



**76–78 PARK LANE  
CRO 1BY**

London Borough of Croydon

Evaluation report

January 2014



**76-78 Park Lane  
Croydon  
CR0 1BY**

PKC13

NGR 532530 165120

OASIS reference: molas1-167542

Planning reference 12/00928/P  
Condition Number 7

Report on archaeological evaluation

**Sign-off History:**

<b>Issue No.</b>	<b>Date:</b>	<b>Prepared by:</b>	<b>Checked/ Approved by:</b>	<b>Reason for Issue:</b>
1	21.01.2014]	Paolo Guarino	David Divers	First Issue

© MOLA

Mortimer Wheeler House, 46 Eagle Wharf Road, London N1 7ED tel 0207 410 2200

email [generalenquiries@mola.org.uk](mailto:generalenquiries@mola.org.uk)

## **Summary**

*This report presents the results of an archaeological evaluation carried out by MOLA at 76-78 Park Lane. The report was commissioned from MOLA by Lakehouse.*

*In accordance with the Written Scheme of Investigation (MOLA 2012b) five evaluation trenches were excavated on the site between the 16th and 18th December 2013. The majority of the site is truncated by modern disturbance; no archaeological features or deposits were encountered in any of the trenches excavated. Natural gravels were encountered between 56.86m OD (Trench 5) and 54.50m OD (Trenches 2 and 3).*

*The evaluation follows on from the investigation of two trenches on the western part of the site in 2007 which failed to identify any archaeological remains, although this absence may have been due to terracing of the natural slope on that part of the site.*

*This second stage of evaluation on the central and eastern part of the site has demonstrated that archaeological remains are unlikely to survive on the site. The report concludes that there should be no requirement for any further archaeological work in response to this development. .*

## Contents

<b>1</b>	<b>Introduction.....</b>	<b>4</b>
<b>2</b>	<b>Topographical and historical background.....</b>	<b>6</b>
<b>3</b>	<b>Evaluation methodology .....</b>	<b>7</b>
<b>4</b>	<b>Results of the evaluation .....</b>	<b>8</b>
<b>5</b>	<b>Archaeological potential .....</b>	<b>11</b>
<b>6</b>	<b>Proposed development impact and conclusions .....</b>	<b>12</b>
<b>7</b>	<b>Acknowledgements .....</b>	<b>12</b>
<b>8</b>	<b>Bibliography.....</b>	<b>12</b>
<b>9</b>	<b>NMR OASIS archaeological report form.....</b>	<b>13</b>

## List of Illustrations

Cover: Trench 1	
Fig. 1: Site location	16
Fig. 2: Areas of evaluation	17
Fig. 3: Trench plans	18
Fig. 4: Trench sections	19

# 1 Introduction

## 1.1 Site background

- 1.1.1 The evaluation took place at 76-78 Park Lane ('the site'). The NGR is 532530 165120 (see Fig. 1). The site code is PKC13. Work was carried out between the 16th and 18th December 2013.
- 1.1.2 A written *Archaeological Assessment* was previously prepared, which covered the whole area of the site (MOLA, 2012a). This document should be referred to for information on the natural geology, archaeological and historical background of the site, and the initial interpretation of its archaeological potential.
- 1.1.3 This evaluation formed the second stage of evaluation following on the the investigation of the western part of the site in 2007.

## 1.2 Planning background

- 1.2.1 The legislative and Planning framework in which the evaluation took place was fully set out in the *Archaeological impact assessment (MOLA 2012a)* and the *Written Scheme of investigation (MOLA, 2012b)* which formed the project design for the evaluation. To summarise here:
- 1.2.2 The evaluation was carried out to fulfil a condition attached to the Planning Consent granted by the Local Planning Authority (Consent reference 12/00928/P; Condition number 7).

## 1.3 Scope of the evaluation

- 1.3.1 Evaluation is defined by English Heritage as intended to provide information about the archaeological resource in order to contribute to the:
  - 1.3.1.1 - *formulation of an appropriate response or mitigation strategy to planning applications or other proposals which may adversely affect such archaeological remains, or enhance them; and/or*
  - 1.3.1.2 - *formulation of a proposal for further archaeological investigations within a programme of research*
- 1.3.2 An archaeological evaluation is a limited fieldwork exercise designed to test the conclusions of preliminary desk based work. It is not the same as full excavation.
- 1.3.3 The evaluation was carried out within the terms of the relevant Standard for evaluation specified by the Institute for Archaeologists (IFA, 2009).

- 1.3.4 All work has been undertaken within the research priorities established in the Museum of London's *A research framework for London Archaeology*, 2002.
- 1.3.5 All work was undertaken within research aims and objectives established in the *Written Scheme of Investigation* for the evaluation (Section 2, MOLA, 2012b)

## **2 Topographical and historical background**

A detailed description of the geology, archaeology and history of the site was provided in the earlier Archaeological desk-based assessment (MOLA, 2012a) and the following sections only include a brief summary of the relevant information.

### **2.1 Topography**

- 2.1.1 The site lies on the gravel terraces formed by the River Wandle and it slopes steeply down from east to west, towards the Wandle Valley (see Sections 3.2 and 3.3, MOLA, 2012a).

### **2.2 Archaeology**

- 2.2.1 Some prehistoric struck flint and pottery found in the vicinity of the site were attributed to the Neolithic period and the Bronze Age (for further details see Sections 4.2, 3 and 4.2.4, MOLA, 2012a).
- 2.2.2 More substantial were the remains of Roman date. A Roman burial was found few meters to the south of the site and some small cut features were identified as Roman only 100 metres to the west of the site (for both see Section 4.2.8, MOLA, 2012a).
- 2.2.3 A Saxon cemetery was found only 40 metres to the south of the site. The northern boundary of the burial ground was not identified during the 1992-2000 archaeological projects (Section 4.2.13, MOLA 2012a) and it could have extended within the area of the proposed development.

### 3 Evaluation methodology

#### 3.1 Field methodology

- 3.1.1 The evaluation comprised the investigation of five trenches in the central and eastern part of the site. The proposed dimensions of the trenches (10m x 2m for Trenches 1, 2 and 5 and 5m x 2m for trenches 3 and 4) were slightly modified for logistical reasons. Specific dimensions of the trenches are provided in the following sections.
- 3.1.2 The concrete slab in the central part of the site and the paving stones at the east edge of it were broken out and cleared by contractors under MOLA supervision. Trenches were excavated by machine by the contractors, and monitored by a MOLA supervisor.
- 3.1.3 Archaeological investigation was carried out in accordance with the *Written Scheme of Investigation* (MOLA, 2012b).

#### 3.2 Recording methodology

- 3.2.1 A written and drawn record of all archaeological deposits encountered was carried out in accordance with the *Written Scheme of Investigation* (MOLA, 2012b).

#### 3.3 Site archive

Number of trench record sheets	5
Number of overall location plans	1
Number of Context (SU) sheets	none
Number of photographs	47
Number of Plan sheets	9
Number of Sections	5



## 4 Results of the evaluation

For trench locations see Fig. 2.

For trench sections see Fig. 3.

### 4.1 Trench 1

Location	Central part of site – north edge.
Dimensions	9m by 2.2m by 1.5m deep
Modern ground level	57.28mOD
Base of modern fill/slab/turf	Na
Depth of archaeological stratigraphy above natural (if any)	Na
Level of base of lowest features or deposits observed	55.78mOD
Top of surviving natural observed at	55.78mOD
Level of base of trench	55.73m OD

4.1.1 Trench 1 was located in the central part of the site along its northern edge. It was excavated on an open area not covered by concrete. It was 8.8m long by 2.2m wide and was east-west oriented. The natural gravel deposit was identified at about 1.5m below ground level and was overlaid by a 0.7m thick layer of 'garden' soil which was in turn overlaid by demolition rubble and levelling ground. Along the south edge of the trench the gravel was slightly deeper than on the rest of the trench, this was interpreted as result of the modern disruption that truncated the natural deposits in the central area of the site (see Trenches 2 and 3). No features or deposits of archaeological interest were identified above or cutting into the natural deposit.

### 4.2 Trench 2

Location	Central area.
Dimensions	9.4m by 2.3m by 3.1m deep
Top of slab	57.50mOD
Base of modern fill/slab	57.40mOD
Depth of archaeological stratigraphy above natural (if any)	NA
Level of base of lowest features or deposits observed	54.45mOD
Top of surviving natural observed at	54.45mOD
Level of base of trench	54.37mOD

4.2.1 Trench 2 was located in the middle of the site. With north-south orientation it was 9.4m long and 2.3m wide. The natural deposit of gravel was encountered a 3.1m below ground level and was overlaid by several levelling deposits and dumps of rubble and demolition material. This evidence seems to suggest that the gravel was heavily disturbed by modern truncation, possibly in relation with the

construction of a 20th century building. The trench was capped by a 0.10m thick concrete slab.

### 4.3 Trench 3

Location	Central area.
Dimensions	4m by 2.4m by 3.1m deep
Top of slab	57.56mOD
Base of modern fill/slab	57.96mOD
Depth of archaeological stratigraphy above natural (if any)	NA
Level of base of lowest features or deposits observed	52.45mOD
Top of surviving natural observed at	52.45mOD
Level of base of trench	52.42mOD

4.3.1 Trench 3 was located to the west of Trench 2; it had a north-south orientation and was 4m long by 2.4m wide and 3.1m deep. As already seen in Trench 2 the natural gravel deposit was truncated down to 3.1m below ground level and was overlaid by at least three deposits of levelling ground made of rubble and demolition materials. These levelling deposits were overlaid by 0.45m thick layer of hard-core ground made of bricks and concrete and a 0.15m thick concrete slab.

### 4.4 Trench 4

Location	Central area – west edge
Dimensions	5m by 2m by 1.5m deep
Top of slab	57.53mOD
Base of modern fill/slab	57.03mOD
Depth of archaeological stratigraphy above natural (if any)	NA
Level of base of lowest features or deposits observed	55.05mOD
Top of surviving natural observed at	55.05mOD
Level of base of trench	55mOD

4.4.1 Trench 4 was excavated to the south west of Trench 1. It had west-east orientation; it was 5m long by 2m wide and 1.5m deep. Like in Trench 1 the natural gravel was found at about 1.5m below the ground level and it was overlaid by a 'garden' soil containing 20th century pottery and levelling deposits made with demolition materials. Along the south edge of the trench the gravel was truncated by a straight linear cut backfilled with concrete. This cut was probably the northern edge of the deep truncation identified in Trenches 2 and 3. No features or deposits of archaeological interest were identified in Trench 4.

## 4.5 Trench 5

Location	East end of site.
Dimensions	8m by 2m by 1.4 depth
Top of slab	59.06mOD
Base of modern fill/slab	58.96mOD
Depth of archaeological stratigraphy above natural (if any)	NA
Level of base of lowest features or deposits observed	57.86mOD
Top of surviving natural observed at	57.86mOD
Level of base of trench	57.66mOD

4.5.1 The trench was located along the eastern edge of the site in an area which is about 2 metres higher than the rest of the site and is 20m long and 6m wide. Due to the limited manoeuvring space the trench was only 8m long by 2m wide and 1.4m deep. Unlike in the rest of the site the natural gravel deposit in Trench 5 appeared undisturbed by modern truncations; it was encountered at 1.4m below ground level. The gravel was overlaid by a 0.45m thick brickearth deposit which was in turn overlaid by 0.35m thick levelling deposit. The trench was sealed by 'crazy paving' laid over a thin concrete blinding.

## 4.6 The finds

4.6.1 Three 20th century potsherds were found in the earliest deposit recorded in Trench 4; but they were not retained. No other artefacts were retrieved from any of the other trenches excavated.

## 4.7 The site as a whole

4.7.1 The difference in levels between the eastern and central parts of the site and the characteristics of the deposits above the natural gravels across site suggest that the central area was deeply truncated during 19th and 20th century developments. Trench 5, along the eastern edge of the site, was the only one where the gravel was overlaid by a brick earth deposit rather than modern made-ground confirming that modern truncation affected most of the site.

4.7.2 The higher levels of the gravel in Trench 5 are consistent natural east-west slope. But the fact that in Trenches 2 and 3 the gravel was over 1.5m deeper than in Trenches 1 and 4 confirms that all the central area to the south of trenches 1 and 4 was heavily truncated.

Assessing the results from all the trenches it appears that the only area where natural deposits were not affected by the 19th and 20th century developments is the small strip at the eastern end of the site where Trench 5 was excavated but there was no evidence for archaeological remains in this area.

## **5 Archaeological potential**

### **5.1 Answering original research aims**

- What is the nature and level of natural topography?

Natural deposits consist of fluvial gravel sloping from east to west. The gravels were encountered at 57.86m OD at the east end of the site and between 55.78m OD and 54.45m OD at the centre of the site.

- What are the earliest deposits identified?

The earliest datable deposits were 20th century made-ground and levelling deposits.

No archaeological evidence was identified across the site.

- What are the latest deposits identified? What is the extent of modern disturbance?

Except from the eastern area the whole site appears to be deeply truncated by modern disturbance.

### **5.2 General discussion of potential**

- 5.2.1 The evaluation has shown that there is no potential for survival of ancient ground surfaces (horizontal archaeological stratification above natural ground) on most of the site.

### **5.3 Significance**

- 5.3.1 The deposits encountered during the evaluation have no archaeological significance.

### **5.4 Assessment of the evaluation**

- 5.4.1 An assessment of the success of the evaluation is here carried out in order to illustrate what level of confidence can be placed on the information which will provide the basis of the mitigation strategy.

- 5.4.2 The evidence from the evaluation offers a high degree of confidence that archaeological remains are unlikely to be affected by the development. The four trenches excavated in the central part of the site allowed us to determine that this part of the site was heavily truncated by modern groundwork and there is no potential for survival.

5.4.3 The evidence from Trench 5 suggests that natural deposits in this small part of the site are not truncated but the trench revealed no evidence for archaeological remains in this part of the site.

## **6 Proposed development impact and conclusions**

6.1.1 The proposed redevelopment involves the construction of a six/seven storey building fronting onto Park Lane with a new garden and car park to the rear. Taking into account the results of the evaluation, it is unlikely that the redevelopment of the site will affect any archaeological deposits.

6.1.2 However, the decision on the appropriate the need for archaeological mitigation rests with the Local Planning Authority.

## **7 Acknowledgements**

7.1.1 The author would like to thank Mark Bacon of Lakehouse for commissioning the archaeological work.

## **8 Bibliography**

DCLG [Department of Communities and Local Government], 2012 *National Planning Policy Framework*

English Heritage, 1991 *Management of Archaeological Projects (MAP2)*

English Heritage Greater London Archaeology Advisory Service, 2009 *Archaeological Guidance Papers 1-5*

Institute for Archaeologists, (IFA), 2008 *By-Laws, Standards and Policy Statements of the Institute for Archaeologists, Standard and guidance: field evaluation*

Institute for Archaeologists (IFA), supplement 2008, *By-Laws, Standards and Policy Statements of the Institute for Archaeologists: Standards and guidance – the collection, documentation conservation and research of archaeological materials*

MOLA, 2012a *76-78 Park Lane, Croydon, Historic Environment Assessment*

MOLA, 2012b *76-78 Park Lane, Croydon, Written Scheme of Investigation for an archaeological evaluation*

Museum of London, 1994 *Archaeological Site Manual 3rd edition*

Museum of London, 2002 *A research framework for London archaeology 2002*

## 9 NMR OASIS archaeological report form

### 10 OASIS ID: molas1-167542

#### Project details

Project name	76-78 Park Lane, Croydon. Report on an archaeological evaluation.
Short description of the project	Five evaluation trenches were excavated at the site in 76-78 Park Lane, Croydon, between the 16th and 18th December 2013. The trenches in the central part of the site revealed that the whole area was heavily truncated by modern development. The trench at the east end of the site was not affected by modern truncations but did not yield any archaeological remains.
Project dates	Start: 16-12-2013 End: 18-12-2013
Previous/future work	Yes / Not known
Any associated project reference codes	PKC13 - Sitecode
Type of project	Field evaluation
Current Land use	Vacant Land 1 - Vacant land previously developed
Methods & techniques	"Sample Trenches"
Development type	Housing estate
Prompt	Planning condition

#### Project location

Country	England
Site location	GREATER LONDON CROYDON CROYDON 76-78 Park Lane
Postcode	CR0 1BY
Study area	1300.00 Square metres
Site coordinates	TQ 53253 16512 50 0 50 55 37 N 000 10 51 E Point
Lat/Long Datum	Unknown
Height OD / Depth	Min: 54.50m Max: 57.86m

#### Project creators

Name of Organisation	MOLA
Project brief originator	MOLA

Project design originator	MOLA
Project director/manager	David Divers
Project supervisor	Guarino Paolo
Type of sponsor/funding body	Client
Name of sponsor/funding body	Lakehouse

---

### Project archives

Physical Archive recipient	LAARC
Physical Archive ID	PKC13
Digital Archive recipient	LAARC
Digital Archive ID	PKC13
Paper Archive recipient	LAARC
Paper Archive ID	PKC13

---

### Project bibliography 1

Publication type	Grey literature (unpublished document/manuscript)
Title	76-78 Park Lane, Croydon. Report on an archaeological evaluation
Author(s)/Editor(s)	Guarino, P.
Date	2014
Issuer or publisher	MOLA
Place of issue or publication	London

---

Entered by	Paolo Guarino (pguarino@mola.org.uk)
Entered on	7 January 2014

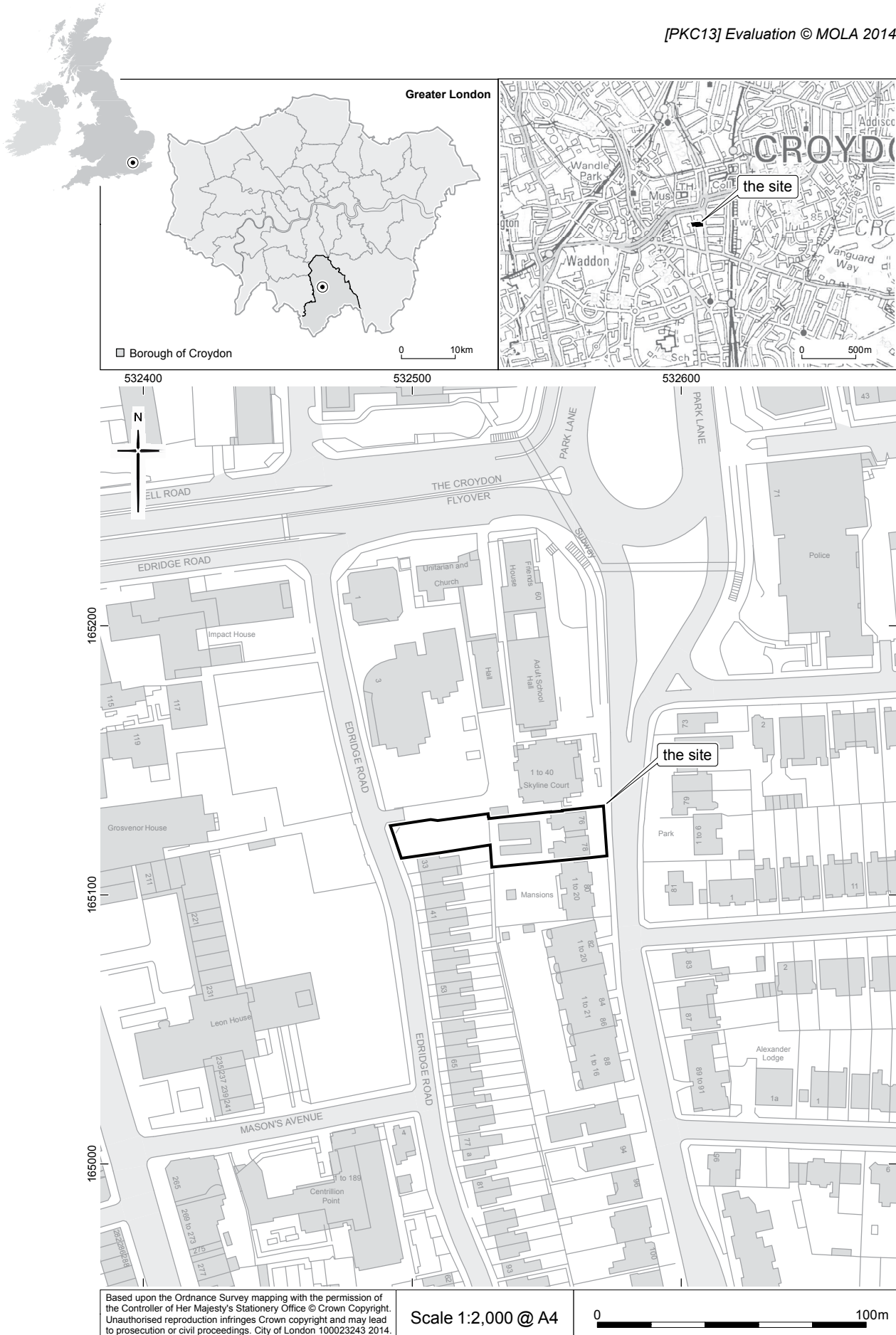


Fig 1 Site location





Based upon the Ordnance Survey mapping with the permission of the Controller of Her Majesty's Stationery Office © Crown Copyright. Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings. City of London 100023243 2014.

Fig 2 Areas of evaluation



Fig 3 Depth of truncation in Trench 2



Fig 4 Gravel and brick earth in Trench 5