

Heritage Statement



**84 Purley Downs Road
South Croydon
Surrey
CR2 0RB**

On behalf of

B3 Homes Ltd

February 2021

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Cover: View looking southeast showing front elevation of Nos. 84 Purley Downs Road

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1 Executive Summary

Border Archaeology (BA) has been commissioned to carry out a Heritage Statement with regard to a planning application for the demolition of an existing 6-bedroom house of early 20th century date and construction of a new block of nine residential apartments at 84 Purley Downs Road, South Croydon Surrey CR2 0RB. The results of the Heritage Statement are briefly summarised below:

The archaeological potential of the site is considered to be **Low**. Limited evidence of prehistoric and Romano-British activity has been identified in the wider vicinity of the site, which remained as agricultural land prior to the building of the existing house in about 1900-1910.

In terms of impact on built heritage assets, it may be argued that the proposed demolition of the existing house at No. 84 Purley Downs Road (which is not a listed building or a non-designated heritage asset) and the construction of a new block of nine residential apartments (standing to 3-4 storeys in height), will have an overall **Moderate to Slight** impact on the setting of the nearby Grade II listed house of Purley Bury, situated to the immediate southwest of the proposed development site.

This assessment of the overall significance of impact reflects the **High** significance of Purley Bury as a Grade II listed house of 18th/19th century date (probably occupying the site of an earlier manor house dating back at least to the 17th century), one of the oldest surviving houses in the district which retains much original fabric and has noteworthy historical associations (most notably with the radical late 18th century politician and writer John Horne Tooke), cross-referenced against the magnitude of impact, which has been assessed as **Minor**.

In more detail, it is considered that the new apartment block as currently proposed, due to its elevated location (overlooking the house and gardens at Purley Bury to the southwest) as well as its increased massing and height, may well result in a noticeable change to the setting of the listed building, due to the fact that the roofline and uppermost storey will feature more visibly in the backdrop to views of the Grade II listed house. However, it is believed that the majority of the new apartment block will still be screened from view by the substantial, tall tree-lined hedges which define the northeastern edge of the gardens associated with Purley Bury.

Conclusion: In overall terms, the impact of the proposed development in heritage terms may be assessed as Moderate to Slight, based on a cross-referencing of the significance of the Grade II listed house at Purley Bury, assessed as being of High importance, against the magnitude of impact, assessed as Minor.

The proposed development at No. 84 Purley Downs Road would appear to result in a degree of change to the setting of the listed building, however it is respectfully suggested that this impact can be reduced by amendments to the design of the new apartment block and/or enhanced landscaping measures, specifically to limit the visibility of the new development in the background to views of the designated heritage asset.

2 Introduction

Border Archaeology (BA) has been instructed by B3 Homes Ltd to undertake a Heritage Statement with regard to an application for the proposed demolition of an existing 6-bedroom house and construction of a 3 to 4 storey block containing eight residential apartments with associated cycle and waste storage facilities at 84 Purley Downs Road, South Croydon, CR2 0RB.

3 Site Location

No. 84 Purley Downs Road is a large 6-bedroom detached house of early 20th century date situated in an elevated location on the S side of Purley Downs Road, a residential street located roughly between Purley and Sanderstead within the London Borough of Croydon (*fig. 1*). The site of the proposed development occupies a terraced site sloping from NE to SW (standing at a height of about 79m AOD at its higher, NE extremity adjacent to Purley Downs Road).

The grid reference for the site (which covers an approximate area of 0.1ha) is NGR: TQ 32381 62005.

The property is not located within a Conservation Area or an Archaeological Priority Area (APA). Located about 130m NW of the site is a Tier 2 Archaeological Priority Area associated with the Roman road from London to Brighton, while the Croydon Downs APA (Tier 3) is located about 195m SE of the site.

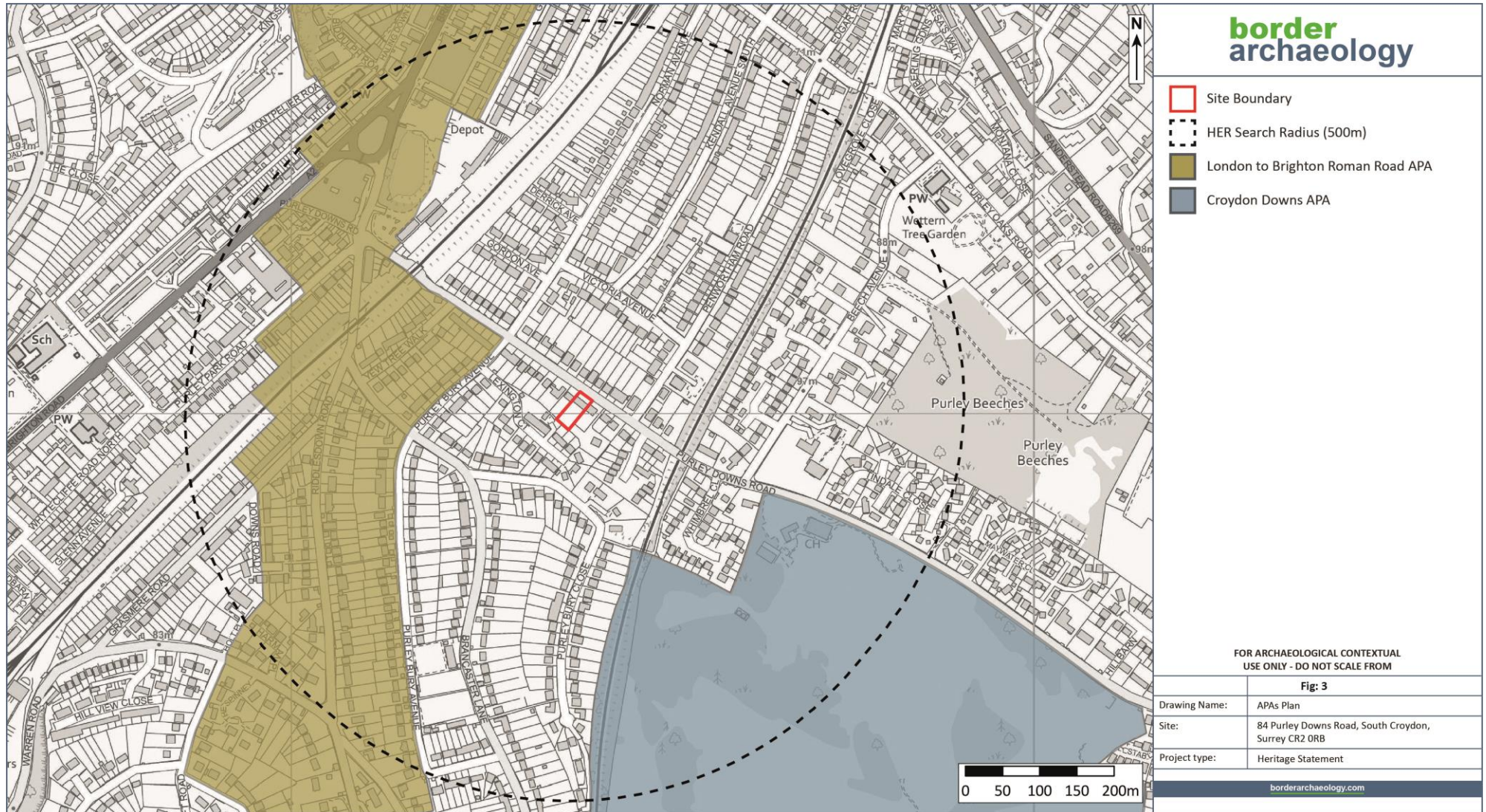
However, the S boundary of the proposed development is located about 20m NE of Purley Bury, a Grade II listed house of 18th century date with later 19th century additions, situated at Lexington Court, off Purley Bury Avenue (List Entry No. 1188809).

3.1 Soils & Geology

The British Geological Survey (BGS) records the underlying solid geology in the vicinity of the site as consisting of undifferentiated chalk bedrock of the Lewes Nodular Chalk Formation, Seaford Chalk Formation and Newhaven Chalk Formation (undifferentiated), formed approximately 72 to 94 million years ago in the Cretaceous Period with no superficial deposits recorded. Immediately to the NW of the site, the solid Chalk geology is recorded as being overlain by superficial sand and gravel deposits of the Hackney Gravel period, formed up to two million years ago during the Quaternary Period (BGS 2020).







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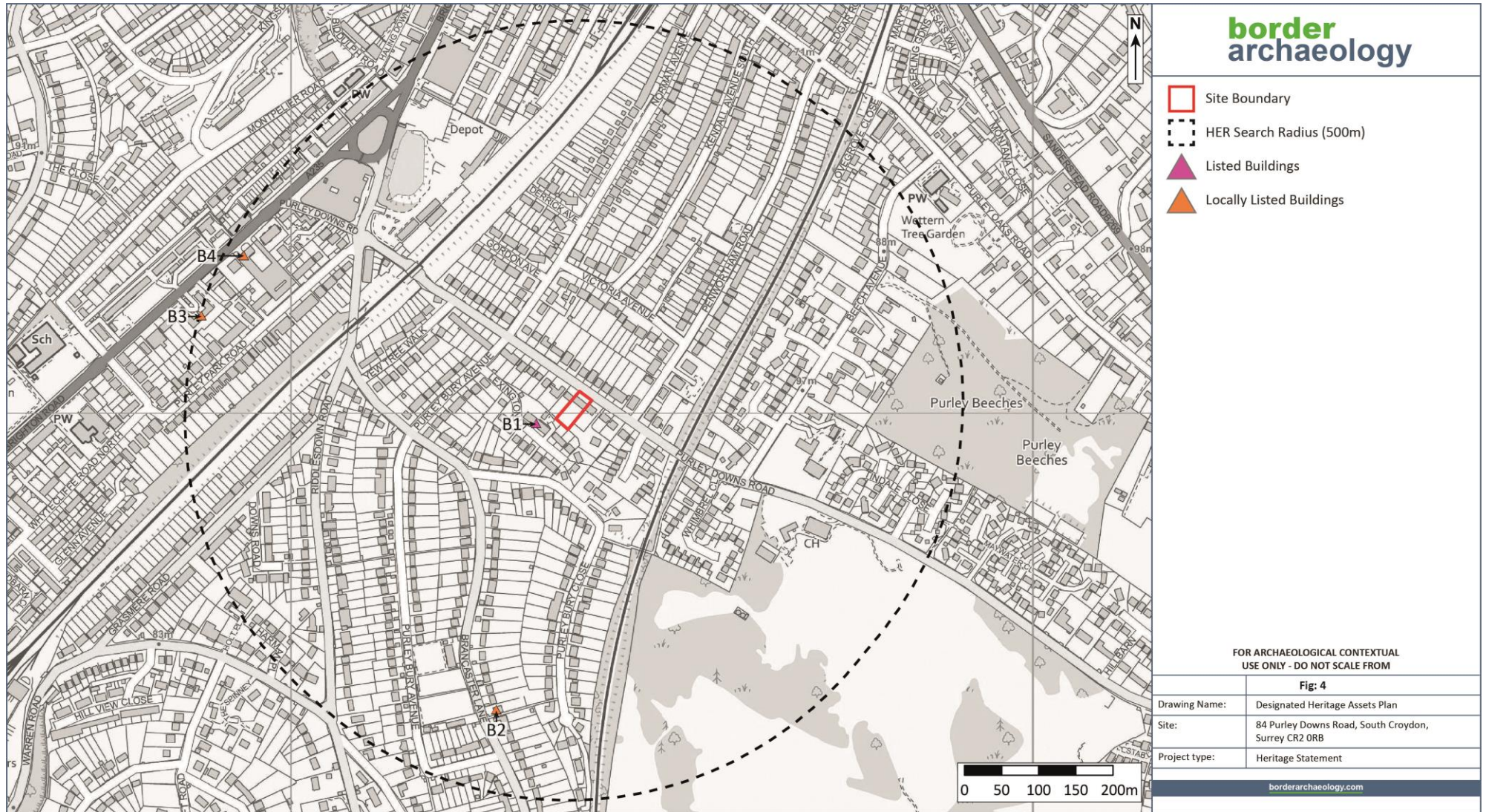
- Site Boundary
- HER Search Radius (500m)
- London to Brighton Roman Road APA
- Croydon Downs APA

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Fig: 3

| | |
|---------------|--|
| Drawing Name: | APAs Plan |
| Site: | 84 Purley Downs Road, South Croydon, Surrey CR2 0RB |
| Project type: | Heritage Statement |

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4 Methodology

This Heritage Statement identifies and describes those designated and undesignated heritage assets which may be affected by the proposed development and assesses their significance, followed by a description of the application proposals and an assessment of their potential impact on these heritage assets, in order to reach an overall assessment of the significance of impact upon the built heritage resource in the vicinity of the proposed development.

4.1 Legislative Framework

BA are cognisant of the following national and local planning policy guidance and legislative information relating to the status of Listed Buildings and the preparation of Heritage Statements. Listed Buildings are referred to as 'designated heritage assets' at national planning policy level and under the current National Planning Policy Framework (NPPF) published in 2019, the following policies are of specific relevance to the assessment of these assets.

NPPF Chapter 16 para. 189 states 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. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary'*.

Chapter 16 para. 193-196 state that: *'When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.*

Any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification. Substantial harm to or loss of:

- a) Grade II listed buildings, or grade II registered parks or gardens, should be exceptional; b) assets of the highest significance, notably scheduled monuments, protected wreck sites, registered battlefields, grade I and II* listed buildings, grade I and II* registered parks and gardens, and World Heritage Sites, should be wholly exceptional.*

Where a proposed development will lead to substantial harm to (or total loss of significance of) a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or total loss is necessary to achieve substantial public benefits that outweigh that harm or loss, or all of the following apply: a) the nature of the heritage asset prevents all reasonable uses of the site; and b) no viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation; and c) conservation by grant-funding or some form of not for profit, charitable or public ownership is demonstrably not possible; and d) the harm or loss is outweighed by the benefit of bringing the site back into use. Where a development proposal will lead to less than substantial harm to the significance of a designated heritage

asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.’

4.2 Criteria

This Heritage Statement has been informed by relevant Historic England guidance for assessing impact on heritage assets, their significance and respective settings, namely, *Conservation Principles Policies and Guidance for the Sustainable Management of the Historic Environment* (Historic England 2015), *The Setting of Heritage Assets: Historic Environment Good Practice Advice in Planning 3 - Second Edition* (Historic England 2017a), *Understanding Place: Historic Area Assessments: Principles and Practice* (Historic England 2017b) and *Statements of Heritage Significance: Analysing Significance in Heritage Assets Historic England Advice Note 12* (Historic England 2019).

It also acknowledges the guidance regarding assessment of heritage assets contained in the *London Plan* (Policy 7.8 Heritage Assets and Archaeology) and the *Croydon Local Plan 2018* (DM18 Heritage Assets and Conservation) and criteria for the assessment of Locally Listed Buildings as given in the *Local List of Buildings of Architectural or Historical Interest: Supplementary Planning Document 1* (LBC 2006). ‘Setting’ is herein defined as “the surroundings in which [the asset] is experienced”. It is acknowledged that these surroundings may evolve and that elements of a setting may 1) make a positive or negative contribution to the significance of an asset, 2) affect the ability to appreciate that significance or 3) be neutral (Historic England 2015).

| Magnitude of impact. | Importance of heritage asset. | | | | |
|-----------------------------|--------------------------------------|------------------|----------------|-----------------|-------------------|
| | Very High | High | Medium | Low | Negligible |
| No change | Neutral | Neutral | Neutral | Neutral | Neutral |
| Negligible | Slight | Slight | Neutral/Slight | Neutral/Slight | Neutral |
| Minor | Moderate/Large | Slight/Moderate | Slight | Neutral/Slight | Neutral/Slight |
| Moderate | Large/Very Large | Moderate/Large | Moderate | Slight | Neutral/Slight |
| Major | Very Large | Large/Very Large | Moderate/Large | Slight/Moderate | Slight |

4.3 Consultation of Records relating to Archaeological & Built Heritage Assets

In order to fully appreciate the significance of the heritage assets and their respective settings which may be affected by the proposed development, information was collected on the known archaeological and built heritage assets within a 500m study area around the area of proposed development.

The research carried out for this Heritage Statement consisted of the following elements:

- Consultation of the Greater London Historic Environment Record (HER). The Historic Environment Record includes information on archaeological and built heritage assets as well as previous archaeological investigations and historic building surveys. An initial trawl identified 15 monuments, five events and one Grade II listed building and three locally listed buildings within the study area (*Tables 2-4; figs. 2-4*).
- Historic England – information on statutory designations including scheduled monuments, registered parks and gardens and listed buildings along with identified Heritage at Risk.

- Online collections of documentary records, census returns, post office directories and historic maps and photographs were consulted using records held by the National Archives and the British Library

Please note that due to travel restrictions as a result of the Covid-19 pandemic, it has not been possible to undertake a detailed site visit as per usual practices. Photographs of the site have been kindly supplied by the client and BA has endeavoured to use its experience in accessing alternative sources and methodologies to obtain other relevant information and will look to carry out subsequent site visits at a later date once restrictions have lifted and if appropriate and so required.

| # | MonUID | PrefRef | Name | Date | NGR |
|----|-----------|--------------|--|------------|--------------|
| 1 | MLO9010 | 020061/00/00 | Findspot: Flint Axe Fragment, 47 Purley Downs Road | Mesolithic | TQ 3220 6210 |
| 2 | MLO8902 | MLO8902 | Findspot: Mesolithic Tool, Purley Downs Road | Mesolithic | TQ 3270 6170 |
| 3 | MLO19618 | 020142/00/00 | Findspot: Neolithic Scraper, Riddlesdown Road | Neolithic | TQ 3210 6170 |
| 4 | MLO14473 | 020627/00/00 | Site of Farmstead, Brighton Road | Med./PM | TQ 3220 6240 |
| 5 | MLO82389 | MLO82389 | Purley Bury (GII) | Post-med. | TQ 3232 6198 |
| 6 | MLO101508 | MLO101508 | 45 Brancaster Lane (LLB) | Post-med. | TQ 3227 6160 |
| 7 | MLO101509 | MLO101509 | Unigate Building, 823-825 Brighton Road (LLB) | Post-med. | TQ 3196 6219 |
| 8 | MLO101519 | MLO101519 | 1-24 Purley Court (LLB) | Post-med. | TQ 3187 6213 |
| 9 | MLO104021 | MLO104021 | Wettern Tree Garden | Post-med. | TQ 3287 6224 |
| 10 | MLO105528 | MLO105528 | Pillbox, Croydon Council Yard | Post-med. | TQ 3220 6220 |
| 11 | MLO105529 | MLO105529 | Pillbox, Croydon Council Yard | Post-med. | TQ 3220 6220 |
| 12 | MLO105530 | MLO105530 | AT Tank Cubes | Post-med. | TQ 3250 6250 |
| 13 | MLO107675 | MLO107675 | Purley Beeches | Post-med. | TQ 3296 6199 |
| 14 | MLO107767 | MLO107767 | The London to Brighton Line | Post-med. | TQ 3000 3600 |
| 15 | MLO107776 | MLO107776 | South Croydon & East Grinstead Joint Railway | Post-med. | TQ 3650 5121 |

Table 3: Gazetteer of monuments recorded within a 500m radius of the site based on consultation of the Greater London HER

| # | EvUID | Name | Date | NGR |
|----|---------|--|------|--------------|
| E1 | ELO9205 | DBA: Croydon Advertiser Site, Brighton Road | 1999 | TQ 3221 6247 |
| E2 | ELO7477 | DBA: EDF Cable Replacement, Purley to Caterham | 2008 | TQ 3305 5973 |
| E3 | ELO8361 | DBA: Beeches Nursery, Purley Oaks Road | 2008 | TQ 3275 6233 |
| E4 | ELO8832 | Eval.: Land at Beeches Nursery, Purley Oaks Road | 2009 | TQ 3273 6229 |
| E5 | ELO5835 | Unrecorded Event: 47 Purley Downs Road | N/R | TQ 3220 6210 |

Table 3: Gazetteer of archaeological events recorded within a 500m radius of the site based on consultation of the Greater London HER

| # | DesigUID | PrefRef | Name | Grade | NGR |
|----|----------|---------|---|-------|--------------|
| B1 | DLO17205 | 1188809 | Purley Bury | II | TQ 3232 6198 |
| B2 | DLO33981 | PU004 | 45 Brancaster Lane | LLB | TQ 3227 6160 |
| B3 | DLO33992 | PU018 | 1-24 Purley Court | LLB | TQ 3187 6213 |
| B4 | DLO33982 | PU024 | Unigate Building, 823-825 Brighton Road | LLB | TQ 3196 6219 |

Table 4: Gazetteer of designated and non-designated built heritage assets identified within a 500m radius of the site

5 Heritage Assessment

5.1 Site Assessment

The site at 84 Purley Downs Road is occupied by a large 6-bedroom house in a picturesque Arts and Crafts style (built c.1900-1910 and extended c. 1920-35) with extensive terraced gardens to the rear, sloping gradually down from NW to SE (*Plate 1*). The main house, which is set back from the street frontage, stands to a height of two and a half storeys and is of brick construction, externally roughcast with a tiled roof, both gabled and hipped. The front elevation comprises a tiled central entrance porch with mullioned window above, flanked by two bargeboarded gables (the left-hand gable having a projecting bay window extending up to eaves level) with two single storey wings at either end of the house. The fenestration is irregular, consisting of mullioned windows, mullioned and transomed and single light windows. The house is not designated as a listed or locally listed building.

In front of the house is a driveway bordered by low staggered brick wall and a substantial mature hedge, while to the rear are terraced, lawned gardens extending downslope and bounded by substantial tree-lined hedges; the SW extent of the property is defined by the curtilage associated with the Grade II listed house of Purley Bury. The surrounding built environment in Purley Downs Road largely consists of detached two storey houses of early 20th century date (built between c.1900 and 1930) with the adjoining property at No. 86 being contemporary with No. 84 and built in a similar Arts and Crafts style. No. 82 is a two-storey modern brick dwelling built in the early 1970s.



Plate 1: View looking SW showing front elevation of 84 Purley Downs Road

5.2 Site Specific Archaeological and Historical Background

The following summary background section is based on consultation of the Greater London Historic Environment Record and readily available primary and secondary sources and historic mapping. The site is located on the W edge of Purley Downs, an extensive tract of chalk downland which prior to suburban development in the late 19th/early 20th century covered a much larger area (including the site itself).

It is likely that this area remained densely wooded and sparsely settled throughout the prehistoric and Romano-British periods. A small number of finds of Mesolithic and Neolithic worked flint have been recorded in the vicinity of the site attesting to limited human activity in this area during the early prehistoric period; including a flint handaxe found at 47 Purley Downs Road (MLO9010; 220m NW of the site), a Mesolithic flint implement found on Purley Downs (MLO8902; about 440m SE of the site) and a Neolithic flint scraper found at Riddlesdown Road (MLO19618).

The site is located about 130m SE of the Archaeological Priority Area associated with the course of the Roman road from London (Londinium) to Brighton. The course of the road between Croydon and Purley has not been definitely ascertained; it may have followed the route of Brighton Road (the present day A235) along the base of the Wandle Valley before rising onto the higher ground of the North Downs, possibly along Riddlesdown Road, although it is possible that it may have run further to the W, along the course of present-day Duppas Hill and Violet Lane and then crossing Purley Way Playing Fields. There would appear to be some limited potential to encounter evidence of occupation associated with the Roman road although no recorded finds or features of Romano-British date have been identified within a 500m radius of the site.

Little evidence of medieval occupation has been recorded within the search area defined for this study, apart from the site of a farmstead of possible medieval or post-medieval date recorded on Rocque's 1762 map of Surrey and situated about 430m NW of the site. However, the proposed development is located about 20m NE of Purley Bury, a Grade II listed house of 18th century date with probable earlier origins. It is possible that Purley Bury occupies the site of the manor house of West Purley which is first documented in 1377 and passed through various hands before being held by Ralph Hawtrey of Ruislip who died in 1645 (Malden 1912).

The earliest definite reference to the house occurs in about 1650, when it appears to have been in the possession of Lewis Audley, a local magistrate and major in the Parliamentary army who was husband to Mary, daughter of Ralph Hawtrey (Leveson-Gower 1880, 9-10). John Bradshaw (d.1659), the jurist who presided over the trial of King Charles I, is reputed to have lived at Purley Bury (Anderson 1879; 475). The house and estate were acquired by the Atwood family, lords of Sanderstead manor, in 1661 and was subsequently purchased in the late 18th century by William Tooke, a wealthy merchant and plantation owner. Tooke was the benefactor of John Horne Tooke (d. 1812), a prominent radical politician and writer in Late Georgian England (briefly jailed in 1778 for his support of the American Revolution) who frequently stayed at Purley Bury during the late 18th/early 19th century and compiled the noted philological treatise 'The Diversions of Purley' while in residence there (Thorne 1986).

It is possible that either the Atwoods or William Tooke were responsible for the construction of the existing house at Purley Bury, which is marked as 'Purley House' on Rocque's map of Surrey (1762) and an Ordnance Survey map of 1809 (*figs. 10 & 11*). The house is depicted on these maps in roughly its present position, set back from the lane running SE towards the village of Sanderstead (present day Purley Downs Road, then known as Downs Lane).

The Sanderstead tithe map of 1843 (*fig. 12*) shows that the course of Downs Lane to the NE of Purley Bury had been straightened and a curvilinear driveway aligned NW-SE is shown to the NE of the house, with two exits onto the lane and a lodge at the NW end. The house also appears to have been extended noticeably to the east by 1843. The tithe map also shows that the site of No. 84 then lay within an arable field called 'Lower Broadfield' (Plot No. 213), situated between the driveway and the lane, which was owned by Colonel Dalton Atwood Wigsell

who also owned Purley Bury. However, the house and gardens at Purley Bury were occupied by a tenant named Mr Kemble while 'Lower Broadfield' formed part of a separate tenancy.

The OS 1st edition map of 1871 (*fig. 13*) shows that the field to the NE of the driveway then formed part of a landscape park associated with Purley Bury (still marked as Purley House), the NE edge of which was defined by Purley Downs Road, while the NW extent was defined by the line of the London to Brighton railway and its E and W boundaries by Purley Downs and Riddlesdown Road respectively. The S boundary of the park is shown as defined by a linear driveway leading E off Riddlesdown Road and turning northwards to lead up to the house.

By no later than 1898, as shown on the OS 2nd edition map of that date (*fig. 14*), the park associated with Purley Bury as shown on the 1871 map appears to have been disparked and the gardens surrounding the house had been significantly reduced in size. The house was then owned by one Captain F.W. Arkwright, whose family also held the manor of Sanderstead.

At some time between 1898 and 1912, the land on either side of Purley Downs Road had begun to be developed for housing, and five houses are marked on the OS 3rd edition map of 1912 along the S side of the road, the westernmost of which can be identified with No. 84 Purley Downs Road (*fig. 15*). The OS 4th edition map of 1935 (*fig. 16*) shows that both sides of Purley Downs Road had been heavily developed for housing and that the property at No. 84 had been substantially enlarged. It is likely that the rear and side extensions to the property were added at about this time. Little change to the extent of the house is shown on later OS maps dated 1947 (*fig. 17*), 1956 and 1973; the house appears to have been occupied as a nursing home from the 1950s through to the 1980s, while the adjacent two-storey house at No. 82 was built in the early 1970s.

The archaeological potential of the site may be assessed in overall terms as **Low**. Limited evidence of prehistoric and Romano-British activity has been identified in the vicinity of the site. The site is located immediately NE of Purley Bury, an 18th century house with probable earlier origins and historic mapping shows the course of a driveway N of the house which appears to have run close to the S boundary of the site at 84 Purley Downs Road.

5.3 Identification of Built Heritage Assets, Settings & Significance

This section of the Heritage Statement comprises an identification and description of the listed and locally listed buildings in the vicinity of the proposed development and an assessment of their significance in heritage terms. The assessment of significance is primarily based on the criteria for the assessment of heritage assets contained in *Conservation Principles Policies and Guidance for the Sustainable Management of the Historic Environment* (Historic England 2015b), which considers their significance in terms of their evidential, historical, aesthetic and communal values.

Evidential value derives from the potential of a place to yield evidence about past human activity, which tends to be diminished in proportion to the extent of its removal or replacement.

Historical value derives from the ways in which past people, events and aspects of life can be connected through a place to the present and tends to be either illustrative or associative.

Aesthetic value may be said to be derived from the ways in which people draw sensory and intellectual stimulation from a place, which can be the result of formal design or gradual, organic changes over time.

Communal value is derived from the meanings of a place for the people who relate to it, or for whom it figures in their collective experience or memory. Communal values are closely bound up with historical (particularly associative) and aesthetic values but tend to have additional and specific aspects.

Four built heritage assets were initially identified within a 500m radius of proposed development; however, it rapidly became clear, following this initial trawl, that the only built heritage asset which may be affected by the proposals is Purley Bury, a Grade II listed house of 18th century date with 19th century alterations and additions situated about 20m SW of the proposed development. The following section will describe the heritage asset and assess its significance, based on the criteria listed above.

5.4 Purley Bury (Grade II listed)

5.4.1 Description of Heritage Asset

Purley Bury is a substantial house of 18th century date with later 18th/19th century outbuildings to the E, of brick construction and externally rendered, which is situated on the NE side of a modern residential cul-de-sac (Lexington Court) with large detached houses of late 20th century date bordering the site to the SE and SW. The main body of the house, set slightly back from the street frontage with gardens to the rear, is of three bays with a two-bay extension with canted-bay window to the E, two storeys high with a slated mansard roof with dormers (*Plate 2*). Attached to the E end of the house is a lower two-storey 8-bay outbuilding range (now converted into cottages) of late 18th/19th century date with a hipped slated roof.



Plate 2: View looking ENE towards the S front of Purley Bury, a Grade II listed house

Historic mapping of the site shows that the house originally lay within the open countryside of Purley Downs, it is now surrounded by 20th century suburban residential development, with Lexington Court having been laid out in the late 1960s/early 1970s. The main elevation of the house was originally to the rear (looking upslope towards the site of the proposed development at No. 84) and faced a driveway leading to Purley Downs Road; it now overlooks an extensive lawned garden bordered to the NE by tall tree-lined hedges and shrubbery which shelter the property from views from the houses situated above and overlooking it from Purley Downs Road (Plate 3), although there are glimpsed views of the roofs and gables of the neighbouring houses (including No. 84).

Purley Bury was designated as a Grade II listed building on 15th February 1983, the listing description extracted from the National Heritage List for England reads as follows:

'C18 house with later additions. Two-span. Rendered. Two storeys. Three sash windows. C19 porch. Slated mansard roof with 2 dormers. South front of 3 unequal bays with French window to ground floor and sashes above. Two bay extension to east with projecting canted bay window to ground floor with slated roof. Extensive range of C18 and C19 outbuildings to east. Red brick (colourwashed). Old conservatory on south side with curved glazed roof. John Horne Tooke, politician and writer, and author of "The Diversions of Purley", lived here.'



Plate 3: View looking N towards the S front of Purley Bury (and the adjacent outbuilding range, now cottages), the gabled roofline of No. 84 is just visible in the distant background, largely screened by trees

5.4.2 Assessment of Significance

Purley Bury may be regarded as a built heritage asset of **High** significance, reflecting its status as a Grade II listed building of 18th/19th century date retaining much a significant number of original features, both externally and internally. Historically, it represents one of the oldest surviving houses in the locality and probably occupies the site of an earlier manor house (West Purley) dating back at least to the 17th century with possible earlier origins.

It has noteworthy historical associations as the reputed residence of John Bradshaw, the English jurist and 'regicide' who presided over the trial of King Charles I in 1649, and was occupied during the late 18th/early 19th century by John Horne Tooke, the prominent radical politician and writer. The significance of the house is further enhanced by its setting within extensive lawned gardens bounded by substantial tree-lined hedges which lend it a distinct air of leafy seclusion and allude to its former historic setting within the open countryside of Purley Downs prior to the gradual encroachment of 20th century suburban residential development.

6 Description of Proposals and Magnitude of Impact

6.1 Summary Description of Proposals

The following summary description of the development is based on architects' drawings supplied by the client on 20th January 2021 (*figs. 5-9*). 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 development entails the demolition of the existing two and a half storey, 6-bedroom house at 84 Purley Downs Road and construction of a 3 to 4-storey block containing eight residential apartments, which will be of brick construction with tile-hung cladding and a tiled roof.

The fenestration of the front and rear elevations will be slightly irregular and asymmetrical in form (similar to the existing house and the neighbouring house at No. 86) with projecting bay windows extending up to eaves level with balconies on the upper storeys and rendered gables. The proposed apartments will cover a much larger footprint than the existing house, with the front elevation standing to a height of three storeys while the rear elevation will rise to four storeys in height. The new building will extend considerably to the rear of the footprint of the existing building, with steps leading down to a patio area in the rear garden. The driveway to the front of the property will be re-landscaped and cycle storage and refuse storage facilities installed, while new mature tree-planting will also be established within the rear garden.

6.2 Assessment of Magnitude of Impact

Due to its elevated position and greater massing (extending much further back into the site than the existing house) and increased height (rising from 2½ to 3-4 storeys), it appears likely that the roofline and uppermost storey of the proposed block of apartments will feature more visibly in the background to views of the Grade II listed building at Purley Bury, particularly in terms of glimpsed views looking N and NE from Lexington Court. However, it is considered that the new apartment block should still be mostly screened by the existing substantial tall tree-lined hedge defining the NE boundary of the grounds of the listed building.

The new block will also be higher than the majority of the surrounding detached houses which are either two or two and a half storeys in height, except for the nearby three-storey apartment block at No. 79, (at the junction of Purley Downs Road and Penwortham Road) which was built in the mid-1980s. However, it may be noted that the detailing of the new block, with its irregular, asymmetrical fenestration, tile-hung cladding and rendered gables,

does reference the picturesque style of the surrounding early 20th century Arts and Crafts houses which define the prevailing architectural character of this area.

Based on the design information discussed above, it is considered that the new apartment block as currently proposed, due to its increased massing and height, may result in a discernible change to the setting of Purley Bury, due to the fact that it will appear as a more visible element in the backdrop to views of the listed building. However, the majority of the new building will still be screened from view by the existing tall tree-lined hedges which define the NE edge of the gardens associated with Purley Bury and it may also be noted that the original rural setting of the house has already been changed by surrounding 20th century suburban residential development. The magnitude of impact in heritage terms can thus be assessed as **Minor**, reflecting a noticeable, permanent but less than substantial change to the existing setting of the listed building.

In view of the fact that a recent application (in 2019) for the demolition of the existing house at No. 82 and the construction of a suite of eight apartments was partially rejected due to it having an adverse effect on the setting of the listed building at Purley Bury (CBC Planning Ref. 19/02857/FUL), it is respectfully suggested that, in this case, it may be advisable to amend the design of the proposed apartment block in order to reduce potential heritage impacts. This could possibly be achieved by reducing the height of the building, staggering its height to reflect the natural terracing of the site or further enhancing the landscape screening towards the rear (SW) end of the site.



Fig.5: Proposed Site Plan (Reproduced by courtesy of the client)

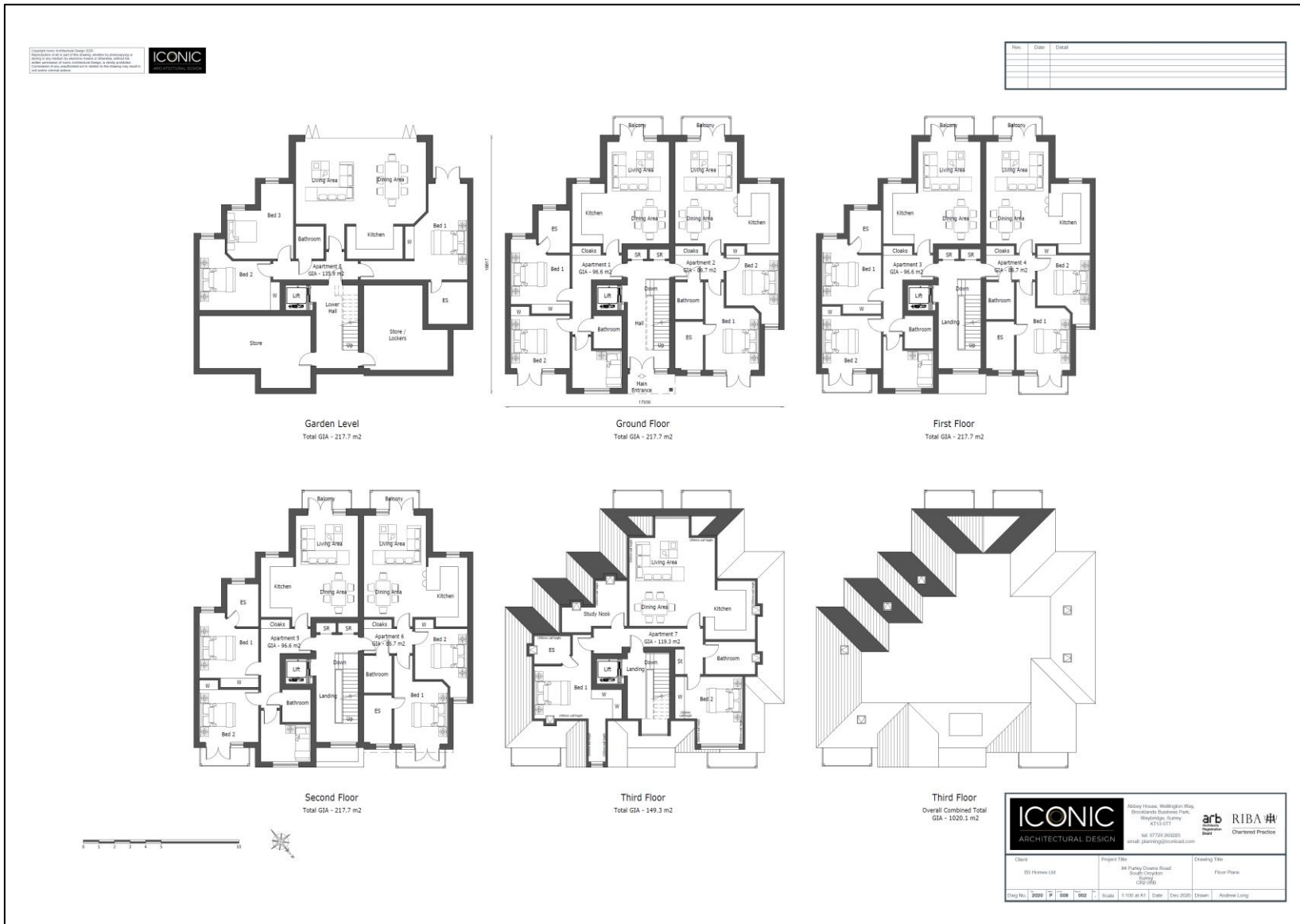


Fig. 6: Proposed ground and first floor plans (Reproduced by courtesy of the client)



Fig. 7: Proposed front and rear elevations (Reproduced by courtesy of the client)



Fig. 8: Proposed street scene
(Reproduced by courtesy of the client)



Fig. 9: Sectional view of proposed development (Reproduced by courtesy of the client)

7 Overall Significance of Impact & Conclusion

Having determined the intrinsic significance of the specific heritage assets considered for the purposes of this study and the potential magnitude of impact of the proposed development on these assets, it is now possible to reach an informed overall appraisal of the implications of the development proposals by means of cross-referencing the significance of the heritage assets against the magnitude of impact.

It is considered that the proposed demolition of the existing early 20th century detached house at No. 84 Purley Downs Road and the construction of a new block of nine residential apartments (standing to 3-4 storeys in height), based on the available design information, will have an overall **Moderate to Slight** impact on the setting of the nearby Grade II listed house of Purley Bury, situated about 20m SW of the proposed development site.

This assessment of the overall significance of impact reflects the **High** significance of Purley Bury as a Grade II listed house of 18th/19th century date (probably occupying the site of an earlier manor house dating back at least to the 17th century) which retains much original fabric and has noteworthy historical associations (most notably with the radical politician and writer John Horne Tooke), cross-referenced against the magnitude of impact, which has been assessed as **Minor**.

It is considered that the new apartment block as currently proposed, due to its elevated location (overlooking Purley Bury to the SW), increased massing and height, may well result in a discernible change to the setting of the listed building, due to the fact that the roofline and uppermost storey will appear more prominently in the background to views of the Grade II listed house. However, the majority of the new apartment block will still be restricted from view by the substantial, tall tree-lined hedges which define the NE edge of the gardens associated with Purley Bury.

Conclusion: In overall terms, the impact of the proposed development in heritage terms may be assessed as **Moderate to Slight**, based on a cross-referencing of the significance of the Grade II listed house at Purley Bury, assessed as being of **High** importance, against the magnitude of impact, assessed as **Minor**. The proposed development at No. 84 Purley Downs Road would appear to result in a degree of change to the setting of the listed building, however it is respectfully suggested that this impact can be limited either by amendments to the design of the new apartment block or enhanced landscaping measures, specifically to reduce the visibility of the new development in the backdrop to views of the listed building.

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10 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 Purley and district

1843: Tithe Map of Sanderstead parish (NA IR 30/34/107)

1871: OS 1st Edition 6-inch Map

1898: OS 2nd Edition 6-inch Map

1912: OS 3rd Edition 25-inch Map

1935: OS 4th Edition 25-inch Map

1947: OS provisional edition 25-inch map

1956: OS 1:1250 Scale National Survey

1973: OS 1:1250 Scale National Survey

12 Appendix 2: Historic Maps



Fig. 10: Extract from John Rocque's Map of Surrey (1762)
(Reproduced courtesy of the National Archives)

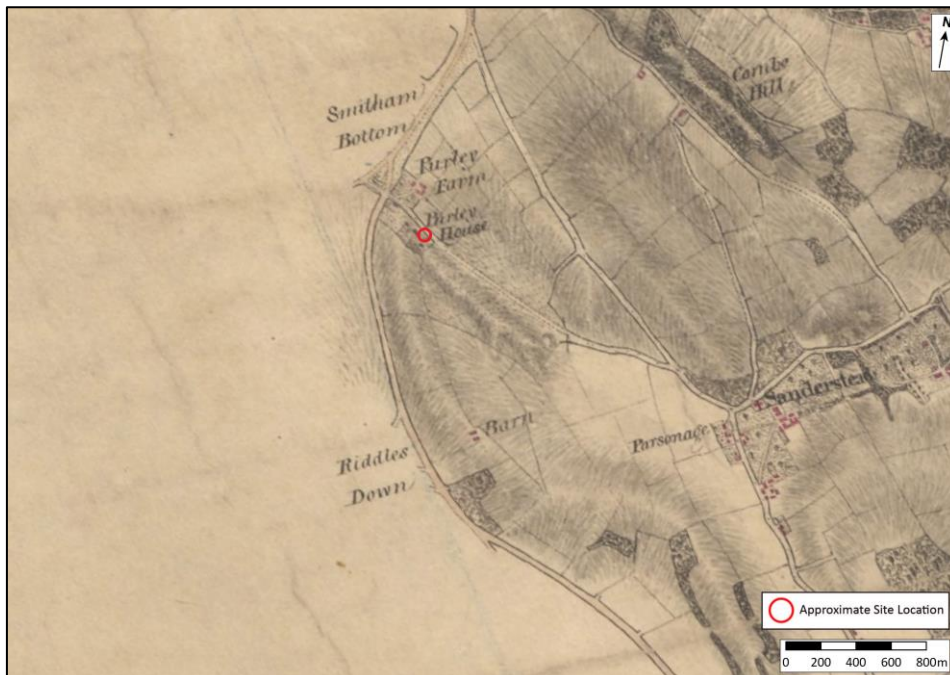


Fig. 11: Extract from the Ordnance Survey drawing of Croydon and district (1809)
(Reproduced courtesy of the National Archives)

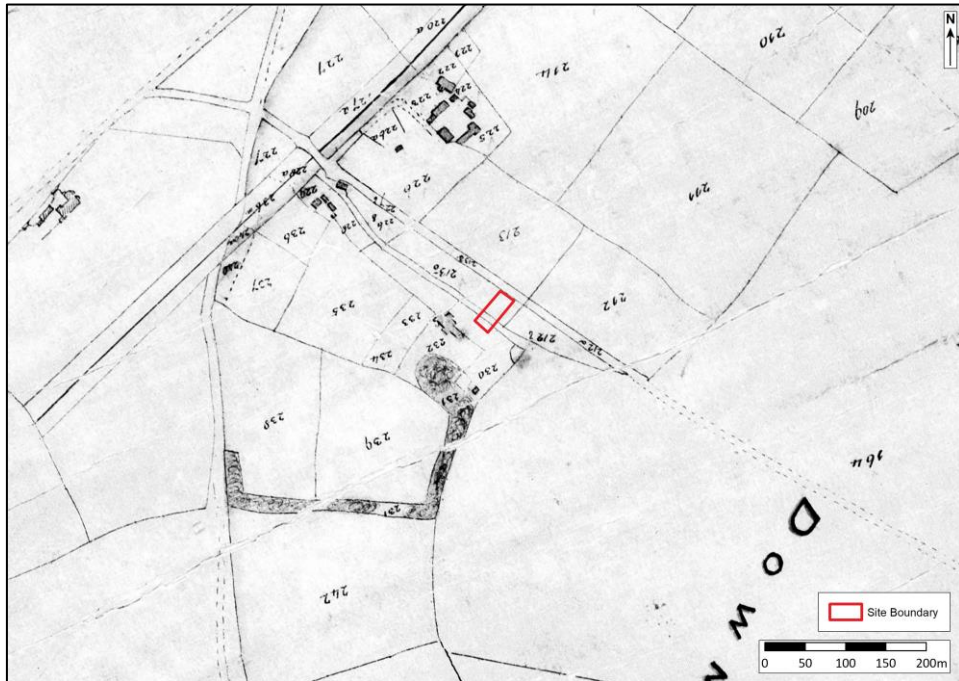


Fig. 12: Extract from the Sanderstead tithe map (1843)
(Reproduced courtesy of the National Archives)



Fig. 13: Extract from the OS 1st edition 6-inch map (1881)
(Reproduced courtesy of the National Archives)

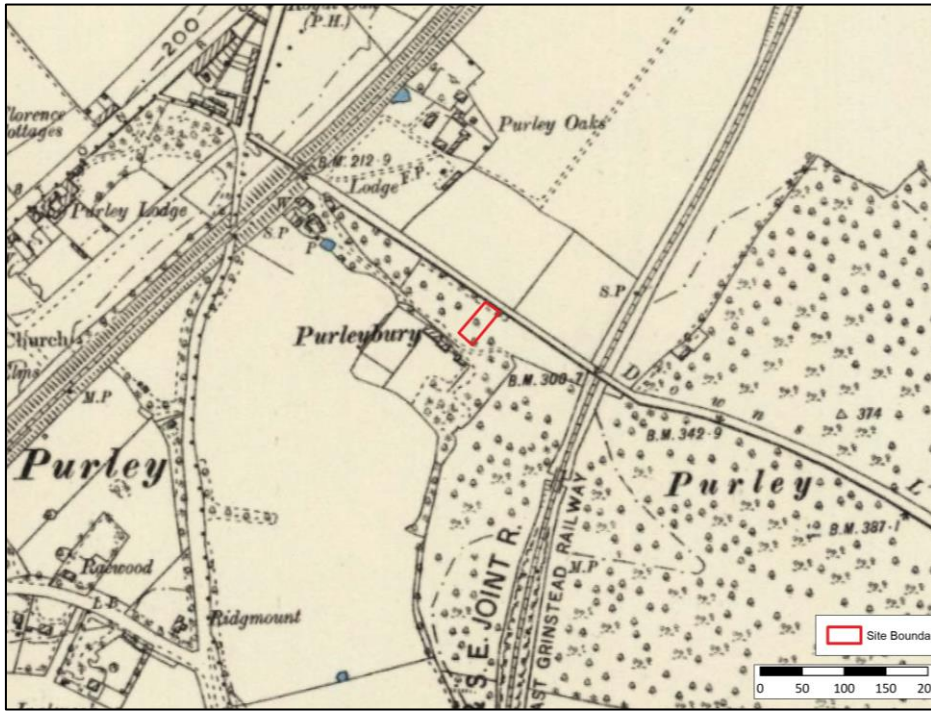


Fig. 14: Extract from the OS 2nd edition 6-inch map of 1898
(Reproduced courtesy of the National Archives)

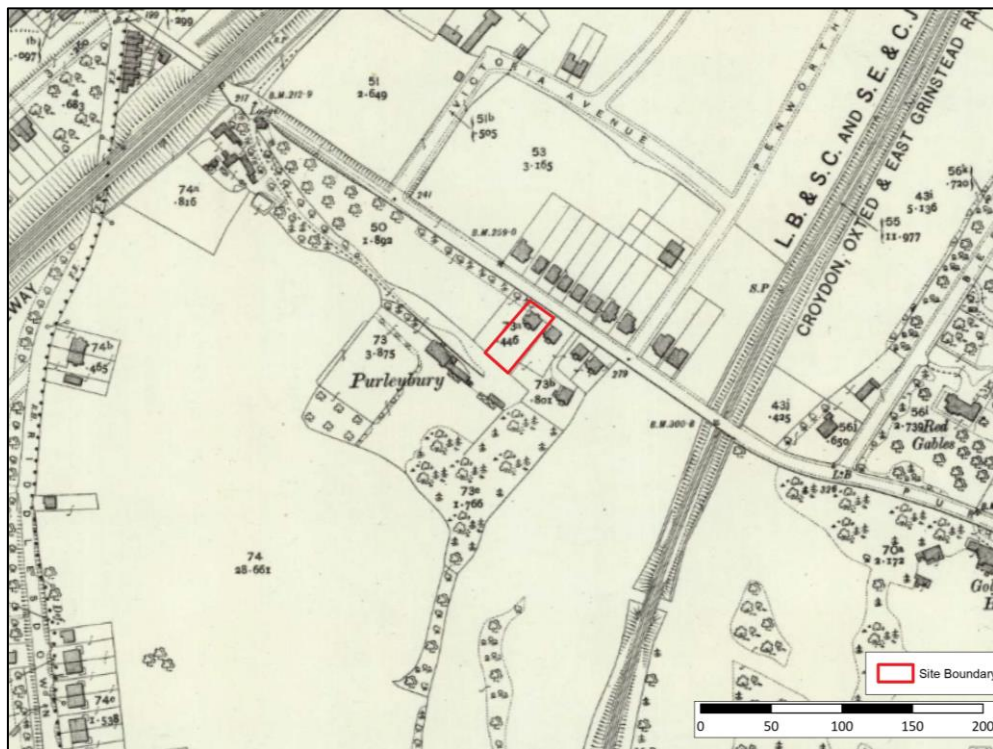


Fig. 15: Extract from the OS 3rd edition 25-inch map of 1912
(Reproduced courtesy of the National Archives)



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



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

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