



Archaeological Desk-Based Assessment

On behalf of

Sterling Rose

Concerning

**90-92 Southbridge Road
Croydon
CR0 1AF**

November 2018

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Cover: View looking SW towards frontage of existing premises at Nos. 90-92 Southbridge Road Croydon

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1 Non-Technical Summary

Border Archaeology (BA) was commissioned to carry out an Archaeological Desk Based Assessment (ADBA) with regard to proposed demolition of an existing office building and construction of a three-storey building comprising nine apartments at Nos. 90-92 Southbridge Road Croydon, the results of which can be briefly summarised thus:

Prehistoric: The potential for evidence of prehistoric activity has been assessed as **Moderate**, which reflects both the underlying gravel terrace geology of the site (which offers increased potential for the recovery of early prehistoric artefacts) and the results of previous archaeological investigations in the vicinity of the site and the wider surrounding area, which have yielded evidence of artefact scatters and features of prehistoric date.

Romano-British: The potential for encountering Romano-British remains has been assessed as **Moderate**. The site is located close to the possible course of an important Roman road from London to Brighton and significant evidence for Romano-British occupation has been identified in the wider surrounding area. There would thus appear to be potential for encountering evidence of the Roman road itself and associated roadside settlement, although recent archaeological fieldwork in close proximity to the site has produced only limited evidence of Romano-British activity.

Medieval: The potential for encountering evidence of medieval occupation within the site has been assessed as **Low**, chiefly reflecting the lack of recorded archaeological remains of medieval date in the immediate vicinity of the site. There would appear to be limited potential for encountering buried agricultural features of medieval date.

Post-Medieval: The potential for encountering evidence of post-medieval activity has been assessed as **Moderate**. There is potential to encounter buried footings of earlier post-medieval buildings (including 18th/19th century cottages and a late 19th century Meeting House) recorded on historic maps as occupying the site, although it is likely that sub-surface remains of these earlier buildings will have been truncated by the construction of the existing modern office premises.

Conclusion: The overall potential of the site in archaeological terms has been assessed as **Moderate**, with particular reference to encountering archaeological remains of prehistoric, Romano-British and post-medieval date. The potential for identifying features and finds of medieval date is considered to be **Low**.

Summary Conclusion: Based on the results of this assessment, the overall potential of the site in archaeological terms has thus been assessed as **Moderate**. However, it is BA's considered opinion that, *prima facie*, based on the available archaeological, documentary and cartographic sources, the archaeological potential of the site does not present an impediment to development.

Recommendation: In this instance, it is recommended that appropriate programme of site investigation and recording, 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 within the site.

2 Introduction

Border Archaeology (BA) was instructed by Matthew Corcoran Esq., Sterling Rose to undertake an Archaeological Desk Based Assessment (ADBA) with regard to the proposed demolition of an existing single storey office building and construction of a three-storey building comprising nine residential apartments at Nos. 90-92 Southbridge Road Croydon CR0 1AF (*fig. 1*).

The planning reference for the proposed development is 18/05530/FUL.

This ADBA assesses the impact of the proposed development on buried heritage assets (archaeological remains). It forms an initial stage of investigation of the area of proposed development (hereafter referred to as the 'site') and may be required in relation to the planning process in order that the local planning authority (LPA) can formulate an appropriate response in the light of the impact upon any known or potential heritage assets. These are parts of the historic environment which are considered to be significant because of their historic, evidential or aesthetic and/or communal interest.

2.1 Site Proposals

The following description of the proposals is based on the *Design and Access Statement* accompanying this application.

The proposed development will involve the demolition of the existing single storey office premises and the construction of a three storey building comprising nine residential apartments with associated cycle and storage space along the N side of the new building and amenity spaces to the rear (*fig. 2*). Details of the proposed foundations for the new building were not available at time of writing.



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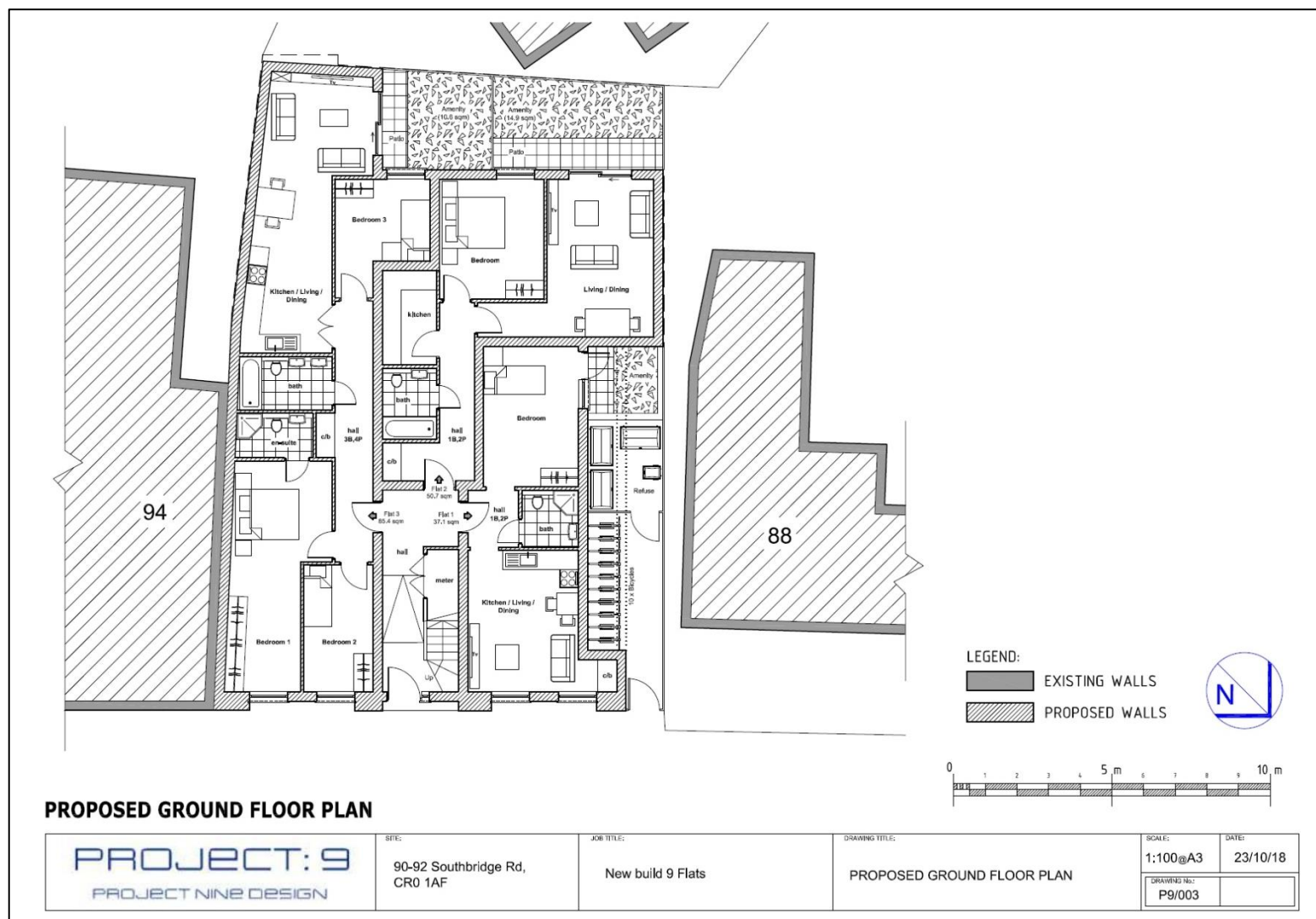


Fig. 2: Ground floor plan of proposed new building at 90-92 Southbridge Road Croydon

3 Site Description

3.1 Site Location

The site comprises a mid-20th century single storey office building (formerly industrial premises), located on the W side of Southbridge Road, within a residential area to the S of Croydon town centre, within the London Borough of Croydon. It is flanked to the NW by No. 88 Southbridge Road (a Grade II listed building) and to the SE by No. 94 Southbridge Road (a locally listed building of early 20th century date) while to the W it is bordered by the rear boundary of No. 2 Bramley Hill.

The grid reference for the site is NGR: SK 58585 03736. The site stands at a height of 47m AOD.

3.2 Designated Heritage Assets

The site is not located within a Conservation Area and does not contain any designated (protected) heritage assets, such as Scheduled Ancient Monuments (SAMs), listed buildings or registered parks and gardens.

The site is located on the edge of an Archaeological Priority Area (APA) associated with the course of a Roman road from London to Brighton (GLHER Ref. DLO37709) which runs along Southbridge Road although the APA does not actually extend within the actual site boundary. However, adjoining the site to the NW is No. 88 Southbridge Road, a Grade II listed building of mid-18th century date (National Heritage List Entry No. 1079268), while No. 94, a two-storey commercial premises of early 20th century date, is located immediately to the SE of the site and is recorded on the Croydon Local List as a non-listed building of architectural merit (DLO34788).

3.3 Soils and Geology

Due to its urban location, the site is classed as 'Unsurveyed' in the Soil Survey of England and Wales (SSEW 1983). The British Geological Survey records superficial deposits in this area as comprising sands and gravels of the Hackney Gravel Member, river terrace deposits formed during the Pleistocene and Holocene eras by the River Wandle. The solid geology is recorded as chalk bedrock of the Lewes Nodular Chalk Formation, Seaford Chalk Formation and Newhaven Chalk Formation (undifferentiated).

A geotechnical borehole survey undertaken in 1971 about 45m to the NW of the site at the junction of Bramley Hill and Southbridge Road (NGR TQ 32250 64780) identified modern hardcore deposits extending to a depth of 0.90m, underlying which was a medium compacted coarse flint gravel with coarse sand, approximately 3m in thickness which in turn overlaid a chalk deposit with small chalk fragments and scattered flints, extending to the base of the borehole (about 7m below existing ground level). An archaeological watching brief undertaken at No. 106-110 Southbridge Road (about 40m SE of the site) identified natural deposits of flint gravel at between 0.8m and 1.1m below the current ground level (Sims 2009).

4 Methodology

4.1 Aims and Objectives

This ADBA seeks to identify any known or potential archaeological and built-heritage assets (both designated and undesignated) 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 and Importance of Heritage Assets

- Potential

This assessment contains a record of the known and potential archaeological and built-heritage 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 scheme (*Table 1*) has been informed by guidelines for assessing cultural heritage assets contained in the *Design Manual for Roads and Bridges Vol. 11 Section 3 part 2* (Highways Agency 2009).

BA is also fully cognisant of general guidelines on the assessment of heritage assets contained in the *National Planning Policy Framework, Planning Guidance Section 16* ('Conserving and Enhancing the Historic Environment') and relevant local planning policy guidance contained in the *London Plan* (Policy 7.8 Heritage Assets and Archaeology) and the *Croydon Local Plan 2018* (DM18 Heritage Assets and Conservation).

Particular attention should be drawn to Policy DM18.9 of the *Croydon Local Plan 2018* which states that 'in consultation with the Greater London Archaeological Advisory Service, or equivalent authority, the Council will require the necessary level of investigation and recording for development proposals that affect, or have the potential to affect Croydon's archaeological heritage. Remains of archaeological importance, whether scheduled or not, should be protected in situ or, if this is not possible, excavated and removed as directed by the Greater London Archaeological Advisory Service or equivalent authority' (LBC 2018).

Table 1: Factors for assessing the importance of archaeological and built heritage 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 300m study area around the site, the results of which are shown on a series of maps (*figs. 3 & 4*). These show the location of known cultural heritage features (including SAMs, archaeological events and monuments) within the study area, which have been assigned a unique cultural heritage reference number (**BA 1,2,3**, etc.). These are listed in the associated gazetteers.

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.
- Historic England – information on statutory designations including SAMs, registered parks and gardens and listed buildings along with identified Heritage at Risk.
- The National Record of the Historic Environment database (<http://pastscape.org.uk>)
- British Geological Survey (BGS) – solid and drift geology digital map; BGS geological borehole record data.
- London Metropolitan Archives, Croydon Museum and Archive Service and the National Archives – historic maps and published histories.
- Internet sources, including LPA local plan and information on conservation areas, archaeological priority areas and locally listed buildings.
- Historic England Archive, Swindon– vertical and oblique aerial photographs of the study area were consulted dating back to 1937.

The ADBA included a site visit carried out on the 5th of November 2018, which determined the topography of the site and existing land-use and provided further information on possible past ground disturbance within the site. Observations made during the site visit have been incorporated into this report.

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. 3-5*).

5.1 Prehistoric

Evidence of prehistoric activity has been identified in the immediate vicinity of the site and the wider surrounding area. The site is located on a low gravel terrace towards the base of the valley of the River Wandle, formed during the last quarter of the Pleistocene. Previous geological boreholes in the immediate locality have encountered natural gravels at a shallow depth beneath modern and post-medieval made ground deposits, between c. 0.75m and 0.90m below existing ground level and an archaeological watching brief undertaken in 2009 on land to the rear of No. 106-110 Southbridge Road revealed natural gravels at a depth of 0.80-1.10m below existing ground level (Sims 2009). The prevailing gravel terrace geology has long been recognized as having increased potential for the recovery of early prehistoric artefacts, particularly relating to Mesolithic and Neolithic activity (MoLAS 2000).

This potential has been confirmed, to a certain extent, by the results of previous fieldwork in the vicinity of the site. The excavation of a trench in 1970 to the rear of 28 Church Road (approximately 280m NNW of the site) identified a gravel deposit beneath c. 0.90m of post-medieval soils, from which a single potsherd and flint flakes of undiagnostic prehistoric date were recovered (MLO13356). An evaluation undertaken at No. 8 Nottingham Road in 1993 identified a scatter of small prehistoric flint flakes but no associated features (MLO13356). A more recent evaluation in 2005 on land at 23-31 Lower Coombe Street and adjacent to 17 St Andrews Road (about 210m NNW of the site) identified a NE-SW aligned gully, 0.30m deep in the E part of the site, and an irregular pit feature, 0.20m deep, both of which were cut into the natural gravels. While no finds were recovered from either of these features, they were interpreted as representing possible evidence of prehistoric activity (MLO97836; Taylor 2005a).

Evidence of prehistoric activity has been identified in the wider vicinity of the study area, both in terms of findspots and features identified as a result of archaeological fieldwork. Of particular significance are the results of an evaluation at Nos. 15-17 Brighton Road (about 500m SSE of the site) which identified four linear ditches and an irregular hollow feature assigned an unspecified prehistoric date, together with a significant assemblage of worked flint (almost 300 pieces), most of which was undiagnostic although the presence of a small blade element within the assemblage was suggested as indicative of Mesolithic or early Neolithic activity (MoLAS 1993).

Conclusion: The potential for evidence of prehistoric activity has been assessed as **Moderate**, which reflects both the underlying gravel terrace geology of the site (which offers potential for the recovery of early prehistoric artefacts) and the results of previous archaeological investigations in the vicinity of the site and the wider surrounding area, which have yielded evidence of features and flint scatters of prehistoric date. While it is likely that post-medieval and modern building and landscaping activity on the site will have caused disturbance to earlier deposits and features, the possibility of encountering evidence of prehistoric features or finds should certainly be considered, particularly in view of the shallow depth of the natural gravel terracing in this area.

5.2 Romano-British

Significant evidence of Romano-British occupation has been identified both in the immediate vicinity of the site and its wider locality. The site lies immediately SW of an Archaeological Priority Area associated with the possible course of an important Roman road running from London (*Londinium*) through Croydon towards Brighton (Portslade), one of three major routeways leading S from London towards the south coast, along with Stane Street and the London to Lewes road (GLHER Ref. DLO37709; Historic England 2016, 132-33). Evidence for the construction of the road was uncovered in 1961 during roadworks near Hermitage Bridge in Norbury at the point where it crossed the River Graveney. The road was made of flint and surfaced with cobbles and iron slag, measuring 9.75m wide with a shallow ditch on its W side. Another section exposed at the junction of London Road and St Helen's Road was of similar construction but was also supported by a layer of mortar beneath which was a thin layer of hazel wood (Humphries 1962, 88-89; Margary 1973, 62).

From Hermitage Bridge, it appears that the road followed the course of the modern A23 (London Road) between Norbury and Broad Green, however its course to the S of Broad Green remains unclear. It may have continued S of Broad Green along Handcroft Road and then passed to the W of Croydon town centre along the route of Roman Way/Old Town and Southbridge Road; however this route, extending close to the course of the Wandle would most likely have been prone to flooding (Margary 1937, 132). Alternatively, it may have extended through what is now the centre of Croydon along North End and the High Street before continuing S along the route now followed by the present-day Brighton Road.

While the exact course of the Roman road remains undetermined, previous archaeological fieldwork has identified features and finds of Romano-British date in the vicinity of the site, which could possibly represent evidence of settlement activity associated with the Roman road or another nearby focus of occupation, potentially of high-status, although its precise location remains unidentified. A single coin of Constantine the Great was found during road construction works at Dering Road in 1874 (MLO12383); however a substantial coin hoard (amounting to 281 brass coins) was found in a ceramic vessel during drainage works at South End (about 195m SE of the site) in 1905. The hoard appeared to have been deposited in about AD 155 and ranged in date from the mid-1st to the mid-2nd century AD, the latest coins, dated to AD 154-155 being in mint condition (MLO18796; Walters, 1907, 353-72).

More recent archaeological work has yielded further evidence of Romano-British occupation to the NW and E of the site. An archaeological evaluation and subsequent excavation in 2005 on land at Nos. 23-31 Lower Coombe Street/17 St Andrews Road (about 210m NW of the site) revealed evidence of two phases of Roman occupation (ELO6467; Taylor 2005a-b). The evaluation identified two rubbish pits and a possible pond feature truncating the natural horizon within the E portion of the site. The pond feature contained several fills, the basal fill consisting of a thick silty peat containing Roman pottery while the upper fills also contained significant quantities of Roman pottery and animal bone. It was suggested that the pits and the pond feature were initially used as gravel extraction pits for a nearby Roman road, possibly running E towards Addington, possible evidence for which had previously been observed at Lower Coombe Street in 1935 (Margary 1937, 139). These features, which appear to have been reused in the later Roman period as rubbish pits associated with a nearby focus of occupation, were sealed by a thick gravel deposit 0.55m thick and largely devoid of artefacts, representing a distinct break in occupation on the site (Taylor 2005a).

Further excavations on the same site in 2005 revealed significant evidence of Romano-British occupation, the earliest phase being represented by five large pits probably associated with extensive gravel extraction for the construction of the abovementioned Roman road. The pits remained open throughout the later 1st and early 2nd centuries AD and environmental analysis indicated that they were then used as ponds, presumably in association with farming activity in the vicinity of the site. The presence of an E-W aligned 'V-shaped' ditch, three postholes and two curvilinear gullies indicated that a distinct change of use may have taken place during the 2nd and 3rd centuries. Within the upper fills of the gravel pits/pond features and the 'V-shaped' ditch feature, a significant assemblage of late Roman artefactual material was recovered including imported pottery, hypocaust tiles, masonry fragments and a bronze lion's head, indicating the likely presence of a high-status settlement, including masonry structures, somewhere in the immediate vicinity. It is possible that this focus of Romano-British settlement may have been associated with the intersection of the London to Brighton road with another routeway heading E towards Addington (Taylor 2005b).

Recent archaeological interventions further to the S, along both sides of Southbridge Road, have revealed more limited results in terms of Romano-British activity. Located about 115m ENE of the site, an archaeological evaluation and watching brief undertaken on land at 27 Parker Road both in advance of and during redevelopment of the site revealed two intercutting pits and the terminus of a curvilinear ditch. An assemblage of Roman pottery dated to the 1st and 2nd centuries AD and a small quantity of animal bone was also recovered. The features were suggested as possibly being associated with the settlement focus identified at Lower Coombe Street/St Andrews Road (ELO13407; Brown and Rouse 2013).

Other archaeological investigations undertaken in closer proximity to the site at 90-92 Southbridge Road have yielded no evidence of Romano-British features. A watching brief undertaken on land to the rear of Nos. 106-110 Southbridge Road (about 40m SE of the site) identified several rubbish pits and deposits of post medieval date (probably associated with horticultural activity on the site) overlying colluvium, with no evidence of features or finds of Roman date (ELO10467; Sims 2009). Another watching brief carried out during groundworks at No. 115 Southbridge Road in 2013 only revealed evidence of a buried soil horizon, devoid of finds and overlying the natural gravels, which in turn was overlaid by deposits of modern made ground (ELO12946; Hopkinson 2013).

Conclusion: The potential for encountering evidence of Romano-British occupation has been assessed as **Moderate**. Although recent fieldwork in the immediate locality has yielded only limited evidence of Romano-British activity, the site is located close to the possible course of an important Roman road and significant evidence for Romano-British occupation has been identified in the wider surrounding area, most notably at Lower Coombe Street/St Andrews Road and South End. While the construction of 19th-20th century buildings on the site will have disturbed earlier archaeological deposits, the extent of this disturbance remains undetermined and thus the potential for encountering evidence of buried features, deposits and finds of Romano-British date, either associated with the road itself or with associated roadside settlement, should certainly be considered.

5.3 Medieval

During the medieval period, the site lay within the boundaries of Haling Manor, a long-established estate first documented in about 1200, which appears to have been carved out of the extensive manor of Croydon which had

been in the possession of the Archbishops of Canterbury since before the late 9th century (Malden 1912, 218; Gover, Mawer & Stenton 1934, 50). Haling Manor was held by the Warham family by the late 15th century and was subsequently in the possession of the Crown by 1536, it was subsequently granted to Sir John Gage in 1554 and thereafter passed through various hands before being acquired by the Gardner family who held it until the early 18th century (Malden 1912, 223).

It appears that the manor of Haling was largely agricultural land throughout the medieval period and that extensive formal gardens and pleasure grounds were laid out at some point during the late 16th or 17th century. The extent of the walled gardens and pleasure grounds is clearly depicted on Rocque's county map of 1762 (*fig. 5*). The location of the former manor house (now occupied by Whitgift School) is located approximately 600m SW of the site although the N boundary of the enclosed grounds (which was largely sold for development in the mid-19th century) extended to about 300m SW of the site.

Archaeological evidence for medieval occupation in the vicinity of the site is limited. Possible evidence of early medieval activity was identified during excavations at 23-31 Lower Coombe Street/17 St Andrews Road, represented by a gravel layer containing two sherds of early Saxon pottery and a ditch of possible early medieval date, but no evidence of intensive medieval occupation was noted (MLO97843; Taylor 2005b). No other medieval features, deposits or finds have been recorded during other archaeological interventions carried out within the 300m search radius, based on consultation of the Greater London HER.

Conclusion: The potential for encountering evidence of medieval activity has been assessed as **Low**. Archaeological interventions in the immediate locality have revealed very little evidence of medieval activity. Historical evidence suggests that the site lay well to the NE of the medieval manor house of Haling and probably remained under cultivation throughout the medieval period. There would appear to be limited potential for encountering buried agricultural features of medieval date, although it is likely that these will have been heavily truncated by post-medieval gardens and building activity on the site.

5.4 Post-Medieval

Historic maps of the study area dating back to the mid-18th century show evidence of settlement along the S half of Southbridge Road, extending SE towards the junction with present-day South End/Brighton Road. John Rocque's map of Surrey dated 1762 (*fig. 5*) depicts several houses along the W side of Southbridge Road with an area of enclosed gardens extending to the rear of these properties, which may well represent market gardens or nurseries. Rocque's map also marks a turnpike at the point where Southbridge Road meets South End/Brighton Road.

It is difficult to draw detailed conclusions, due to the fact that Rocque's map is somewhat schematic in its depiction of buildings, but it is likely that one of the properties shown on this map can be identified with the existing Grade II listed house at 88 Southbridge Road (which has been dated to the mid-18th century on architectural grounds) and it would appear that there were other dwellings extending to the S of this property along the W side of Southbridge Road. Further to the SW, Rocque's map depicts an extensive area of formal gardens and pleasure grounds associated with Haling Manor (then in the ownership of the Parker Hamond family), with tree-lined avenues marked to the W and NW of the house and gardens to the N, lying within a large rectangular enclosure

defined by a perimeter wall. To the NW of Haling Manor, Rocque's map shows an extensive area of largely unenclosed ground extending as far as Duppas Hill.

The Ordnance Survey First Series map of 1816 (*fig. 6*) and Greenwood's 1822 map of Surrey (not reproduced) shows that there had been a further extension of settlement along Southbridge Road, with a series of buildings situated within a series of narrow rectangular plots marked along the W side of the road, which appear to represent smallholdings carved out of the NW extent of a large area of unenclosed ground lying to the N and NW of Haling Manor. A driveway is shown as extending N of Haling Manor across this unenclosed land up to Duppas Hill.

The Croydon tithe map of 1838 (*fig. 7*) provides detailed information regarding topography, land use and ownership in the immediate vicinity of the site. It shows that the site then comprised two narrow rectangular garden plots (both in the ownership of a landowner named Chilcot Coppard) which were occupied by two conjoined cottages, one fronting onto Southbridge Road (marked as Plot No. 192 and occupied by a gardener named John Agate) while the dwelling to the rear was occupied by a painter named Henry Thornton. Both John Agate and Henry Thornton are recorded as occupiers on the 1841 census. Immediately to the NW, the tithe map depicts a large L-shaped house identifiable with present day No. 88 Southbridge Road, then occupied by a local clergyman named Brice William Fletcher, while immediately to the SE was a cottage owned and occupied by a 'nurseryman' or market gardener named William Agate (brother of John Agate) who had by that date established a large horticultural nursery along the W side of Southbridge Road.

The tithe map also clearly shows the route of the Croydon Merstham and Godstone Iron Railway (MLO98419), a horse drawn tramway built in 1803-5 as an extension of the Surrey Iron Railway to transport goods from the Surrey Canal. The route of the tramway ran in a SE direction parallel to Southbridge Road, crossing St Andrews Road, Keens Road and Parker Road before running into Southbridge Road and crossing it at the junction with Dering Road, about 45m SE of the site. The Iron Railway was closed in 1838, with the advent of the London and Brighton Railway and is referred to in the Croydon tithe apportionment as the 'Old Wandsworth Railway'.

By 1851, it appears that Jane Agate, widow of John Agate (described in the census return as a pauper and former upholsterer) was still residing with her family in the cottage fronting onto Southbridge Road, while the attached dwelling to the rear, previously occupied by Henry Thornton, is listed as uninhabited. The 1861 census return indicates that the same cottage (then listed as No. 1 Southbridge Road) was then occupied by a laundress named Ann Johnson and the dwelling to the rear is again listed as unoccupied.

During the course of the 1850s/early 1860s, the majority of the Haling Manor estate was sold off for development by the Parker Hamond family and new residential streets were gradually laid out to the NE and SW of Southbridge Road, which are first shown on the OS 1st edition 1:500 map of 1870 (*fig. 8*). Bramley Hill (immediately to the W of the site) was laid out as a gated road during the early to mid-1860s and residential development in this area was characterized by large detached mansions with a gate and lodge built at the NE end of the road; the gatekeeper's lodge, a gabled brick building of c.1865 with stone dressings in Tudor Gothic style, still survives intact and is marked as a lodge on the 1st edition map (DLO33974). The streets to the NE of Southbridge Road (such as Keens Road and Parker Road) are noticeably different in architectural character to Bramley Hill, consisting of rows of terraced stock-brick houses of typical mid to late-19th century date.

The OS 1st edition map shows that the site was occupied by a rectangular building broadly identifiable with the two cottages depicted on the 1838 tithe map; an internal sub-division within the structure is marked on the 1870 map but this does not appear to mark the original division between the two properties. Warren's Directory of Croydon (1866) and the 1871 census shows that the cottage fronting Southbridge Road was then occupied by a laundryman named William Evans and the house to the rear was still uninhabited.

At some point after 1870, there appears to have been a significant change in building activity on the site; which appears to have been occasioned by the sale of the adjacent Nursery site by Charlotte Agate in 1875 (*Croydon Chronicle* 6 March 1875). It appears that the cottages immediately N of the Nursery site, which appear to have been acquired by the Agate family by the mid-1870s, were demolished shortly after this date and a Mission Chapel erected on the site, which is first recorded on the 1881 census return. Little is known about this Mission Chapel and when it was actually built; it appears to have been a Nonconformist place of worship as no reference to a mission church in Southbridge Road occurs in the records of St Andrew's South Croydon, the nearest Anglican church. Kelly's Post Office Directory of 1896 refers specifically to a 'Brethren Meeting Room' in this location which suggests an association with the Plymouth Brethren.

The OS 2nd edition map of 1897 (*fig. 9*) clearly shows that the site was then occupied by a building marked as a Hall, comprising a small rectangular structure (possibly a vestibule) fronting onto the road with a larger, more irregularly shaped building to the rear. The Meeting Room or Hall is again marked on the OS 3rd edition map of 1913 (*fig. 10*), however by that date it appears that the small rectangular vestibule structure fronting onto the street had been demolished, leaving only the Hall to the rear. At some point between 1897 and 1911, it appears that the existing building at No. 94 Southbridge Road (DLO34788) immediately S of the site was built, housing the premises of a wine and beer merchant named Thomas Boorer who was recorded as the occupier in the 1911 census return.

By 1935, as shown on the OS 4th edition map of that date (*fig. 11*) and an oblique aerial photograph dated 1937, the Brethren Meeting Room had been demolished and the existing industrial/office premises established on the site, consisting of a low single storey structure with a façade of brick and dressed stone, extending back from the street frontage. Croydon was heavily bombed during the Blitz of 1940-41 and a high explosive bomb is recorded as having fallen close to the junction of Southbridge Road and Bramley Hill although there is no evidence from the LCC Bomb Damage maps to indicate that buildings either within or in close proximity to the site were significantly damaged. In 1947, the premises at 90-92 Southbridge Road were purchased by C.E.Goddard & Sons Ltd, a manufacturer of printers' sundries. Little change to the extent of the buildings at Nos. 90-92 Southbridge Road is indicated on the OS provisional edition map of 1948 (*fig. 12*); however, a later OS 25-inch map of 1955 shows that some alterations had taken place, with the construction of a glazed roof over the S part of the building.

Conclusion: The potential for encountering evidence of post-medieval activity has been assessed as **Moderate**. Cartographic evidence indicates the likely presence of dwellings and associated gardens on the site by the mid-18th century. By the late 1830s, two cottages are recorded on the site, which were demolished c.1875-1880 and replaced by a Nonconformist Hall or Meeting Room which appears to have remained until the 1930s, when it was demolished and replaced by the existing offices and industrial premises which have occupied the site since that date. There is thus potential for encountering footings of earlier post-medieval buildings within the site, underlying the existing mid-20th century structures, although it is likely that any surviving remains will have been truncated by modern building activity.

6 Site Visit

A site visit was undertaken on 5th of November 2018 to determine the presence of archaeological or built heritage assets within the site. The site is currently occupied by a single storey office and industrial premises of mid to late 20th century date, flanked to the NW by No. 88 Southbridge Road, a Grade II listed two storey house of mid-18th century date and to the SE by No. 94, a two-storey Edwardian, detached building of brick construction with stone window surrounds and a double arched façade with a recessed entrance at ground level. No features of archaeological interest were noted within the site.



Plate 1: View NW showing street frontage of Nos. 90-92 Southbridge Road, flanked by No. 88 (to right) and No. 94 (to left)



Plate 2: View SE from Bramley Hill towards rear portion of Nos.90-92 Southbridge Road, with No. 88 to left of picture

7 Conclusions

7.1 Potential Impacts

The proposed development will involve the demolition of the existing office premises and the construction of a new three-storey building on its footprint, housing nine residential apartments. The plans submitted with the proposed application show that the new building will comprise three apartments at ground, first and second floor level with no basement.

Details of the proposed foundations of the new building were not available at time of writing, however it may be assumed that potential impacts from the proposed development on buried archaeological remains could include the following:

- *Excavation of foundation trenching*

Standard 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. Excavation of piled foundations would have a much deeper impact on buried deposits. However, in this instance, it is probable that archaeological deposits exist at a relatively shallow depth, in the view of the fact that previous geotechnical and archaeological interventions nearby have recorded natural gravels at between 0.75 and 1.1m below existing ground level.

- *Excavation of service trenching*

The excavation of new service trenches and drainage features, may extend to a depth of at least 1.0–1.5m below existing ground level as assumed for the purposes of this assessment. This would entirely remove or truncate any archaeological remains within the footprint of the groundworks.

7.2 Overall Conclusion

The overall archaeological potential of the site has been assessed as **Moderate**, with particular reference to encountering buried remains associated with prehistoric activity, Romano-British roadside settlement and post-medieval buildings documented as previously occupying the site (including 18th-19th century cottages and a late 19th century Nonconformist Meeting House). In view of fact that natural gravels have been recorded at an approximate depth of 0.75-1.1m deep in this area, sub-surface archaeological features and deposits may well be encountered at a relatively shallow depth below existing ground level and could have been truncated by the modern office premises occupying the site, although the extent (and depth) of any truncation remains unknown.

In this instance, it is recommended that appropriate programme of site investigation and recording, 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 within the site.

8 Cultural Heritage Features Gazetteer and Map

BA Ref	MonUID	PrefRef	Name	Date	NGR
1	MLO13356	020403/00/00	Potsherd & Lithic Flakes, 28 Church Road	Prehistoric	TQ 3220 6500
2	MLO64213	021940/00/00	Scatter of Prehistoric Flints, 8 Nottingham Road	Prehistoric	TQ 3215 6446
3	MLO97836	MLO97836	Prehistoric Pits & Gully, 23-31 Lower Coombe Street/17 St Andrews Road	Prehistoric	TQ 3227 6487
4	MLO12373	020450/00/00	RB Flagon, Toronto Buildings, South End	Roman	TQ 3240 6470
5	MLO12383	020460/00/00	Coin of Constantine the Great, Dering Road	Roman	TQ 3230 6460
6	MLO12906	020585/00/00	Sestertius of Claudius, 27 Wandle Road	Roman	TQ 3230 6500
7	MLO15116	020668/00/00	Possible Roman Road Surface, Lower Coombe Street	Roman	TQ 3217 6495
8	MLO18796	020269/00/00	281 Roman Coins, South End	Roman	TQ 3240 6460
9	MLO97842	MLO97842	RB Activity, 23-31 Lower Coombe Street/17 St. Andrews Road	Roman	TQ 3229 6488
10	MLO97843	MLO97843	Early Med. Deposit & Ditch, 23-31 Lower Coombe Street/ 17 St. Andrews Road	Medieval	TQ 3226 6488
11	MLO16229	020694/00/00	Site of Croham Manor House	Med./PM	TQ 3224 6477
12	MLO97844	MLO97844	Med./PM Features, 23-31 Lower Coombe Street/17 St. Andrews Road	Med./PM	TQ 3227 6488
13	MLO98533	MLO98533	Med. Manorial Estate & Post-med. House/Gardens, Haling Park	Med./PM	TQ 3217 6411
14	MLO97845	MLO97845	PM Deposit & Structure, 23-31 Lower Coombe Street/17 St. Andrews Road	Post-med.	TQ 3226 6488
15	MLO98419	MLO98419	Line of The Croydon, Merstham & Godstone Iron Railway	Post-med.	TQ 3059 6022
16	MLO13007	020661/00/00	Site of Toll Gate	Post-med.	TQ 3247 6450
17	MLO13227	020402/00/00	C17th-C20th Rubbish/Garden Soil, 28 Church Road	Post-med.	TQ 3220 6500
18	MLO13792	020370/00/00	Nursery Garden, 12-14 Bramley Hill	Post-med.	TQ 3215 6465
19	MLO19455	MLO19455	Site of Steam Boat Factory, 4 South End	Post-med.	TQ 3238 6485
20	MLO73877	025484/00/000	Site of Catherine Wheel Inn, 312 High Street	Post-med.	TQ 3240 6490
21	MLO73878	025485/00/000	Site of Boundary Cross	Post-med.	TQ 3240 6490
22	MLO82312	MLO82312	88 Southbridge Road (GII)	Post-med.	TQ 3228 6474
23	MLO82313	MLO82313	Boswell Cottages (GII)	Post-med.	TQ 3246 6482
24	MLO82314	MLO82314	46 South End (GII)	Post-med.	TQ 3241 6468
25	MLO82350	MLO82350	Church of St Andrew (GII)	Post-med.	TQ 3218 6492
26	MLO82450	MLO82450	Boswell House, South End (17 & 19) (GII)	Post-med.	TQ 3245 6481
27	MLO98613	MLO98613	C19th Pit with Pottery Sherds, 3-4 Coombe Street	Post-med.	TQ 3232 6487
28	MLO101178	MLO101178	South Croydon United Church, Aberdeen Road	Post-med.	TQ 3252 6464
29	MLO101500	MLO101500	21 Bramley Hill, Waddon	Post-med.	TQ 3217 6458
30	MLO101501	MLO101501	1 Bramley Hil, Waddon	Post-med.	TQ 3227 6475
31	MLO101502	MLO101502	22 Bramley Hill, Waddon	Post-med.	TQ 3207 6461
32	MLO101503	MLO101503	23 Bramley Hill, Waddon	Post-med.	TQ 3217 6457
33	MLO101504	MLO101504	24 Bramley Hill, Waddon	Post-med.	TQ 3205 6458
34	MLO101505	MLO101505	26 Bramley Hill, Waddon	Post-med.	TQ 3202 6456

BA Ref	MonUID	PrefRef	Name	Date	NGR
35	MLO101773	MLO101773	88 Edridge Road, Fairfield	Post-med.	TQ 3252 6489
36	MLO102545	MLO102545	C19th Rubbish Pits 106-110 Southbridge Rd	Post-med.	TQ 3230 6469
37	MLO102581	MLO102581	Site of Blunt House, South End & Ledbury Road	Post-med.	TQ 3247 6454
38	MLO108157	MLO108157	War Memorial, Church of St Andrew	Post-med.	TQ 3217 6493
39	MLO62977	021770/00/00	Ditch, 12 Warham Road	Undated	TQ 3238 6446
40	MLO62979	021771/00/00	Cultivation Soil, 12 Warham Road	Undated	TQ 3238 6446

Table 2: Gazetteer of Archaeological Sites and Monuments recorded on the Greater London HER in the vicinity of the site

BA Ref	EvUID	Name	Date	NGR
E1	ELO5871	Observation: Dering Road	1874	TQ 3230 6460
E2	ELO6002	Observation: South End	1905	TQ 3240 6460
E3	ELO11725	Observation: Rear of 91 South End	1983	TQ 3247 6456
E4	ELO4837	Eval.: 12 Warham Road	1992	TQ 3238 6446
E5	ELO1388	DBA: 23-31 Lower Coombe Street/17 St Andrews Road	2003	TQ 3226 6488
E6	ELO6114	DBA: Bramley Hill Road or Dering Road	2004	TQ 3228 6470
E7	ELO6093	Eval.: 23-31 Lower Coombe Street/17 St Andrews Road	2005	TQ 3226 6488
E8	ELO6467	Eval. & Excavation: 17 St Andrews Road/Lower Coombe Street	2005	TQ 3229 6488
E9	ELO6870	DBA: Lenning House, 2 Masons Avenue	2006	TQ 3245 6498
E10	ELO6952	DBA: 3-5 Lower Coombe Street	2006	TQ 3232 6487
E11	ELO7539	DBA: Southbridge Place	2007	TQ 3209 6493
E12	ELO7963	Eval.: 3-5 Lower Coombe Street	2008	TQ 3232 6487
E13	ELO10467	WB: Land to the Rear of 106-110 Southbridge Road	2009	TQ 3230 6469
E14	ELO11002	Eval.: Southbridge Place	2009	TQ 3209 6493
E15	ELO12212	Eval.: 67 Church Road	2011	TQ 3219 6498
E16	ELO12946	WB: 115 Southbridge Road	2013	TQ 3238 6472
E17	ELO13407	Eval. & WB: 27 Parker Road	2013	TQ 3238 6481
E18	ELO15268	DBA: Heathfield Academy, Aberdeen Road	2014	TQ 3248 6465
E19	ELO15084	WB: 33-35 Lower Coombe Street	2015	TQ 3222 6490
E20	ELO15240	WB: 22A Laud Street	2015	TQ 3218 6502
E21	ELO17031	Eval.: Heathfield Academy, Aberdeen Road	2016	TQ 3248 6467
E22	ELO17620	Heritage Statement: Boswell House & Cottage, Heathfield Road	2016	TQ 3245 6482
E23	ELO17647	DBA: Heathfield Road & Coombe Road	2016	TQ 3251 6480
E24	ELO18402	DBA: 86 South End	2017	TQ 3240 6453
E25	ELO18520	DBA: 92-96a South End	2017	TQ 3241 6451
E26	ELO18538	DBA: Coombe Road	2017	TQ 3256 6486
E27	ELO18536	Eval.: Land at Junction of Edridge Road & Coombe Road	2018	TQ 3256 6486
E28	ELO5887	Observation: Lower Coombe Street	N/R	TQ 3217 6495
E29	ELO6003	Observation: Toronto Buildings, South End	N/R	TQ 3240 6470

Table 3: Gazetteer of Archaeological Events recorded on the Greater London HER in the vicinity of the site

BA Ref.	PrefRef	Name	Grade	Date	NGR
B1	1079270	46 South End	II	C17th	TQ 3241 6468
B2	1358848	Boswell House	II	C17th	TQ 3245 6481
B3	1079268	88 Southbridge Road	II	C18th	TQ 3228 6474
B4	1079269	Boswell Cottages	II	C18th	TQ 3246 6482
B5	1079305	Church of St Andrew	II	C19th	TQ 3218 6492
B6	1442682	War Memorial at the Church of St Andrew	II	C20th	TQ 3217 6493
B7	FA053	45 Wandle Road	Local	N/R	N/R
B8	FA053	46 Wandle Road	Local	N/R	N/R
B9	FA054	Providence Chapel, West Street	Local	N/R	N/R
B10	FA055	Elim Cottage, West Street	Local	N/R	N/R
B11	FA056	Surrey Cricketers PH, West Street	Local	N/R	N/R
B12	FA057	O'Neills PH (formerly The Blacksmith Arms PH)	Local	N/R	N/R
B13	FA060	69 South End	Local	N/R	N/R
B14	FA060	71 South End	Local	N/R	N/R
B15	FA060	73 South End	Local	N/R	N/R
B16	FA060	75 South End	Local	N/R	N/R
B17	FA060	77 South End	Local	N/R	N/R
B18	FA061	Tree House PH (Formerly The Blue Anchor PH)	Local	N/R	N/R
B19	FA071	88 Edridge Road	Local	N/R	N/R
B20	FA114	South Croydon United Church & Hall, Aberdeen Road	Local	N/R	N/R
B23	WA012	3 Nottingham Road	Local	N/R	N/R
B24	WA013	96d South End	Local	N/R	N/R
B25	WA015	94 Southbridge Road	Local	N/R	N/R
B26	WA016	1 Bramley Hill	Local	N/R	N/R
B27	WA017	21 Bramley Hill	Local	N/R	N/R
B28	WA017	23 Bramley Hill	Local	N/R	N/R
B29	WA018	22 Bramley Hill	Local	N/R	N/R
B30	WA019	24 Bramley Hill	Local	N/R	N/R
B31	WA026	20 The Waldrons	Local	N/R	N/R
B32	WA026	21 The Waldrons	Local	N/R	N/R
B33	WA027	18 The Waldrons	Local	N/R	N/R
B34	WA027	19 The Waldrons	Local	N/R	N/R
B35	WA028	16 The Waldrons	Local	N/R	N/R
B36	WA028	17 The Waldrons	Local	N/R	N/R
B37	WA029	14 The Waldrons	Local	N/R	N/R
B38	WA029	15 The Waldrons	Local	N/R	N/R
B39	WA030	13 The Waldrons	Local	N/R	N/R
B40	WA031	12 The Waldrons	Local	N/R	N/R
B41	WA032	10 The Waldrons	Local	N/R	N/R
B42	WA033	9 The Waldrons	Local	N/R	N/R

BA Ref.	PrefRef	Name	Grade	Date	NGR
B43	WA034	7 The Waldrons	Local	N/R	N/R
B44	WA034	8 The Waldrons	Local	N/R	N/R
B45	WA035	5 The Waldrons	Local	N/R	N/R
B46	WA035	6 The Waldrons	Local	N/R	N/R
B47	WA037	The Lodge, Southbridge Place	Local	N/R	N/R
B48	WA038	The Cricketers Arms PH, Southbridge Place	Local	N/R	N/R
B49	WA042	88 Southbridge Road	Local	N/R	N/R

Table 4: Gazetteer of Listed and Locally Listed Buildings recorded on the Greater London HER in the vicinity of the site

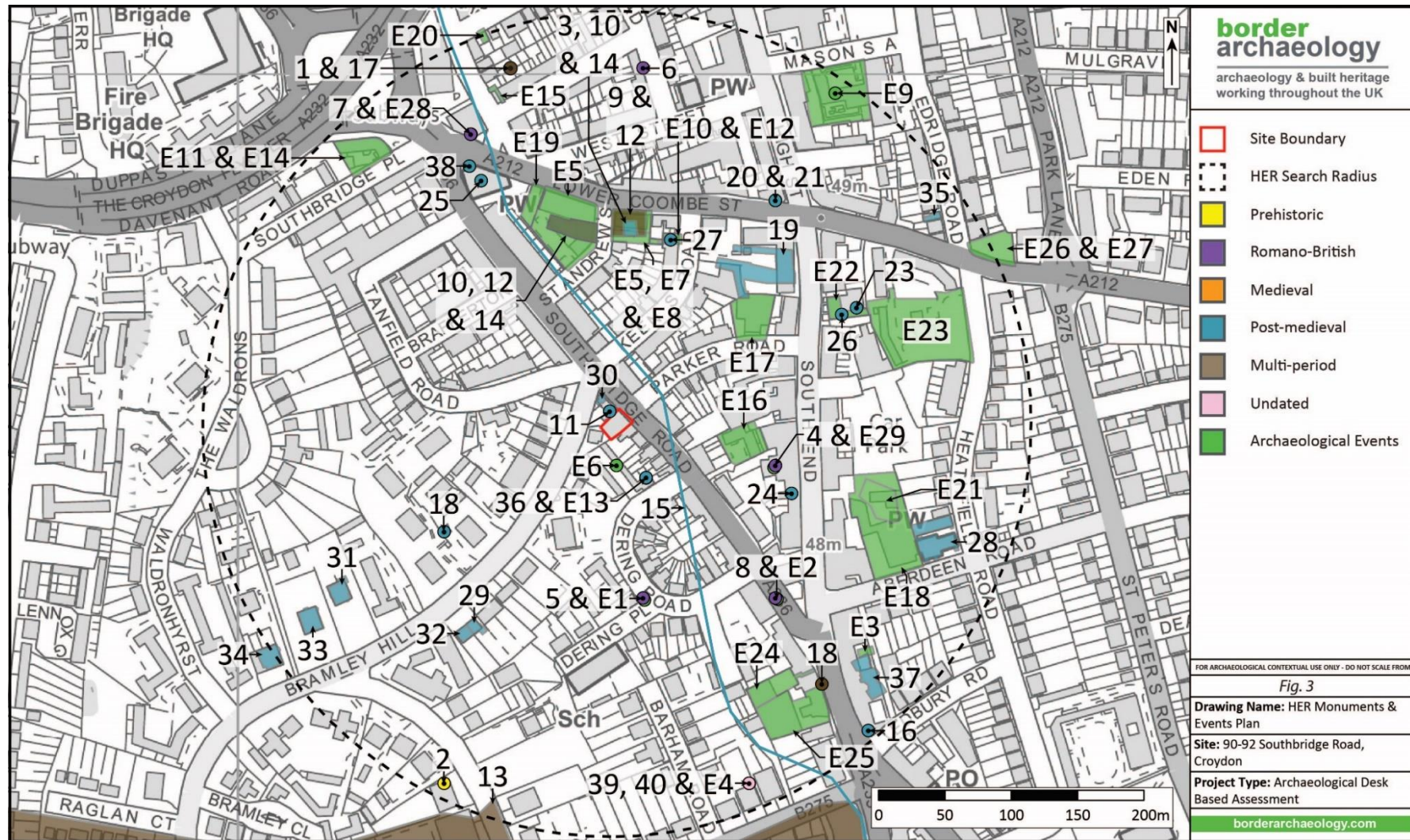


Fig. 3: Plan showing archaeological monuments and events recorded in the vicinity of the site, based on consultation of the Greater London HER

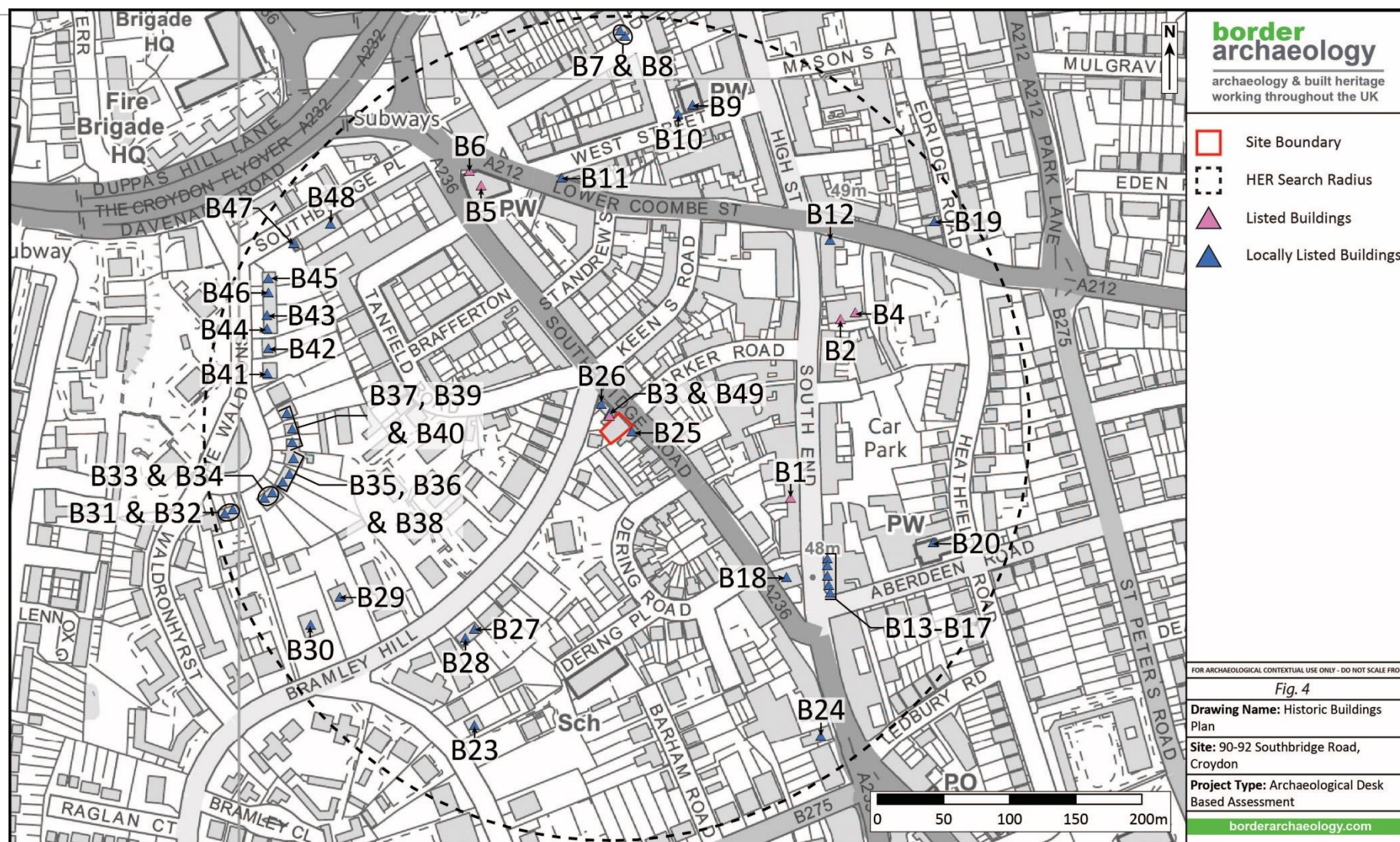


Fig. 4: Plan showing Listed and Locally Listed buildings recorded in the vicinity of the site, based on consultation of the Greater London HER

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10 Bibliography

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11 Cartography and Aerial Photography

(All maps were obtained from the London Metropolitan Archives unless otherwise stated):

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

1800: Croydon Commons Inclosure Map

1816: OS First Series 1-inch Map of Croydon and district

1822: Greenwood's Map of Surrey

1838: Tithe Map of Croydon parish (NA IR 30/34/42)

1870: OS 1st Edition 1:500 Scale Map

1897: OS 2nd Edition 25-inch Map

1913: OS 3rd Edition 25-inch Map

1935: OS 4th Edition 25-inch Map

1948: OS provisional edition 25-inch map

1955: OS 1:1250 Scale National Survey

1969: OS 1:1250 Scale National Survey

12 Appendix 1: Historic Maps



Fig. 5: Extract from John Rocque's Map of Surrey (1762)
(Reproduced by courtesy of the National Archives)



Fig. 6: Extract from the Ordnance Survey First Series 1-inch map (1816)
(Reproduced by courtesy of the National Archives)



Fig. 7: Extract from the Croydon tithe map (1838)
(Reproduced by courtesy of the National Archives)

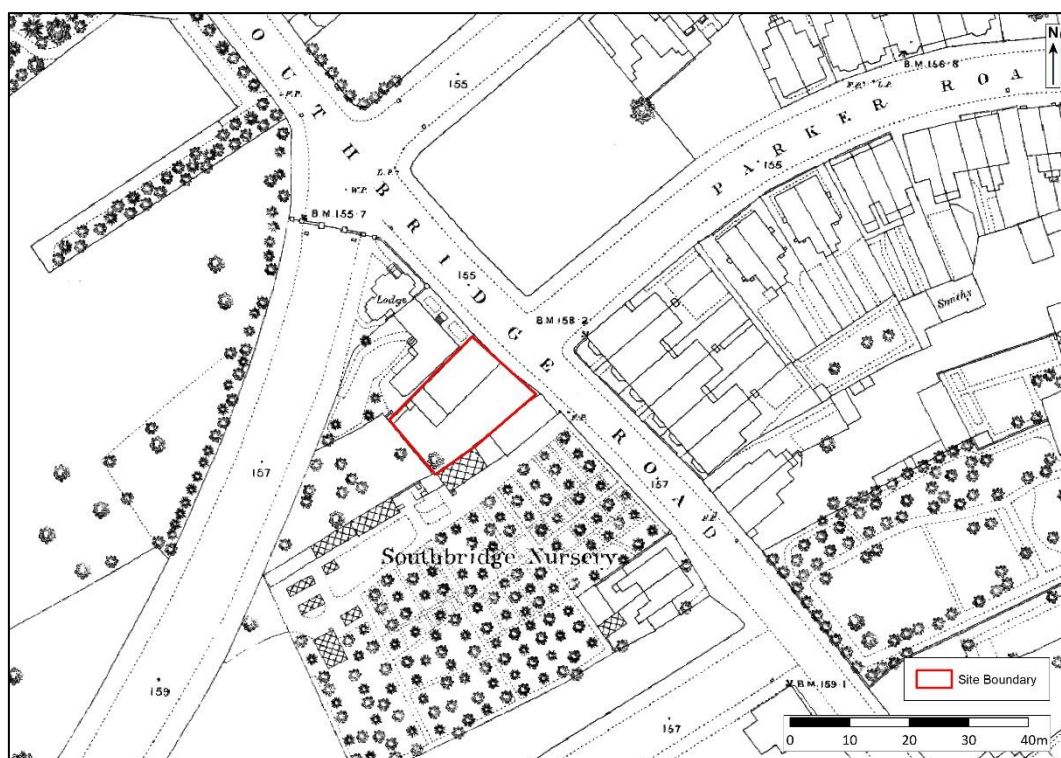


Fig. 8: Extract from the OS 1st edition 1:500 scale map (1870)
(Reproduced by courtesy of the London Metropolitan Archives)

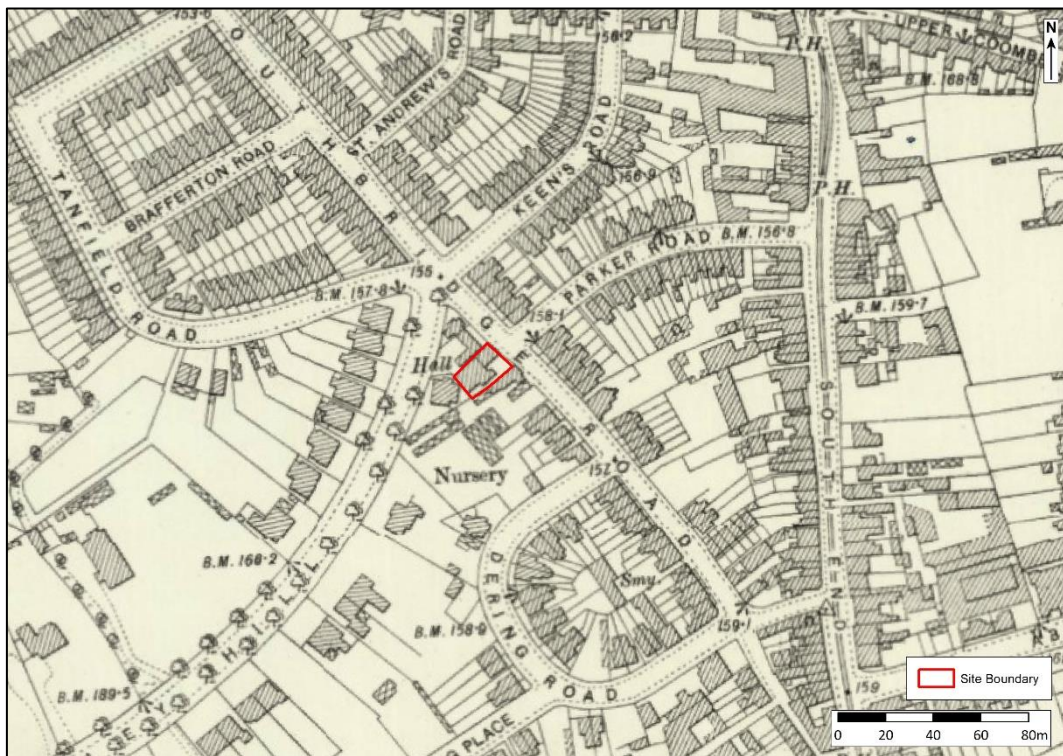


Fig. 9: Extract from the OS 2nd Edition 25 Inch Map (1897)
(Reproduced by courtesy of the London Metropolitan Archives)



Fig. 10: Extract from the OS 3rd edition 25 Inch Map (1913)
(Reproduced by courtesy of the London Metropolitan Archives)



Fig. 11: Extract from the OS 4th Edition 25 Inch Map (1935)
(Reproduced by courtesy of the London Metropolitan Archives)



Fig. 12: Extract from the OS provisional edition 25 Inch Map (1948)
(Reproduced by courtesy of the London Metropolitan Archives)

Report Title		Report Ref	
Archaeological Desk-Based Assessment: 90-92 Southbridge Road Croydon CR0 1AF		BA1889SRC	
Report compiled by	Stephen Priestley MA MCI ^f A		
Report edited by	George Children MA MCI ^f A		
Artwork by	Owain Connors MA PhD		
Artwork approved by	Holly Litherland BA (Hons)		
Issue No.	Status	Date	Approved for issue
1	Final	November 2018	George Children MA MCI ^f A