at some time

between 1837 and 1870 to include the plot formerly known as Glebe Garden and now abutted the long outbuilding on the E side of Home Farm.

In 1877, the farmhouse and outbuildings at Home Farm were largely destroyed by fire and subsequently rebuilt in brick and flint (Warren 1984; CBC, 2020, 7). The OS 2nd edition 25-inch map of 1898 (*fig. 12*) depicts a long outbuilding aligned NW-SE extending along the E side of the yard (adjoining the churchyard) and occupying the same footprint as the structure shown on the tithe map and OS 1st edition map; however, it now appears to have been subdivided into three units, with two smaller compartments at either end flanking an open-fronted structure, which may have been a shelter-shed for livestock or a cart shed. To the W of this outbuilding, the circular pond shown on earlier mapping is still depicted, while another rectangular outbuilding is marked along the N side of the courtyard, subdivided into five compartments.

Little change to the overall layout of the farm buildings at Home Farm is indicated on later OS maps dated 1912, 1935 and 1946 (*figs. 13-15*) or an RAF vertical photograph dated 1947 (*fig. 16*). Portions of the courtyard to the E of the farmhouse appear to have been subdivided into separate enclosures, probably for keeping different types of livestock, with a rectangular enclosure delineated to the S of the circular pond. Home Farm appears primarily to have been a dairy farm and in 1929 it housed some 27 dairy cows and a shorthorn bull (Surrey Mirror 27 Sep 1929). Further to the E, the churchyard appears to have been extending to the N between 1898 and 1912 and to E between 1912 and 1935.

At some time between 1947 and 1955, a substantial portion of the outbuildings at Home Farm had been demolished as shown on an Ordnance Survey 1:2500 map of 1955 (*fig. 17*). The ranges of outbuildings to the NE of the farmhouse had largely been demolished apart from a single structure marked as a ruin. To the E of the farmhouse, the long outbuilding on the E side of the courtyard adjoining the churchyard was still intact; however, the circular pond had been infilled and the range on the N side of the yard had been demolished. Little change is indicated on the OS 1:10000 map of 1961 (*fig. 18*); however, in the late 1960s the long outbuilding on the E side of the courtyard had been demolished and replaced with the existing church hall, its curtilage occupying a substantial portion of the former yard associated with Home Farm.

Conclusion: The potential to encounter archaeological remains of post-medieval date has been assessed as **Moderate to High**. Historic mapping dating back to the mid-18th century shows that there were buildings on the site, probably associated with a farmstead which preceded the construction of Home Farm, an estate farm of Addington Palace, in 1780. Later 19th century mapping (tithe and OS) shows that there were several ranges of outbuildings and a pond within the proposal site, which were demolished piecemeal after the Second World War, with an outbuilding along the E boundary adjoining the churchyard removed to make way for the present Church Hall in the late 1960s. Historic mapping shows that the existing W boundary of the churchyard associated with St Mary's Church was established in the mid-19th century and thus it appears unlikely that burials will be encountered although in view of the close proximity of burials to the Church Hall, the possibility of revealing evidence of human remains cannot be entirely discounted.

Buried remains of post-medieval buildings, if encountered, would be considered to be of **Medium** importance as they could provide information on the layout of Home Farm and possibly the early post-medieval farmstead which appears to have preceded it.

6 Historic Environment Record Gazetteers and Maps

#	LegacyID	PRN	Mon_Name	Period	NGR
1	MLO9551	112742	Addington (Palaeolithic Findspot - Handaxe)	Palaeolithic	TQ37005 64005
2	MLO10787	107154	Addington (Neolithic Findspot - Scraper (Nool))	Neolithic	TQ37005 64005
3	MLO12402	109655	Roxton Gardens (Prehistoric Findspot)	Prehistoric	TQ37005 64005
4	MLO20421	148459	Addington Park (Mesolithic Findspot - Blade)	Mesolithic	TQ36705 63705
5	MLO9032	142553	Addington Park (Mesolithic Findspot - Blade)	Mesolithic	TQ3695063950
6	MLO73540	108045	Lodge Lane (Late Bronze Age Pit)	Prehistoric	TQ3710563805
7	MLO13238	110318	Addington (Prehistoric Findspot & Findspot)	Prehistoric	TQ3700564005
8	MLO15537	117594	Addington (Neolithic Findspot - Lithic Implement)	Neolithic	TQ3700564005
9	MLO12401	98511	Addington (Prehistoric Findspot)	Prehistoric	TQ3700564005
10	MLO9874	151462	Addington (Palaeolithic Findspot - Find Unclassified)	Palaeolithic	TQ3700564005
11	MLO62947	120133	Kent Gate Way (Prehistoric Findspot)	Prehistoric	TQ3703463854
12	MLO8970	131279	Addington (Neolithic Findspot - Scraper (Nool))	Neolithic	TQ3700564005
13	MLO73539	104573	Lodge Lane (Late Bronze Age Ditch)	Prehistoric	TQ3710563805
14	MLO118764	113373	Lodge Lane (Neolithic Lithic Scatter)	Prehistoric	TQ3707863762
15	MLO118765	108652	Lodge Lane (Prehistoric Feature)	Prehistoric	TQ3709663803
16	MLO8673	95364	Addington Palace (Roman Findspot)	Romano-British	TQ3675064250
17	MLO18789	95556	Addington (Roman Findspot - Pot)	Romano-British	TQ3700564005
18	MLO19598	148182	Addington Village Road (Roman Findspot)	Romano-British	TQ3700563805
19	MLO62948	99455	Kent Gate Way (Roman Findspot - Pot)	Romano-British	TQ3703463854
20	MLO12307	134989	Addington Village Road (Medieval Well)	Medieval	TQ3700563905
21	MLO14470	139197	Spout Hill (Medieval Findspot - Pot)	Medieval	TQ3725564255
22	MLO73541	105681	Addington (Pre-Conquest Pit & Post Hole)	Medieval	TQ3710563805
23	MLO12293	100613	Addington (Medieval Lynchet & Field System)	Medieval	TQ3720463805
24	MLO12292	138754	Addington Village Road 'church Meadow' (Medieval Manor House & Building)	Medieval	TQ3720463905
25	MLO73543	136480	Lodge Lane (Medieval Pit)	Medieval	TQ3710563805
26	MLO14471	113335	Addington Village Road (Medieval Findspot)	Medieval	TQ3700563805
27	MLO73544	111243	Lodge Lane (Medieval Lynchet & Field System)	Medieval	TQ3710563805
28	MLO12286	104086	Lodge Lane (Early Medieval Findspot)	Early Medieval	TQ3720463805
29	MLO62946	121153	Kent Gate Way (Medieval Buried Soil Horizon)	Medieval	TQ3703463854
30	MLO73273	99984	Addington Village Road (Medieval Settlement)	Medieval	TQ3700564005

#	LegacyID	PRN	Mon_Name	Period	NGR
31	MLO12635	130049	Addington Palace (Tudor Hunting Lodge)	Medieval	TQ3710564305
32	MLO14127	118370	Addington Village Road 'barn Croft' (Early Medieval Buried Soil Horizon)	Medieval	TQ3695463825
33	MLO12591	127483	Lodge Lane (Medieval Farmhouse, Manor House & Building)	Medieval - Post-medieval	TQ3720463805
34	MLO76248	141587	Addington Village Farm (Medieval Pit & Post Hole)	Medieval - Post-medieval	TQ3725564054
35	MLO75174	114737	Addington Village Farm (Medieval Pit)	Medieval - Post-medieval	TQ3725564054
36	MLO12336	122485	Lodge Lane (Medieval Ditch & Trackway)	Medieval - Post-medieval	TQ 3724563817
37	MLO107704	108804	St Mary the Blessed Virgin Churchyard (Medieval Churchyard)	Medieval - Post-medieval	TQ3710264004
38	MLO82375	99808	45 Addington Village Road (High Medieval Church)	Medieval - Post-medieval	TQ3710363990
39	MLO9669	125685	Addington Village Road (Post Medieval Buried Soil Horizon)	Post-medieval	TQ3720463905
40	MLO36867	112580	Lodge Lane (Post Medieval Yard)	Post-medieval	TQ3720463805
41	MLO36865	105037	Lodge Lane (Post Medieval Outbuilding)	Post-medieval	TQ3720463805
42	MLO37053	117285	Lodge Lane (Post Medieval Building)	Post-medieval	TQ3720463805
43	MLO73545	97451	Lodge Lane (Post Medieval Findspot)	Post-medieval	TQ3710563805
44	MLO12309	111567	Barn Croft (Post Medieval Field System)	Post-medieval	TQ3700563705
45	MLO62949	142138	Kent Gate Way (Post Medieval Floor)	Post-medieval	TQ3703463854
46	MLO108111	136008	Addington War Memorial (Early 20th Century War Memorial)	Post-medieval	TQ3709163954
47	MLO101197	141506	Addington Village Road, [St Mary's], Addington Village (First World War Commemorative Monument)	Post-medieval WW1	TQ3708563976
48	MLO102022	110637	Kent Gate Way, [South Lodge], (South Lodge)	Post-medieval	TQ3677363542
49	MLO75175	110942	Addington Villa Gefarm (Post Medieval Fence & Post Hole)	Post-medieval	TQ3725564054
50	MLO9678	132481	Lodge Lane (Post Medieval Building)	Post-medieval	TQ3720463805
51	MLO101190	95460	Addington Village Road, (No.49), Addington Village (Georgian Semi-Detached House)	Post-medieval	TQ3718064010
52	MLO101186	97328	Addington Village Road (No.42), [The Old Post Office], Addington Village (Victorian Cooperative Store)	Post-medieval	TQ3712363953
53	MLO82377	146364	Flint Cottage (Georgian House)	Post-medieval	TQ3715964004
54	MLO101196	114125	Addington Village Road, (No.57), [The Old Forge], Addington Village (Restoration Blacksmiths Workshop)	Post-medieval	TQ3724064029
55	MLO101198	106213	Addington Village Road, (No.77), Addington Village (Victorian Vicarage)	Post-medieval	TQ3739864282

#	LegacyID	PRN	Mon_Name	Period	NGR
56	MLO101192	138940	Addington Village Road, [The Cricketers Public House], Addington Village (Victorian Public House)	Post-medieval	TQ 37053 63917
57	MLO106755	142920	Addington Palace (Georgian Country House)	Post-medieval	TQ 36507 63873
58	MLO103725	142167	Lion Lodge (Georgian Gate Lodge)	Post-medieval	TQ 37132 64180
59	MLO82356	116858	Addington House (Elizabethan Timber Framed House)	Post-medieval	TQ 37221 64211
60	MLO82428	117126	Lion Lodge (Georgian Gate Lodge)	Post-medieval	TQ 37123 64201
61	MLO59222	117971	Addington Palace (Tudor Hunting Park)	Post-medieval	TQ 36348 64349
62	MLO82376	96981	Church of St Mary (Restoration Boundary Wall)	Post-medieval	TQ 37111 63976
63	MLO118760	146085	Lodge Lane (Prehistoric Pit)	Multi-period	TQ 37097 63804
64	MLO13790	137545	Addington Park (Barrow Cemetery of Uncertain Date)	Undated	TQ 36749 64000
65	MLO37001	136677	Addington Village Road (Bank (Earthwork) of Uncertain Date)	Undated	TQ 37204 63905
66	MLO107806	136916	Kent Gate Way, Croydon (Field Boundary & Field System of Uncertain Date)	Undated	TQ 37723 64195

Table 2: Gazetteer of Archaeological Monuments within a 500m radius of the site, based on consultation of the Greater London Historic Environment Record

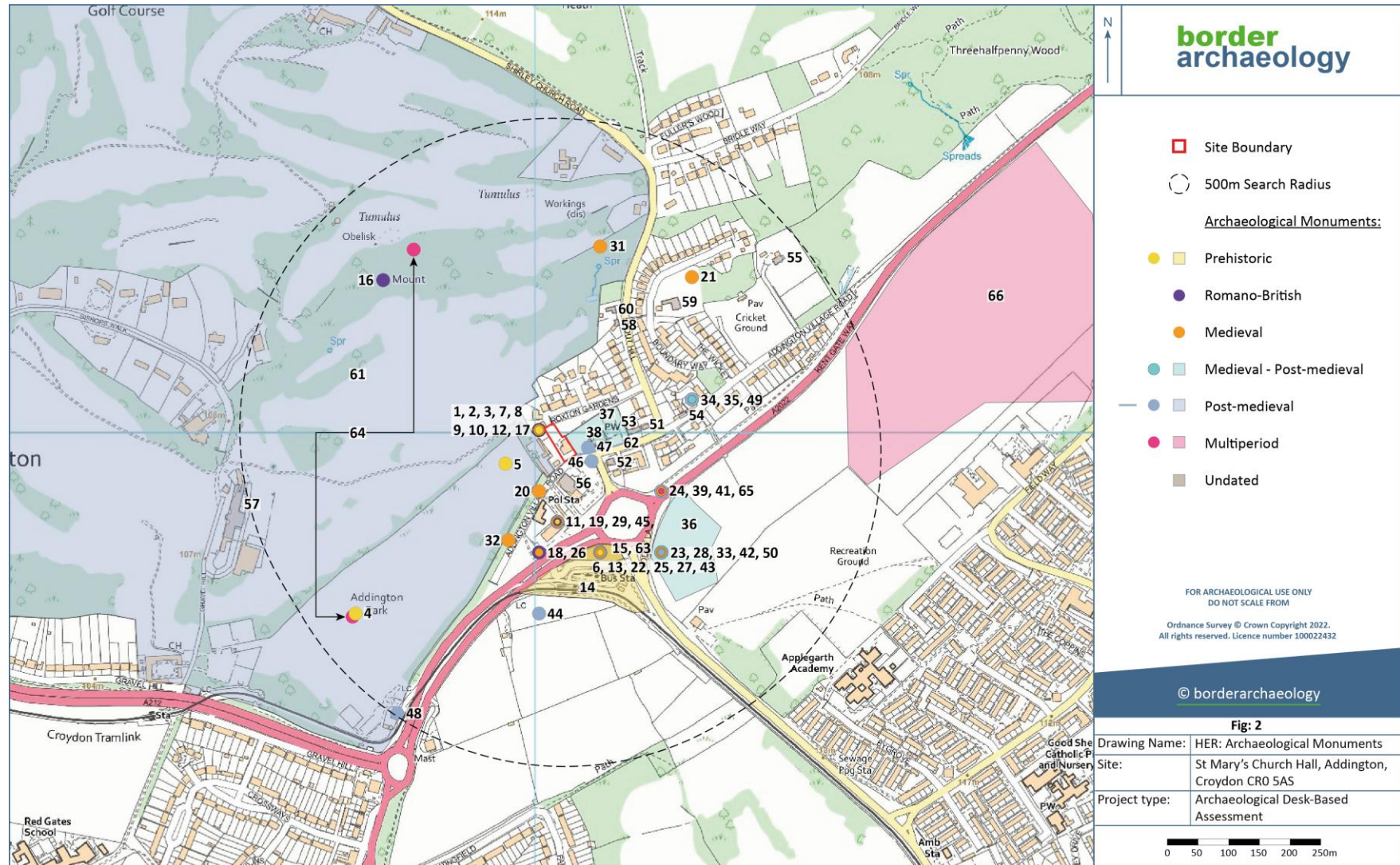
#	ID	Name	Date	NGR
E1	ELO5854	Casual Observation at Addington Palace	1800-1849	TQ 36751 64247
E2	ELO5855	Casual Observation at Addington Village Road	1929	TQ 37003 63805
E3	ELO5856	Field Observation (Visual Assessment) at Addington Village Road	1958	TQ 37003 63808
E4	ELO5076	Excavation at Lodge Lane	1971	TQ 37204 63805
E5	ELO5062	Excavation at Addington Village Road 'barn Croft'	1976	TQ 36954 63824
E6	ELO20513	Watching Brief at Addington Village Road	1985	TQ 37105 64005
E7	ELO3787	Trial Trench at Shell Addington Service Station	1992	TQ 37034 63854
E8	ELO3617	Trial Trench at Addington Palace Golf Course - Home Farm	1996	TQ 37020 63982
E9	ELO3919	Open Area Excavation at Croydon Tramlink	1997	TQ 37104 63805
E10	ELO19753	Evaluation at Lodge Lane	1997	TQ 37078 63762
E11	ELO14776	Dendrochronological Survey at Addington House	1998	TQ 37221 64211
E12	ELO78	Trial Trench at Addington Village Farm	2000	TQ 37255 64054
E13	ELO2700	Trial Trench at Addington Village Farm	2000	TQ 37248 64059
E14	ELO7386	Watching Brief at 5 Spout Hill	2006	TQ 37145 64075
E15	ELO7160	Watching Brief at Rowdown To Beddington Lane	2006	TQ 34710 64411
E16	ELO12209	Watching Brief at Lion Lodge	2011	TQ 37121 64169

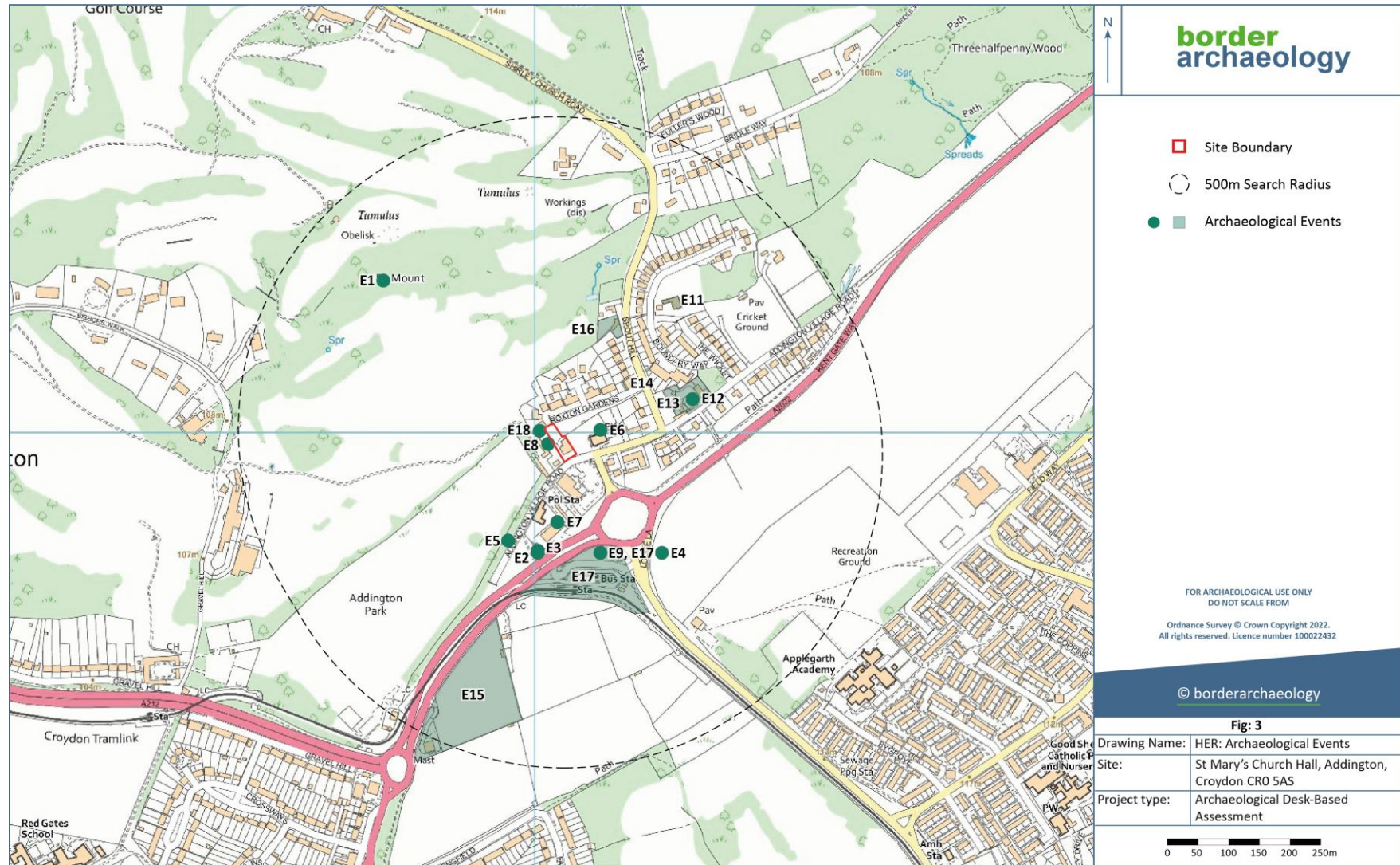
#	ID	Name	Date	NGR
E17	ELO20516	Evaluation at Lodge Lane	-	TQ 37105 63805
E18	ELO5852	Heritage Activity at Addington	-	TQ 37006 64003

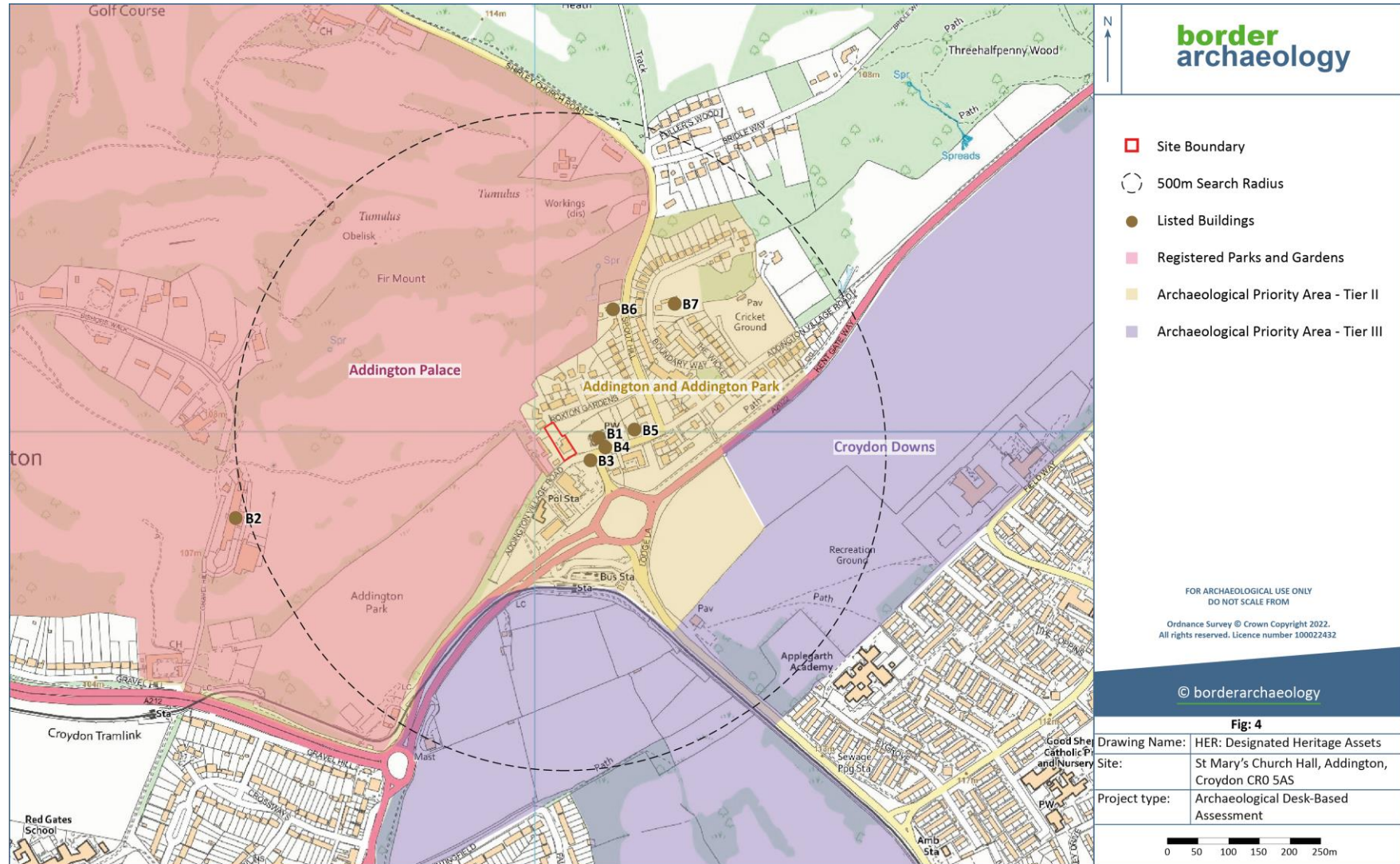
Table 3: Gazetteer of Archaeological Events within a 500m radius of the site, based on consultation of the Greater London Historic Environment Record

#	List Entry	Name	Grade	NGR
B1	1079343	Church of St Mary Addington	I	TQ 37104 63991
B2	1358819	Addington Palace (Royal School of Church Music)	II*	TQ 36510 63859
B3	1442757	Addington War Memorial	II	TQ 37091 63954
B4	1079344	Walls along South Boundary of Churchyard of Church of St Mary	II	TQ 37115 63975
B5	1079345	Flint Cottage	II	TQ 37163 64004
B6	1358812	Lion Lodge, Including Gate Piers (Addington Palace Lodges)	II	TQ 37128 64201
B7	1079311	Addington House	II	TQ 37229 64210

Table 4: Gazetteer of Listed Buildings within a 500m radius of the site, based on consultation of the Greater London Historic Environment Record







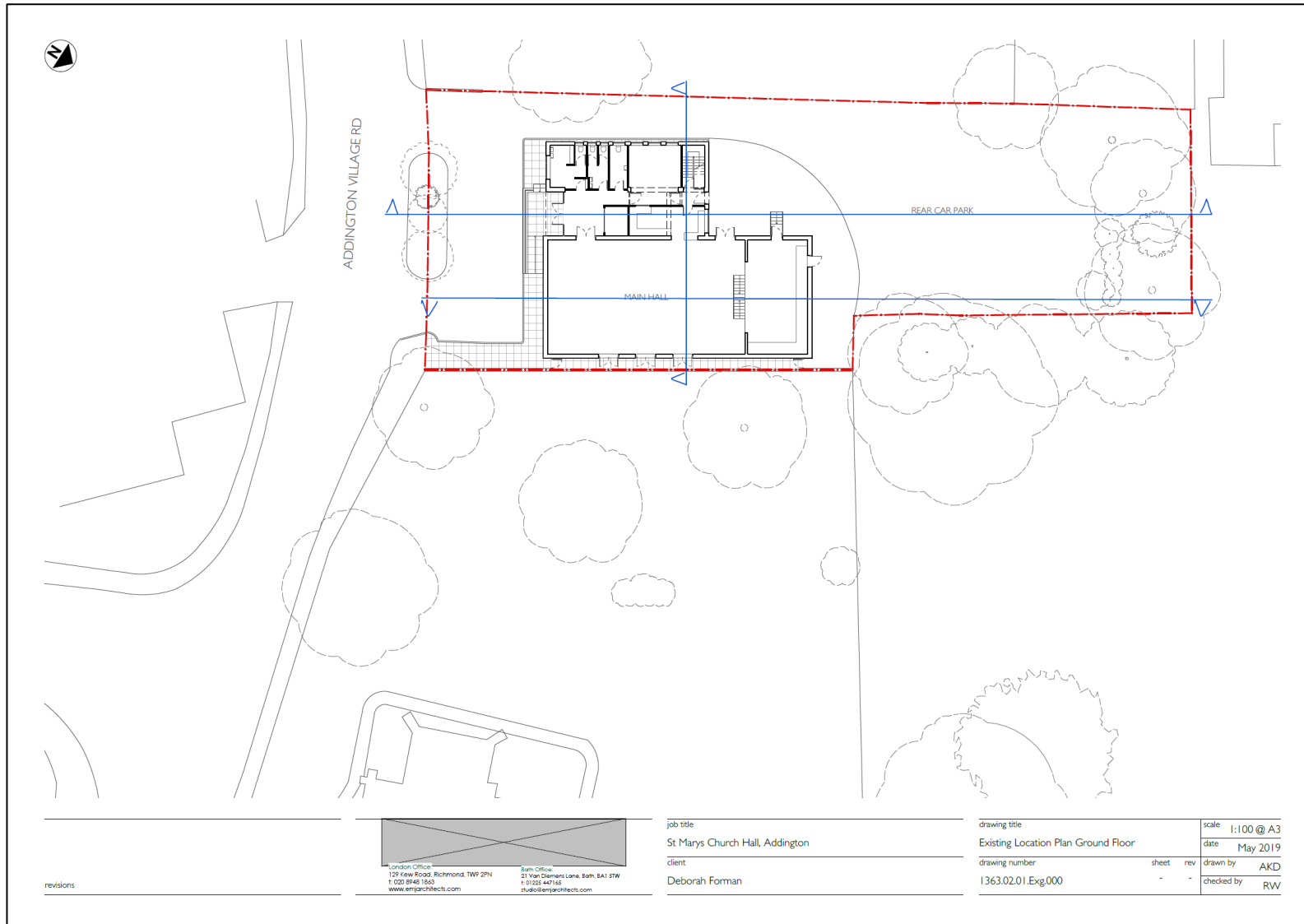


Fig. 5: Existing Site Plan (Reproduced by courtesy of the Client)

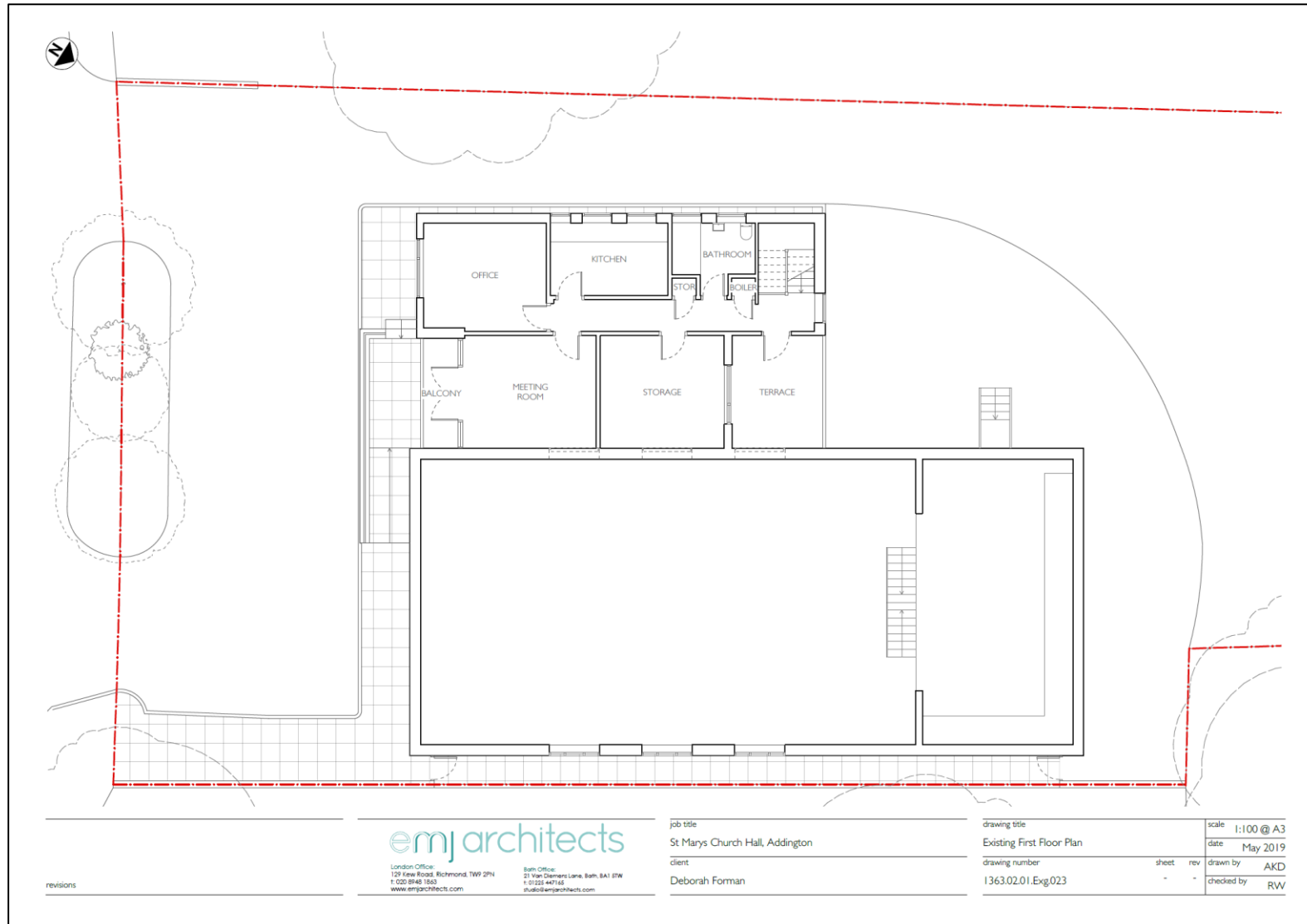


Fig. 6: Existing Ground Floor Plan (Reproduced by courtesy of the Client)

revisions

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 St Marys Church Hall, Addington
 client
 Deborah Forman

drawing title
 Existing First Floor Plan
 drawing number
 1363.02.01.Exg.023

sheet
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scale 1:100 @ A3
 date May 2019
 drawn by AKD
 checked by RW

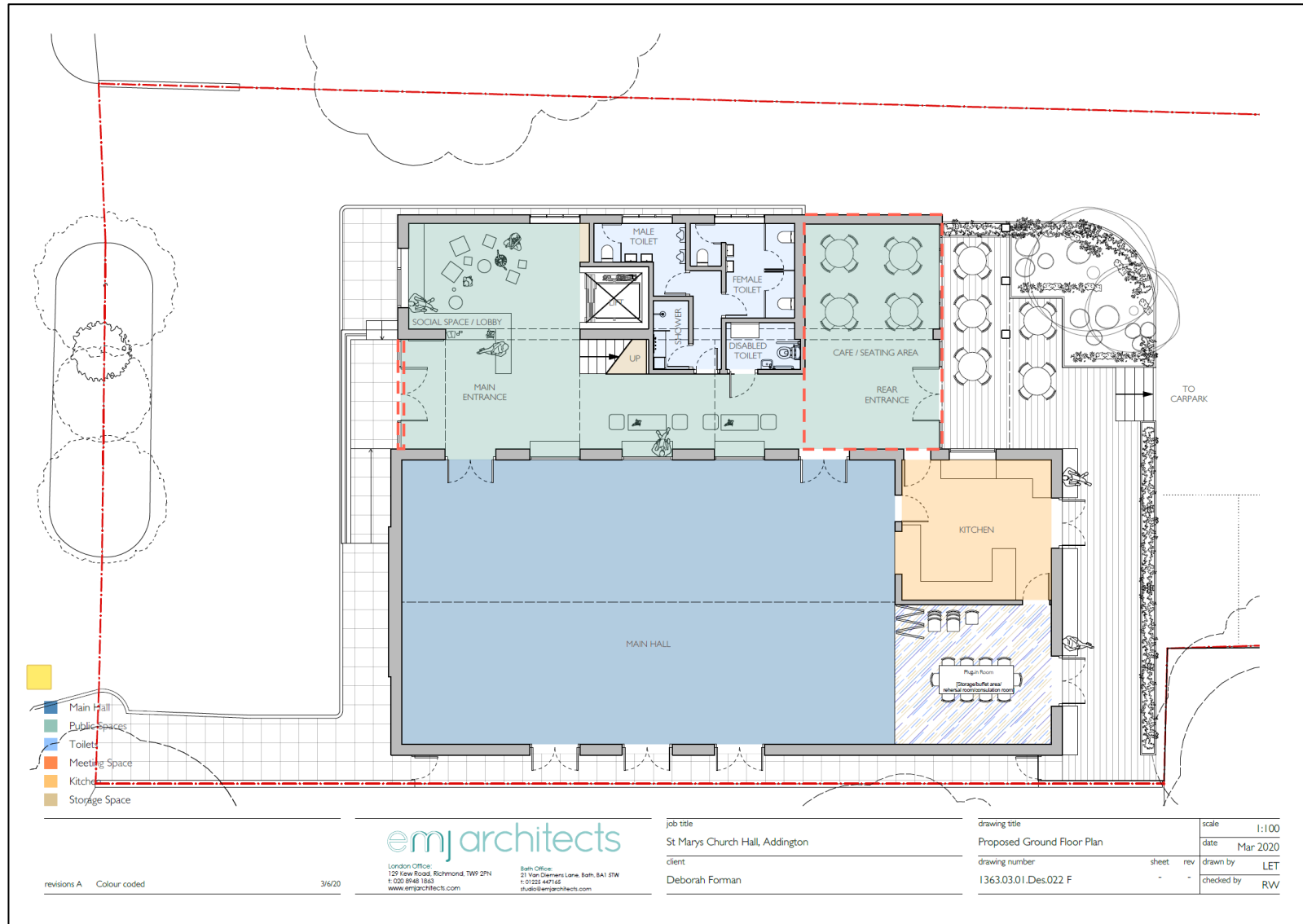


Fig. 7: Proposed Ground Floor Plan
(Reproduced by courtesy of the Client)

7 Site Assessment

Photographs were obtained to determine the presence of visible features of archaeological or historical interest within the site.

The proposal site at St Mary's Church Hall (covering an approximate area of 0.13 ha) comprises a modern parish/community hall building (built in the late 1960s) located on the N side of Addington Village Road, to the immediate W of the churchyard associated with the parish church of St Mary, a Grade I listed building (*Plate 1*). The Church Hall is L-shaped in plan, set back from Addington Village Road within a slightly raised tarmac yard used for car parking with a small grassed and tarmac area to the rear of the building (*Plates 2-4*).

The western boundary of the churchyard was established in the mid-19th century (prior to 1870) and evidence of burial monuments was noted extending right up the Parish Hall, which is set slightly above the level of the churchyard (*Plates 5 & 6*). Located to the W of the Church Hall are the former farmhouse and outbuildings of Home Farm, rebuilt in the late 19th century, while to the N of the site, screened by a dense tree-lined hedge, is a modern residential development at Roxton Gardens (*Plate 7*).

No visible features of archaeological interest were noted within the site.



Plate 1: View looking NW towards front elevation of Church Hall with churchyard to right of picture



Plate 2: View looking N across car park towards front of St Mary's Church Hall



Plate 3: View looking SE towards rear portion of St Mary's Church Hall, showing grassed area in front of building



Plate 4: View looking NW showing grassed and tarmac area to rear of Church Hall



Plate 5: View looking W across churchyard towards St Mary's Church Hall

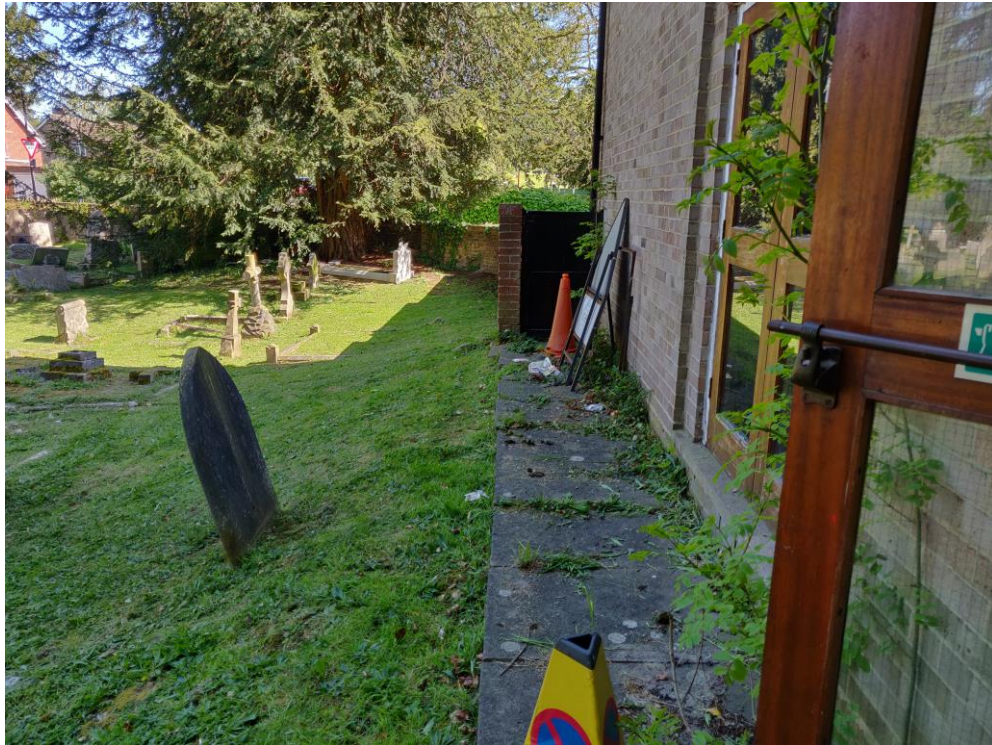


Plate 6: Oblique view looking SW along the W wall of the Church Hall, raised slightly above the level of the churchyard, with gravestones of late 19th/20th century date visible to left of picture



Plate 7: View looking NW towards tree-lined hedge along N boundary of Church Hall site

8 Conclusions

8.1 Potential Impacts

The following summary description of the development is based on architects' drawings and information supplied by the client in September 2022 (*fig. 5-7*). Subsequent publication of revised proposals and specifications for the proposed development, together with updated plans and elevation drawings, may necessitate revisions to this report and the conclusions reached.

In brief, the proposed works involve the refurbishment of the existing Church Hall and construction of a small extension at the NW corner of the Hall housing a café and seating area with a terraced area to the rear (*fig. 7*).

Potential impacts on archaeological remains could include the excavation of foundation trenching for the construction of the new extension (which are anticipated to be strip foundations) Strip foundations would entail the removal of any archaeological remains within the footprint of each excavated strip to a typical depth of 1.0–1.5m below existing ground level as assumed for the purposes of this assessment. It is possible that the bases of archaeological features such as pits or ditches would remain intact beneath these impact levels but their context could be lost. Other potential impacts on sub-surface remains could include the excavation of trenching for services including drainage and utilities.

In view of the likely shallow depth of superficial deposits overlying the natural gravels and chalk bedrock in this area, based on the evidence of geotechnical records and archaeological fieldwork nearby, it is possible that archaeological deposits may be encountered at a shallow depth (possibly c.0.30-0.90m bgl). It should also be considered that any extant remains may have been disturbed, perhaps heavily, by the construction of Home Farm in the late 18th/19th century and subsequent groundworks associated with the building of the existing Church Hall in the late 1960s. However, as there has been no prior investigation within the site, the extent and depth of truncation of archaeological remains within the site remains undetermined.

8.2 Overall Conclusions

The overall potential of the site in archaeological terms has thus been assessed as **Moderate to High** with particular reference to encountering evidence of prehistoric, medieval and post-medieval remains, reflecting the location of the site within an Archaeological Priority Area. The potential for Romano-British remains has been assessed as **Moderate**. However, it is BA's considered opinion that, prima facie, based on the available evidence, the archaeological potential of the site does **not** present an impediment to the development.

Recommendations: It is respectfully suggested that a programme of archaeological work, the details of which to be agreed with Croydon Council and the Greater London Archaeological Advisory Service, will be necessary to determine the extent, depth and significance of buried archaeological features and deposits in the vicinity of the site.

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11 Cartography

(All maps were obtained from the National Archives unless otherwise stated)

1762: John Rocque's Map of the County of Surrey (NA PRO 30/75/171)

1809: OS Surveyor's Drawing of Croydon and district

1822: Greenwood's Map of Surrey

1837: Tithe Map of Addington parish

1870: OS 1st edition 6-inch Map

1898: OS 2nd edition 25-inch Map

1912: OS 3rd edition 25-inch Map

1935: OS 4th edition 25-inch Map

1947: OS provisional edition 25-inch Map

1955: OS provisional edition 25-inch Map

1961: OS 1:10560 Scale National Survey

1972: OS 1:10000 Scale National Survey

(Aerial photographs dating back to 1947 were consulted using resources held at Surrey History Centre and the Historic England Archive)

13 Appendix 1: Historic Maps



Fig. 8: Extract from Rocque's Map of Surrey (1762)
(Reproduced by courtesy of the National Archives)



Fig. 9: Extract from the OS Surveyor's Drawing of Croydon and district (1809)
(Reproduced by courtesy of the British Library)

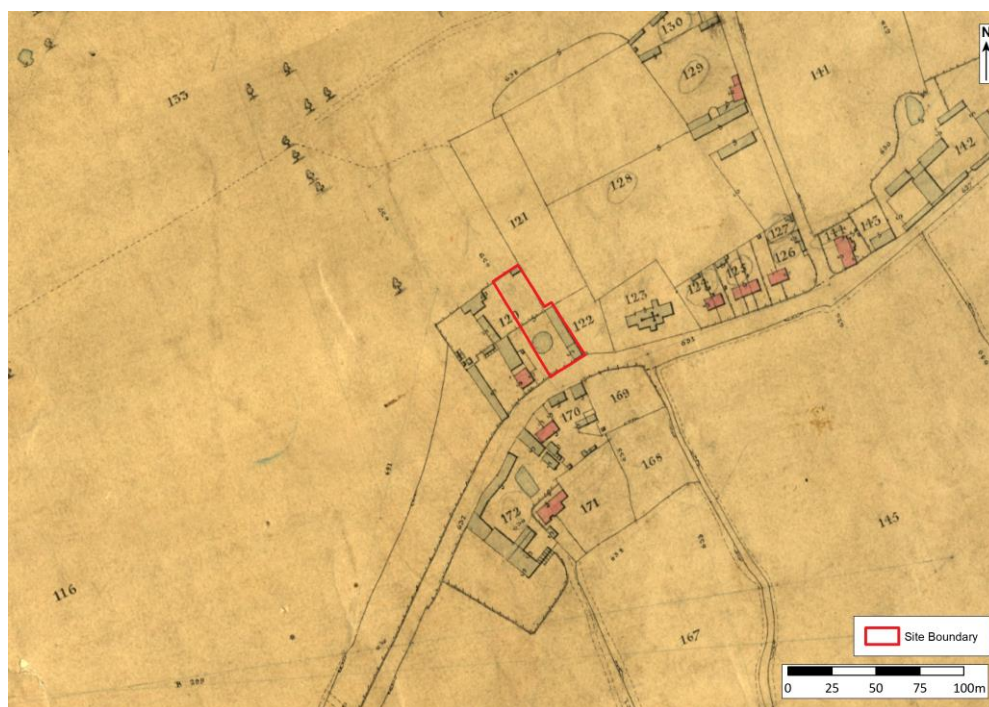


Fig.10: Extract from the tithe map for Addington parish (1837)
(Reproduced by courtesy of the National Archives)



Fig. 11: Extract from the OS 1st edition 6-inch map (1870)
(Reproduced by courtesy of the National Archives)

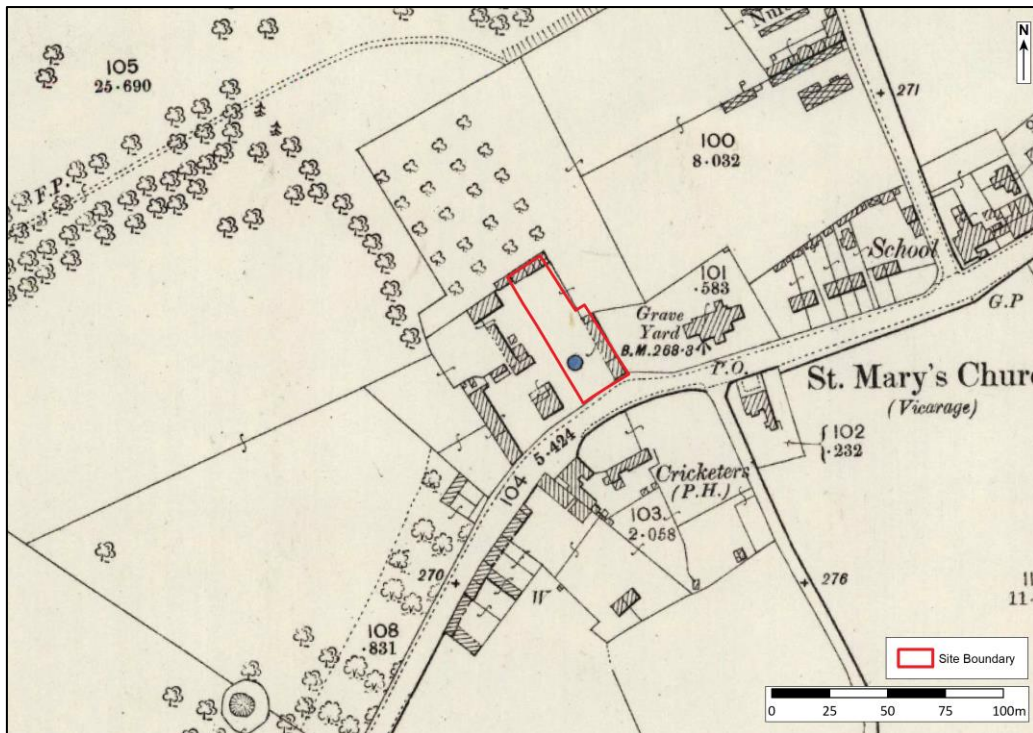


Fig. 12: Extract from the OS 2nd edition 25-inch map (1898)
(Reproduced by courtesy of the National Archives)

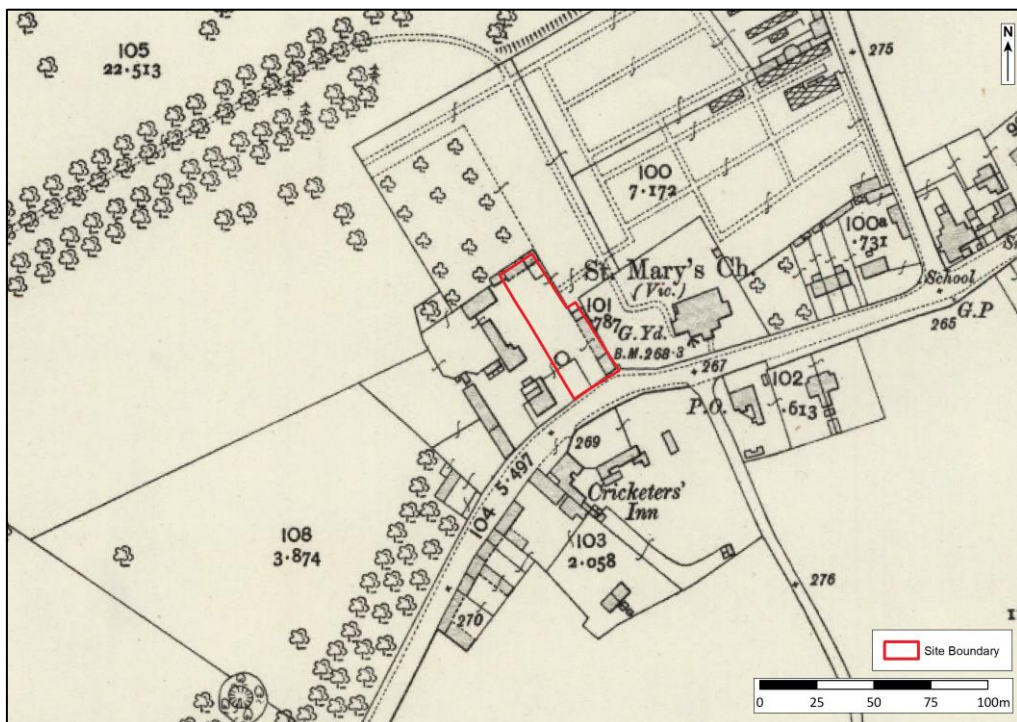


Fig. 13: Extract from the OS 3rd edition 25-inch map (1912)
(Reproduced courtesy of the National Archives)

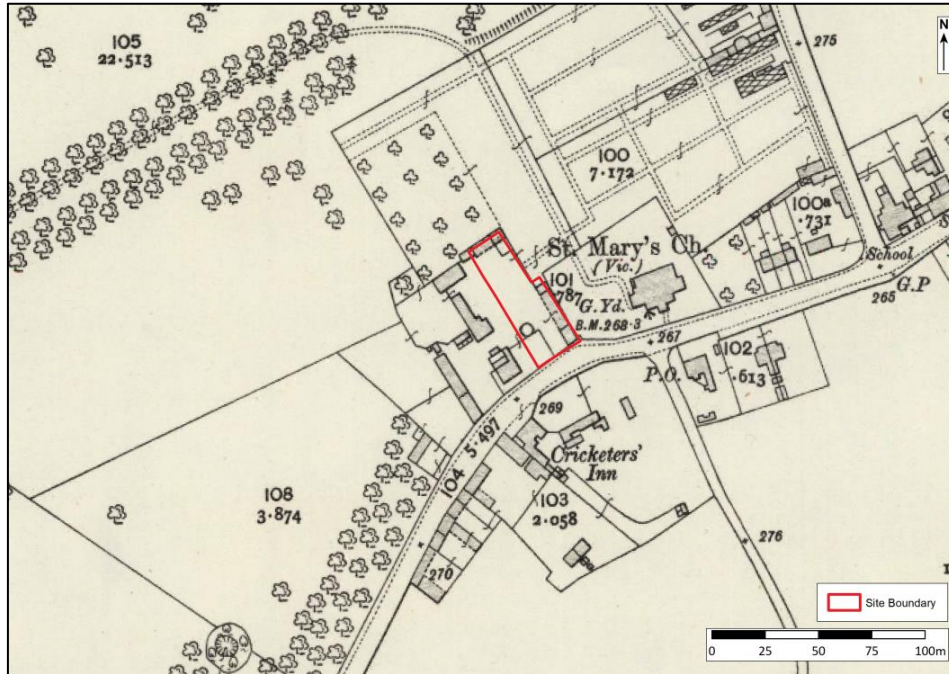


Fig. 14: Extract from the OS 4th edition 25-inch map (1935)
(Reproduced courtesy of the National Archives)

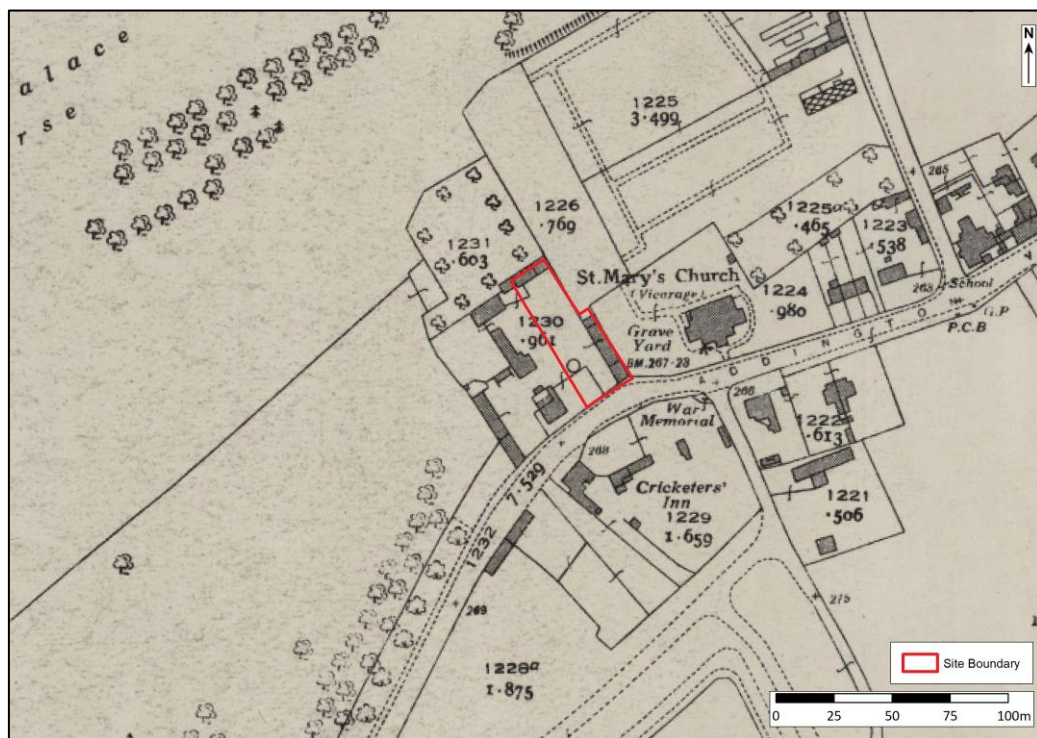


Fig. 15: Extract from the OS provisional edition 25-inch map (1947)
(Reproduced courtesy of the Surrey History Centre)



Fig. 16: Extract from an RAF vertical aerial photograph of Addington (1947)
(Reproduced courtesy of the Surrey History Centre)

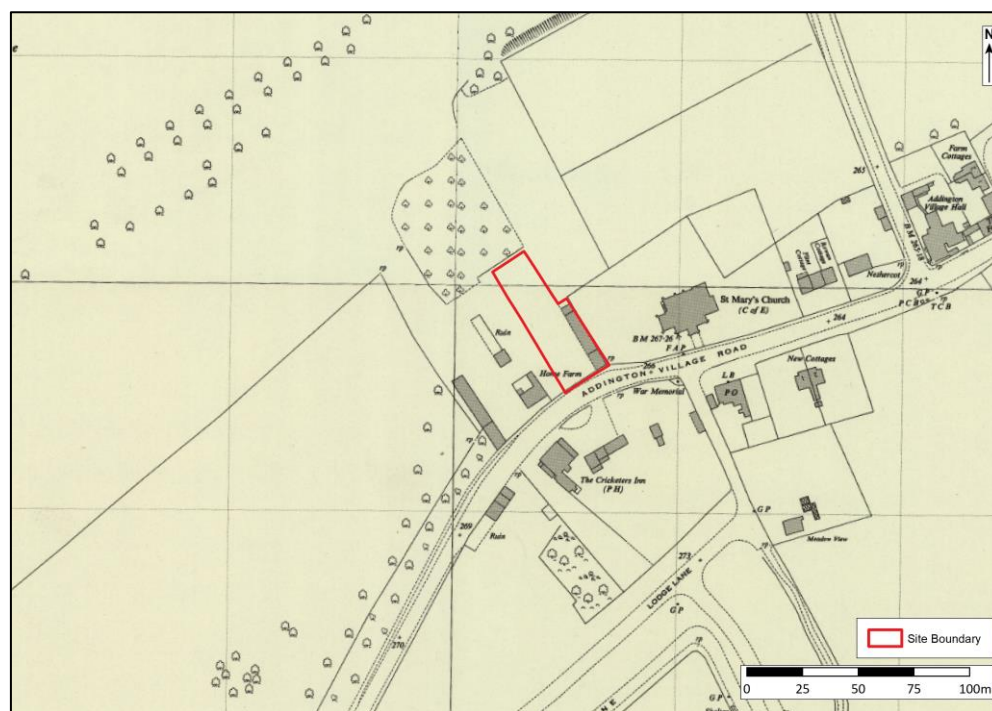


Fig. 17: Extract from the OS 1:2500 map (1955)
(Reproduced courtesy of the Surrey History Centre)

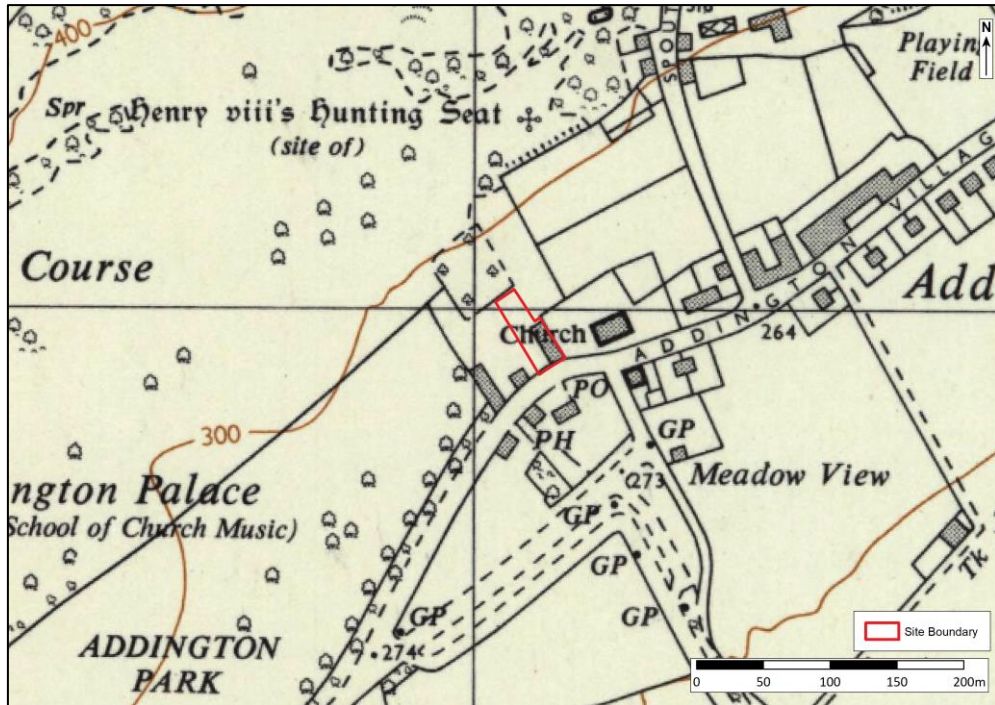


Fig. 18: Extract from the OS 1:10000 map (1961)
(Reproduced courtesy of the Surrey History Centre)

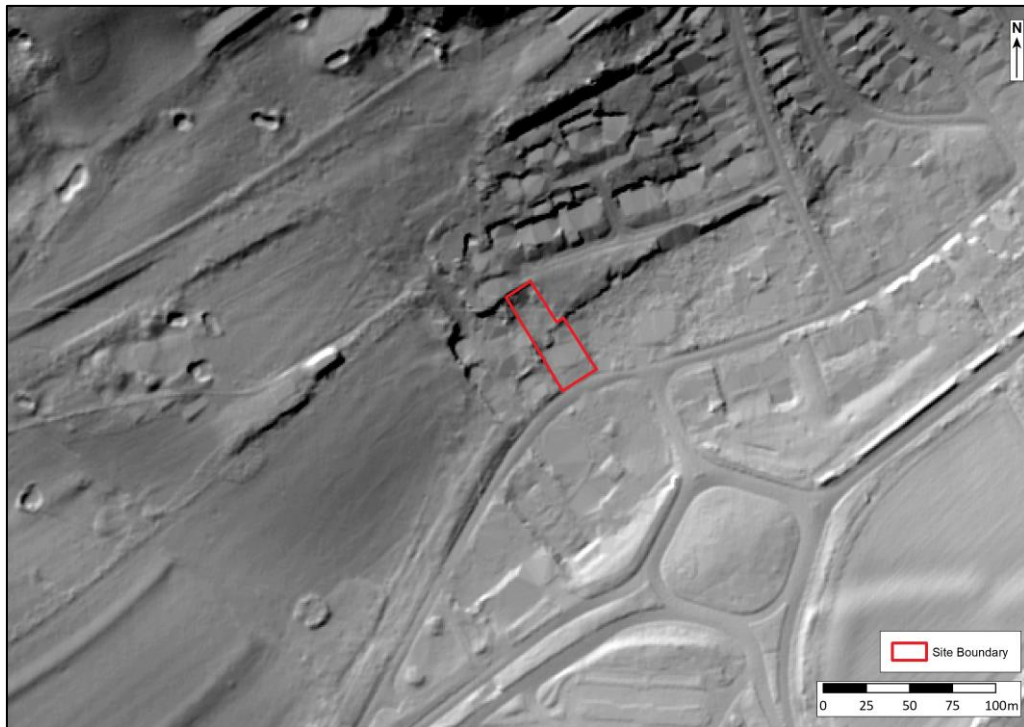


Fig. 19: Extract from LiDAR 1m DTM imagery showing the site (in red)
(Reproduced courtesy of the Environment Agency)

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