



Peter Sylvester Centre, Bramley Hill, London Borough of Croydon

Archaeological Desk-based Assessment





**THE PETER SYLVESTER CENTRE
BRAMLEY HILL
LONDON BOROUGH OF CROYDON**

Archaeological Desk-based Assessment

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Summary

Calford Seadon LLP on behalf of Hyde Housing Association commissioned Wessex Archaeology to undertake an archaeological desk-based assessment of land currently occupied by the Peter Sylvester Centre and associated car park at Bramley Hill in the London Borough of Croydon. The Site covers an area of c. 0.1 hectares, centred on National Grid Reference (NGR) 532228, 164616. Outline plans concerning Site development are unknown at the time of writing. This report is prepared to inform the archaeological potential of the Site in advance of any future development of the Site.

A Study Area extending for 500m from the centre of the Site has been considered in order to provide an archaeological and historical context for interpretation. The Site would appear to have undeveloped until the late 19th century when a pre-dating residential property occupied a comparable footprint as extant today. Pre 19th century development in the area largely comprises agricultural and garden activity. The current building was constructed in the 1960's/70's.

Evidence for prehistoric and Romano-British activity is recorded at several locations across the Study Area, comprising individual or small groups of stray and out of context finds. Firm evidence for occupation during these periods is limited. Given the documented occurrence of prehistoric and Romano-British activity in the area, it is considered that there is a **low-moderate** potential for the recovery of archaeological evidence from these dates within the Study Area.

Although Medieval settlement is documented in the wider locality, to date there has been little archaeological evidence to quantify this activity. It is considered that there is a **low-moderate** potential for the recovery of archaeological evidence from this date within the Study Area.

It is considered that there is a **high** potential for the recovery of 19th century features associated with the preexisting property at the Site. This may include structural and garden related material.

Previous impacts on the Site are limited to the construction of the 19th century residential property and possible land levelling at the north-western part of the Site to facilitate building construction. Potential impacts due to development activities include excavation, ground disturbance and ground compaction as a result of building, access, surfacing, service installation and landscaping measures. Any ground intrusive activity proposed at the Site beyond made ground could impact any surviving archaeological deposits or features that may survive *in situ*.

Overall, the Site is situated in an area of **moderate** archaeological potential. As a result of the potential outlined in this report it is suggested that small scale archaeological evaluation fieldwork is likely to be required by the Greater London Archaeological Advisory Service in those parts of the Site subject to ground intrusive development. This mitigation process would require agreement with English Heritage (Greater London Archaeological Advisory Service).

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This report was researched and compiled by Katharine Barber and the illustrations were prepared by Kitty Brandon. The project was managed for Wessex Archaeology (in London) by Lawrence Pontin.

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Archaeological Desk-based Assessment

1 INTRODUCTION

1.1 Project Background

- 1.1.1 Calford Seadon LLP on behalf of Hyde Housing Association commissioned Wessex Archaeology to undertake an archaeological desk-based assessment of land currently occupied by the Peter Sylvester Centre and associated car park at Bramley Hill in the London Borough of Croydon, hereafter, the Site.
- 1.1.2 The Site covers an area of c. 0.1 hectares, centred on National Grid Reference (NGR) 532228, 164616 (**Figure 1**).
- 1.1.3 Development proposals concerning the Site are currently undisclosed. Redevelopment would necessitate the demolition of extant buildings across the Site.
- 1.1.4 The aim of the desk-based assessment (DBA) was to collate the known archaeological and historical information about the Site in the context of its surrounding area, and to assess, on the basis of that information and past impacts on the Site, the potential for undiscovered archaeological remains.
- 1.1.5 It also aims to assess possible impacts on any archaeological resource likely to be caused by any potential development schemes and to suggest appropriate mitigation strategies in view of future development potential.

1.2 Landscape and Geology

- 1.2.1 The Site is currently occupied by extant buildings and grounds associated with the Peter Sylvester Care Centre (**Plates 1-3**). The property fronts onto Bramley Hill, to the rear of the property are the car park, garages and sheds associated with the property. The site is bound to the north-west by Bramley Road, to the north by car parking associated with the adjacent flats, to the south-east by residential properties fronting onto Dering Place and to the south-west by the adjacent property fronting onto Bramley Hill.
- 1.2.2 The Site slopes to the south-east away from Bramley Hill, the current building being located on higher level ground at the north-western extent of the plot. Specific aOD heights for the Site were not available at the time of writing.
- 1.1.3 The solid geology of the Site comprises Hackney Gravels which form part of the post diversionary Thames River terrace deposits laid down in the

Pleistocene and Holocene eras (British Geological Survey 1998, Sheet 270).

2 METHODOLOGY

2.1 Scope

2.1.1 The aim of this report is to detail the known information relating to archaeology and the historic environment and to assess the potential for the presence of previously unknown elements that may be impacted by the proposed development.

2.1.2 A circular Study Area with a radius of 500m from the Site centre was considered. Listed buildings within 250m of the Site have also been referenced in order to place the Site in a wider heritage context. A brief summary of the sources consulted is given below.

2.2 Research

2.2.1 A number of publicly accessible sources of primary and synthesised information were consulted.

Greater London Sites and Monuments Record (GLSMR)

2.2.2 The Greater London Archaeological Advisory Service (GLAAS) maintains the Greater London Historic Buildings, Sites and Monuments Record (GLHBSMR), a database of all recorded archaeological sites, findspots and archaeological events within the London Boroughs including Listed Buildings, Conservation Areas and Scheduled Monuments. The database was consulted for this report and a synthesised summary of the records located within the Study Area is presented in the Gazetteer in **Appendix 1**.

2.2.3 This database is not a record of all *surviving* elements of the Historic Environment, but is a record of the discovery of a wide range of archaeological and historical components of the Historic Environment. The information held within it is not complete and does not preclude the subsequent discovery of further elements of the Historic Environment that are at present unknown.

Legislative and Planning Documents

2.2.4 The *London Borough of Croydon Replacement Unitary Development Plan (UDP)* (Adopted 13th July 2006) was consulted to inform of any existing development controls relating to the historic environment. This document has been prepared in accordance with national guidelines including Planning Policy Guidance (PPG) Notes 15 and 16.

2.2.5 The results of a review of this legislation and relevant details of any statutory designations such as Conservation Areas and Scheduled Monuments are included in **Section 3** of this report.

Documentary Sources

- 2.2.6 A search of other relevant primary and secondary sources was carried out digitally and in Wessex Archaeology's own library. The sources consulted are listed in the References section below.

Cartographic Sources

- 2.2.7 A search of Ordnance Survey maps was undertaken. The study of maps and other associated historical sources helps to clarify the archaeological potential of the Study Area in two ways. Firstly, it suggests aspects of the medieval and later land-use prior to its modern development. Secondly, it pinpoints areas within the Study Area which, as a result of that development, are likely to have become archaeologically sterile. The maps relevant to the Site are listed in the References section (**Appendix 2**).

Site Visit

- 2.2.8 The separate components of the Site were visited on the 1st November 2007. The aim of the visit was to assess the general aspect, character, condition and setting of the Site and to identify any potential impacts not evident from the sources. A photographic record of the visit was made and is held in the project archive.

Best Practice Guidance

- 2.2.9 This assessment has been carried out in accordance with the Institute of Field Archaeologists' *Standards and Guidance for Archaeological Desk-Based Assessment* (IFA 1994 revised September 2001).

Assumptions

- 2.2.10 The GLHBSMR data consists of secondary information derived from varied sources, only some of which have been directly examined for the purposes of this assessment. The assumption is made that this data, as well as that derived from other secondary sources, is reasonably accurate.

2.3 Legislative and Planning Background**National Legislation and Planning Guidance****Archaeology**

- 2.3.1 The main legislation concerning the protection of important archaeological sites is the *Ancient Monuments and Archaeological Areas Act 1979* (as amended). This act provides for nationally important archaeological sites to be statutorily protected as Scheduled Ancient Monuments (SAMs). Under this act Scheduled Monument Consent (SMC) must be sought for any works which may affect a designated Scheduled Monument.
- 2.3.2 The principal national guidance on the importance, management and safeguarding of the archaeological resource within the planning process is *Planning Policy Guidance Note 16: Archaeology and Planning* (PPG 16) issued by the Department of the Environment in November 1990. The underlying principle of this guidance is that archaeological resources are non-renewable, stating that:

...Where nationally important archaeological remains, whether scheduled or not, are affected by proposed development there should be a presumption in favour of their physical preservation. (Para. 8)

Local Planning Guidance

- 2.3.3. The London Borough of Croydon Replacement Unitary Development Plan (UDP) sets out detailed policies and specifications for development and land-use and was adopted in July 2006. The UDP states at 5.9:

Archaeological remains are the main surviving evidence of Croydon's past. They are important to local identity, and are valuable for their role in education, recreation and tourism. Archaeological remains are a finite and fragile resource, easily destroyed by development. Once they have gone, part of the Borough's past is lost forever. The Council endorses the advice set out in PPG16 (1990) and English Heritage guidance.

- 2.3.4 It goes on to state in 5.39 that:

The archaeology of the Borough can best be protected if as much information as possible is available at the planning application stage. The evaluation, which may involve fieldwork, is needed so that the Council can assess the archaeological implications of proposals. Where appropriate the evaluation may show how developments can be designed so that they do not harm a site. When assessing the requirement for a site evaluation report the significance of any ground disturbance will be taken into account, and will depend on the factors such as the type, quality and exact position of archaeological remains.

- 2.3.5 Concerning archaeological priority areas, Policy UC11 aims to ensure:

- i. Proposals have been properly assessed and planned for archaeological implications, where development may affect the archaeological heritage of a site. This may involve preliminary archaeological site evaluations commissioned by the applicants from a professionally qualified archaeological practice or archaeological consultant.*
- ii. Early co-operation regarding the proposals between landowners, developers and archaeological practices, in accordance with the principles of the British Archaeologists and Developers Liaison Group Code of Practice, has been demonstrated.*
- iii. The siting and design of the new development has regard to minimising the disturbance of archaeological remains, ensuring that those most important are permanently preserved in situ.*
- iv. An appropriate level of archaeological investigation, excavation, recording, analysis and publication has been agreed with the Council, secured where appropriate by the use of planning conditions or agreements.*
- v. The provision of access and facilities that interpret and explain archaeological sites to the public has been considered, secured where appropriate by the use of planning conditions or agreements.*

3 RESULTS

3.1 Introduction

- 3.1.1 This section of the report details the archaeological constraints in terms of the proposed development and is based on information derived from the sources listed in the methodology, taking into account the likely effects of previous land use and the preservation of potential remains.

3.2 Legislation and Planning Constraints

- 3.2.1 For ease of reference details of any statutory and/or local planning designations are detailed separately below.

Scheduled Monuments

- 3.2.2 There are no Scheduled Monuments within the Study Area.

Archaeological Priority Zone

- 3.2.3 The Site is situated within an Archaeological Priority Zone (No. 20 South End) as defined within the Unitary Development Plan for the Borough (Croydon Replacement Unitary Development Plan, 48) and indicated on Figure 1 as Designated Area.

Listed Buildings

- 3.2.4 Four Grade II Buildings are noted within 250m of the Site, these comprise 46 South End (Listed Building no. 201251), Boswell House (Listed Building No. 201249), 88 Southbridge Road (Listed Building No. 201248) and Boswell cottages, 19 South End (Listed Building 201250). The closest of these lies over 100m to the north-east. None of these buildings are visible to or from the Site.

3.3 Archaeology

- 3.3.1 The wider Study Area reflects human habitation from the early prehistoric period through to the present day, with an emphasis on recorded material from the Prehistoric and Romano-British periods.
- 3.3.2 Many of the archaeological records within the Study Area, particularly those concerning findspots have been allocated a general grid co-ordinate. Though the exact findspot cannot be established, an overview of the archaeology of the area can be inferred.

General Prehistoric (500,000BC-10,000BC)

- 3.3.3 The Study Area has revealed significant evidence dating from the prehistoric period largely indicative of transient activity, with more limited occupational evidence. The majority of the recorded artefacts have been allocated a general prehistoric provenance or feature flints indicative of more than one prehistoric era.

- 3.3.4 The topography and geology of a landscape can be used to interpret and substantiate the potential for the recovery of archaeological deposits. Prehistoric activity is commonly focused at prominent geographical locations eg. on rising or higher ground either side of river flood plains, hunting grounds, hill tops, well trodden trade/transport routes or on higher ground in proximity to flint/stone beds.
- 3.3.5 The Site is situated on gravel geology on rising ground. This geology holds in increased potential for the recovery of prehistoric archaeological remains. Distribution maps produced by the Museum of London Archaeology Service show an increased concentration of prehistoric presence in the locality particularly dating from the Mesolithic, Neolithic and Bronze Age periods (Museum of London 2000, Maps 2, 3 and 5).
- 3.3.6 Six archaeological investigations within the Study Area have recorded prehistoric activity. The closest of these was undertaken at 8 Nottingham Road (**WA 1**) to the south-west of the Site. Here an unspecified 'light scatter of small prehistoric flint' is recorded in the SMR.
- 3.3.7 Two investigations east of the Site recorded possible prehistoric features suggestive of settled activity. These comprise undetermined prehistoric features from a multi-period site at 15-17 Brighton Road (**WA 2**) and a possible prehistoric pit and gully at 23-31 Lower Coombe Street to the north-east (**WA 3**). The remaining three archaeological investigations record uncontexted prehistoric artefacts, these comprise Mesolithic worked and waste flints and Bronze Age pottery from 2-4 Coombe Road (**WA 4**), a pot sherd and flint flakes of undetermined prehistoric date at 28 Church Street (**WA 5**), and stray Bronze Age flint at 107 Park Lane/35 Coombe Road (**WA 6**).
- 3.3.8 Known or predicted prehistoric sites in the Study Area comprise the alignment of Croham Road (**WA 7**) to the east of the Site which is purported to be the line of a pre Romano-British trackway leading to the Sussex iron field.
- 3.3.9 Unconfirmed prehistoric findspots are referenced at two specified locations within the Study Area, a possible Neolithic pick from St Peter's Road (**WA 8**) and large arrowhead (possibly Neolithic) at 8 Duppas Hill (**WA 9**). Also contained within the SMR are a number of stray finds of no known provenance. Many of these represent artefacts recovered from local private collectors. They are recorded by the SMR from Croydon (**WA 10**) under a single general grid reference, which does not represent the location of their recovery. The entry lists various artefacts including a partly polished square butted axe, a socketed bone spearhead (said to have been recovered from a 19th century quarry), two fragments of Mammoth tusk (from gravels), three Bronze Age socketed axeheads, a battleaxe, axe hammer and a leaf shaped flint arrowhead of Neolithic origin. Also recorded are a Bronze Age copper alloy razor and two pieces of probable Iron Age pottery.
- 3.3.10 It is suggested by the Croydon Natural History Society that the line of an Iron Age trackway ran along the modern line of Croydon Road/ Duppas Hill Road, Croydon Flyover, Barclay Road, Fairfield Road, Addiscombe Road

and Wickham Road which runs approximately west-east to the north-east of the Site (**WA 11**)

Romano-British (AD43-410)

- 3.3.11 Romano-British presence is well represented within the Study Area, although again as during the Prehistoric period, the archaeological evidence to date places an emphasis on presence rather than occupation. That said, two evaluations have identified likely settlement activity. The closest investigation took place at 23-31 Lower Coombe Street (**WA 12**) to the north-east of the Site in 2005. Here five early Roman gravel extraction pits in use as ponds (and later as refuse pits) during the late first and early second centuries are recorded. Also represented are a V-shaped ditch dated by ceramics to between AD170 and the second and third centuries AD. The area was sealed by a late Romano-British (AD300-AD400) dump layer containing box flue tiles and fragments of opus signinum, suggestive of a well appointed building nearby. A fragment of human skull was found in a pit fill and may suggest the presence of burials in the locality.
- 3.3.12 The second evaluation at 15-17 Brighton Road (**WA 13**) to the south-east of the Site identified two parallel ditches (AD120-180), a pit, pottery and building material. A dispersed hoard of 58 Bronze coins (AD341-352) and 3 other 2nd/3rd century coins were also recorded.
- 3.3.13 Unassociated finds of Romano-British date are catalogued in the area at several locations, one of these involves an evaluation which recorded Romano-British pottery at 2-4 Coombe Road (**WA 14**), the remainder are findspots.
- 3.3.14 The closest findspot to the Site is at Dering Road to the east of the Site where an *Urbs Roma* coin of Constantine (**WA 15**) was found during road construction in 1874. Other finds include flints at Lower Coombe road (**WA 16**); possibly representative of a Romano-British road surface, a fibula brooch found at Park Lane (**WA 17**) and a flagon of cream found in cellar foundations at the Toronto Buildings, South End (**WA 18**).
- 3.3.15 There is also a further concentration of coins recovered from the locality, these include a Sestertius coin of Claudius at 27 Wandle Road (**WA 19**), a hoard of 218 coins buried after AD155 at South End (**WA 20**) and the probable findspot of a 3800 piece hoard with dates ranging from AD61-AD337 at 56 Waddon Way. The findspot of this hoard is, however, highly contested with alternative locations being put forward at Whitgift Street and Wandle Road; as it is not possible to allocate a findspot, a WA number has not been allocated. The recovery of a hoard from the general area does however reflect a general archaeological potential.
- 3.3.16 Also contained within the SMR are a number of Romano-British stray finds of no known provenance. They are recorded by the SMR under the general heading of Croydon (**WA 21**) under a single general grid reference which does not represent the location of their recovery. Various artefacts are recorded in this way, including a grey footed beaker and colour coated globular hunt cup, a Roman coin of Carausius found in 1895, a pottery lamp, a brass coin of Trajan, two gold coins of Valentinian, a bronze coin of

Constans, a bronze coin of Valentinian a coin of Hadrian and a coin of Marcus Aurelius and of Antoninus. A hoard of 8 coins is now held at Croydon Library. It is unclear whether this hoard represents coins itemised under individual SMR listings.

- 3.3.17 The nature of these finds comprising large coin hoards and prestige items suggests a thriving and wealthy community. It is likely that such a population would necessitate a degree of settlement activity which at the present time is not visible in the archaeological record. In common with other areas of high ground, the Croydon area has reflected a low level of Romano-British occupation to date. It may be that due to the low level of woodland soil type and drainage factors that the area was not favoured for settlement at this time. On the other hand, it may be that settlement was dispersed rather than nucleated (Museum of London 2000, 161).
- 3.3.18 Coin hoards are also often representative of the wider social and economic climate often being hidden in times of unrest.

Medieval (AD 1066-1499)

- 3.3.19 The Site is situated in South Croydon, south of Croydon Manor which belonged to Haling Manor in the Medieval period. South Croydon remained a Crown manor until the 16th century. The name Croydon is referenced as 'Crogedene' in 962 and 'Croendene' in 1086 (Weinreb & Hibbert 1983, 221).
- 3.3.20 There are two known Medieval sites within the study area. The first is a large cemetery found in 1893-4 at Edridge Road (**WA 22**), west of South End/Brighton Road during road construction. The cemetery contained a mix of both inhumations and cremations found in association with a large quantity of grave goods including brooches, metal objects, knives, a short stemmed glass claw beaker, jewellery, shield bosses and weapons. Some retained Romano-British finds were also recorded including 2 coins and 4 complete vessels.
- 3.3.21 The second speculated archaeological site is the site of Croham Manor which is purported to lie within Croydon old Town (**WA 23**) north-east of the Site, although an alternative site for the manor is suggested at South End.
- 3.3.22 Archaeological investigations revealing medieval evidence are recorded at four locations within the Study Area. The earliest of these concerns early Saxon pot sherds from the surface of a 4th century fill at 23-31 Lower Coombe Street (**WA 25**). Also a small pottery assemblage with a date range AD300-AD400 was identified, although its abraded nature suggests a later deposition date. Medieval pottery sherds were also noted during excavations at 2-4 Coombe Road (**WA 26**), 107 Park Lane/35 Coombe Road (**WA 26**) and at 15-17 Brighton Road (**WA 27**).
- 3.3.23 The final medieval record regards the unprovenced findspot of an iron spur with rowel (**WA 28**) allocated a general grid reference.

Post-Medieval and Modern (AD1500–to date)

- 3.3.24 The Waddon area largely retained its rural aspect until the late 19th century when due to the arrival of the London Bridge and South Croydon Railway, the area became a popular place for the building of Victorian villas.
- 3.3.25 Post-medieval activity recorded through archaeological investigation in the Study Area largely comprises farming and related activity reflecting the rural nature of the area on the fringe of established settlement during this period. These investigations include evidence for a 19th century nursery on the north side of Bramley Hill (no. 12-14; **WA 29**), a field boundary and 19th century pre-build dump layer at 23-31 Coombe Street (**WA 30**) and 16th-19 century artefactual material including clay pipes from 2-4 Coombe Road (**WA 31**). Agricultural and garden activity of this date is also recorded at 94 Park Lane (**WA 32**) where a boundary ditch related to a field system was noted, Post-medieval soil cultivation and 19th century cut and building evidence at 15-17 Brighton Road (**WA 33**), 17th to 20th century garden soil and refuse from 28 Church Street (**WA 34**); and unspecified finds relating to 'The Elms', a house which stood at 94 Park Lane prior to 1893 (**WA 35**).
- 3.3.26 Two archaeological sites of Post-medieval date lie within the Study Area, these comprise a factory at 4 South End (**WA 36**; no further information given) and an 18th century turnpike at the crossroads of Brighton Road with Selsdon Road (**WA 37**).
- 3.3.27 Cartographic sources can be interpreted to trace the development of the Site and its surrounding historic landscape and setting. The First Edition of the Ordnance Survey 6 inch series map dating from 1870 (**Figure 2A**) shows the Site in green field. At this date, the northern Site boundary is in place, but the plot is vacant suggesting that the Site is on the verge of development. The suburban character of the area is well developed with small scale terraced buildings bounding the primary roads such as South End leading to the Brighton Road. The sweeping line of Bramley Hill is laid out and west of the Site, larger detached properties are set out in planned developments. By 1898 (**Figure 2B**), there has been a high level of infill development in proximity to the Site. Properties now flank the south side of Bramley Hill and the line of Dering Place south of the Site is set out. At this date, the northern and southern boundaries of the current Site are laid out, but the plot extends south-eastwards beyond the present boundary to join Dering Place. The interior of the Site is occupied by a building in a similar location to that extant today, with a glass house/conservatory attached at the southern corner. To the rear of the property are two glass houses one towards the centre of the plot within the south-eastern boundary of the present Site and the other along the north wall extending beyond the present south-eastern Site boundary. The Site inspection revealed no extant evidence of these structures.
- 3.3.28 By the 1913 OS Edition (**Figure 3C**), the south-eastern Site boundary is in place as today and the house as depicted on the 1898 edition remains unchanged. This pattern is repeated on the revised third edition dating from 1932 and that from 1941 (**Figure 3D**), by which time the cottages to the rear of the Site fronting onto Dering Place are extant.
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- 3.3.29 The 1955 (**Figure 4E**), 1961 and 1965 OS Editions shows that the Site has been cleared with all previously extant structures within the Site boundary removed. The next available map dating from 1979 shows the footprint of the present Peter Sylvester Centre. All extant ancillary buildings such as the garages, buildings attached to south-west and north-east walls are shown in place. Access to the garages to the rear of the property is in use as today.
- 3.3.30 Within 250m of the Site there are four Listed Buildings recorded by the SMR dating from the Post-medieval period and later. These comprises a jettied 16th-17th century house at 46 South End (**WA 38**). The 17th century Boswell House at 19 South End (**WA 39**) and 18th century houses at 88 Southbridge Road (**WA 40**) and Boswell Cottages (**WA 41**). All are listed as Grade II.
- 3.3.31 An investigation at 10-12 Heathfield Road (**WA 42**), east of the Site revealed evidence for 19th and 20th century made ground. This documents the redevelopment and manipulation of ground in the locality since and following 19th century suburbanisation.

Negative Evidence and Modern Features

- 3.3.32 Three archaeological events within the Study Area have revealed undetermined or negative archaeological evidence. While inconclusive, this information can be used to suggest areas that are likely to be archaeologically sterile and provide evidence that may be later interpreted in view of future information.
- 3.3.33 The first of these events concerns a group of graves found at an unknown date during road extension works at Bramley Hill (**WA 43**). The exact location of these burials and their date of origin is unknown. While available evidence is unquantified, the suggestion is significant in terms of the Site given its location at Bramley Hill.
- 3.3.34 Evaluation undertaken at 42-44 Bramley Hill in 1996 (**WA 44**) to the west of the Site recorded no *in situ* material, but noted some examples of Post-medieval pottery. The final investigation took place at 12 Warham Road to the south of the Site (**WA 45**), here a ploughed out ditch and pit remain undated.

4 EXISTING AND POTENTIAL ARCHAEOLOGICAL IMPACTS

4.1 Existing Impacts

- 4.1.1. Knowledge of the recorded historic environment resource can assist in the prediction of buried archaeological remains that may be present or the absence of remains due to previous impacts on the Site.
- 4.1.2 Previous impact within the Site includes the two phases of building construction represented by the pre-existing late 19th century building and associated structures and the extant buildings representing redevelopment of the Site in the 1960's/70's. The focus of this development during both phases was the north-western part of the Site. The south-east extent of the Site has also been subject to foundation excavation to facilitate garage construction.
- 4.1.3 The entire Site to the rear of the Peter Sylvester Centre is under tarmac. Surfacing and infrastructure works associated with construction may also impact on shallow archaeological deposits.
- 4.1.4 Ground excavations undertaken during construction of both development phases may have impacted on any archaeological deposits which may have survived at the Site.
- 4.1.5 The field inspection noted that the centre is constructed on level ground at the north-west of the plot with the land declining to the south-east. It may be that land beneath the present structure has been historically levelled to provide a suitable building surface.
- 4.1.6 As a result of differing levels of previous development across the Site, it is considered that conditions for the survival of potential buried archaeological remains are variable. Within the footprint of extant and pre-existing buildings where previous ground impact is higher it is considered that there is a **lower** potential for the survival of predating archaeological remains. In those areas outside these building footprints, it is considered that there is a **moderate- high** potential for the survival of archaeological deposits.

4.2 Potential Impacts

- 4.2.1 Development activities which may impact upon the historic environment resource, are:
- Excavation, ground disturbance and ground compaction as a result of building, access, surfacing, service installation and landscaping measures.
 - Temporary landtake during construction phase including compounds, stockpiling, storage and temporary site access.
- 4.2.2. These activities could lead to the following effects on the historic environment resource:
- Permanent complete or partial loss of an archaeological feature or deposit as a result of ground excavation.

- Permanent or temporary loss of the physical and/ or visual integrity of a feature, monument, building or group of monuments.
 - Damage to resources as a result of ground excavation.
 - Damage to resources due to compaction, desiccation or water-logging.
 - Damage to resources as a result of ground vibration caused by construction traffic.
- 4.2.3 All ground intrusive activity proposed at the Site beyond made ground will pose threats to any surviving archaeological deposits or features that survive *in situ*.

5 CONCLUSIONS AND RECOMMENDATIONS

5.1 Summary of Archaeological Constraints

- 5.1.1 There is a **moderate** level of recorded archaeology within the Study Area, much of the data is suggestive rather than absolute. The concentration of stray finds suggests permanent settlement of the area during the prehistoric and Romano-British eras, this remains to be further quantified through archaeological investigation.
- 5.1.2 Evidence for prehistoric activity is recorded at several locations across the Study Area, these largely comprise individual or small groups of stray and out of context finds. Firm evidence for occupation during this period is scarce. Given the documented occurrence of prehistoric activity in the area, it is considered that there is a **low-moderate** potential for the recovery of Prehistoric finds within the Study Area.
- 5.1.3 The high concentration of Romano-British activity in the locality gives rise to an increased potential for the recovery of such material. It is considered that there is a **low-moderate** potential for the recovery of Romano-British material within the Site footprint. This opinion bears in mind previous development and impact at the Site.
- 5.1.4 Although Medieval settlement is documented in the wider locality, to date there has been little archaeological evidence to quantify this activity, as such, it is considered that there is a **low** potential for the recovery of Medieval remains within the Site boundary.
- 5.1.5 It is considered that there is a **high** potential for the recovery of 19th century features associated with the pre-existing property at the Site. This may include structural and garden related material.
- 5.1.6 There is a certain potential for the recovery of agricultural and land management related activity associated with medieval/Post-medieval land use prior to development of the Site.

5.2 Further Works and Mitigation

- 5.2.1 The Site is situated in an area of **moderate** archaeological potential. As a result of the potential outlined in this report it is suggested that small scale archaeological evaluation fieldwork is likely to be required by the Greater London Archaeological Advisory Service in those parts of the Site subject to ground intrusive development.
- 5.2.2 It is likely that fieldwork would comprise the excavation of strategically placed archaeological test trenches designed to determine the actual degree of archaeological survival on the site.
- 5.2.3 This mitigation process would require agreement with English Heritage (Greater London Archaeological Advisory Service).

6 REFERENCES

Cartographic Sources

MAP	DATE	SCALE	SOURCE
1 st Edition OS	1870	1:2500	Compass Consulting
2 nd Edition OS	1898	1:2500	Compass Consulting
3rd Edition OS	1913	1:2500	Compass Consulting
Revised 3rd Edition OS	1932	1:2500	Compass Consulting
Ordnance Survey	1941	1:2500	Compass Consulting
Ordnance Survey	1955	1:2500	Compass Consulting
Ordnance Survey	1959	6" to 1 mile	Compass Consulting
Ordnance Survey	1963	6" to 1 mile	Compass Consulting
Ordnance Survey	1975	1:10000	Compass Consulting
Ordnance Survey	1979	1:2500	Compass Consulting
Ordnance Survey	1991	1:10000	Compass Consulting

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Listed Building information
Secondary source material
Westminster City Council website
GIS Mapping, Statutory and land designations

8 APPENDIX 1

Gazetteer of sites and findspots on Figure 1

WA No.	GLSMR Monument ref	MOLAS Site Code	Statutory Designation	Address	Description	Type	Easting	Westing	Period
1	MLO64213	1993 (code unknown)		8 Nottingham Road	A light scatter of small prehistoric flint recorded.	Evaluation	532150	164460	Prehistoric
2	MLO59495	BRR93		15-17 Brighton Road	5 possible prehistoric features noted during excavation also found in association with Romano-British, medieval and Post-medieval material	Evaluation /Excavation	532550	164280	Prehistoric
3	MLO97836	LCS05		23-31 Lower Coombe Street	Possible prehistoric gully and pit identified with no associated material. Also a prehistoric flint blade recorded in natural ground.	Evaluation	532200	164887	Prehistoric
4	MLO5790 MLO5801	SPR90		2-4 Coombe Road	Excavation recorded Mesolithic worked flints and waste flints and Bronze Age pottery	Excavation	532600	164810	Prehistoric
5	MLO13356	1970		28 Church Street	Evaluation revealed gravel containing a pot sherd and flakes of Prehistoric origin	Evaluation	532200	165000	Prehistoric
6	MLO60727	PLE94		107 Park Lane/35 Coombe Road	Plough soil dated to Medieval period by 3 pottery sherds also recorded Bronze Age flints.	Evaluation	532640	164820	prehistoric

7	MLO15124			Croham Road	Croham Road represents the line of a supposed pre Roman trackway to the Sussex iron field	Archaeological Site	532480 535930	164469 160800	Prehistoric
8	MLO23184			St Peter's Road	Possible Neolithic pick	Findspot	532600	164600	Prehistoric
9	MLO23305			8 Duppas Hill	Large grey arrowhead, probable Neolithic date.	Findspot	531900	164900	Prehistoric
10	MLO10793 MLO164 MLO19584 MLO24776 MLO345 MLO6453 MLO6612 MLO9072 MLO9440 MLO9589 MLO59461 MLO59464			Croydon (General)	Various unprovenanced artefacts found from Croydon and allocated a general grid reference, these include a partly polished square butted axe, a socketed bone spearhead said to have been recovered from a 19th century quarry, 2 fragments of Mammoth tusk from gravels, 3 Bronze Age socketed axeheads and battleaxe, Neolithic axe hammer and leaf shaped flint arrowhead. Also recorded are Bronze Age copper alloy razor and two pieces of probable Iron Age pottery.	Findspot	532000	165000	Prehistoric
11	MLO16231			Croydon Road/ Duppas Hill Road, Croydon Flyover, Barclay Rd, Fairfield Rd, Addiscombe Rd, Wickham Rd.	According to CNHS (Croydon natural history society) regional survey Atlas of Croydon and District Line of Iron Age trackway	Archaeological feature	534140	165470	Iron Age

12	MLO97842	LCS05		23-31 Lower Coombe Street	Five early Roman gravel extraction pits recorded in use as ponds in the late 1st and early 2nd centuries. Two ponds also later used for waste disposal. A fragment of human skull recovered from one pit fill suggesting possibility of a cemetery in the vicinity. Curvilinear gullies and post holes also excavated suggest a 2nd or 3rd century date. A V shaped ditch contained pottery dating from AD170 to the second and third centuries AD. A late Roman dump layer sealed these deposits with date range of AD300-AD400 containing artefacts such as box flue tiles and fragments of Opus spicatum suggesting the presence of a well appointed building nearby.	Evaluation	532256	164887	Romano-British
13	MLO59491	BRR93		15-17 Brighton Road	A number of Romano-British features identified including two parallel ditches (AD120-180), a pit, pottery and building material. A dispersed hoard of 58 Bronze coins (AD341-352) and 3 other 2nd/3rd century coins were also recorded	Evaluation /Excavation	532550	164280	Romano-British
14	MLO5802	SPR90		2-4 Coombe Road	Excavation recorded Roman pottery fragments	Excavation	532600	164810	Romano-British
15	MLO12383			Dering Road, Croydon	An Urbs Roma coin of Constantine the Great found during road construction in 1874.	Findspot	532300	164600	Romano-British

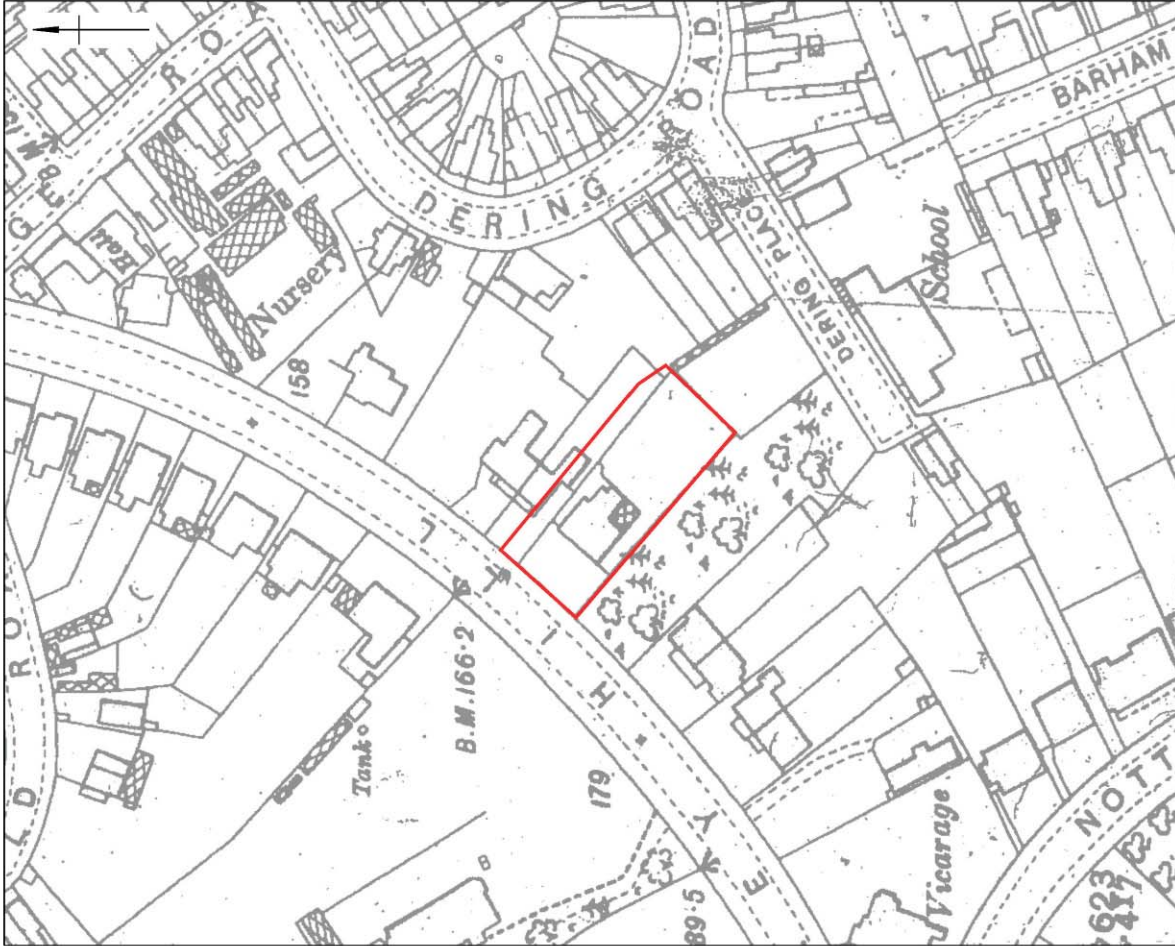
16	MLO15116			Lower Coombe Street	Flints recorded during road repairs presumed to be part of a roman road surface.	Findspot	532170	164950	Romano-British
17	MLO13225			Park Lane	Roman fibula brooch found in a spoil heap with a metal detector	findspot	532500	165000	Romano-British
18	MLO12373			Toronto Buildings, South End	A Roman flagon of cream was found in cellar foundations at the site of the Toronto buildings, South End	Findspot	532400	164700	Romano-British
19	MLO12906			27 Wandle Road	findspot of Sesterius coin of Claudius	Findspot	532300	165000	Romano-British
20	MLO18796			South End, Croydon	281 Roman coins were found in a pot during drainage works. Appear to have been buried in AD155 or soon thereafter.	Findspot	532400	164600	Romano-British
21	MLO10815 MLO12393 MLO10779 MLO12381 MLO13235 MLO9048 NLO12384 MLO9049 MLO9052 MLO9050			Croydon (General)	Unprovenanced artefacts found from Croydon and allocated a general grid reference. A grey footed beaker and colour coated globular hunt cup. It is unknown whether the two vessels were found together. Also referenced a Roman coin of Carausius found in 1895, a pottery lamp, a brass coin of Trajan, two gold coins of Valentinian, a bronze coin of Constans, a bronze coin of Valentinian a coin of Hadrian, a coin of Marcus Aurelius and of Antoninus. A hoard of 8 coins now held at Croydon Library. It is unclear whether this hoard represents coins itemised under individual SMR listings.	Findspot	532000	165000	Romano-British

22	MLO24037	1970's		Edridge Road	Large cemetery found in 1893-4 during road construction on site of Sir Thomas Edridge. Mix of inhumations and cremations. Large quantity of grave goods including brooches, metal objects, knives, short stemmed glass claw beaker jewellery, shield bosse and weapons. Some Roman finds also recorded in association including 2 coins and 4 complete vessels.	Archaeological Site	532510	165020	Medieval
23	MLO16229			Old Town	Evidence suggests that Grahame Manor house lay within the old town of Croydon. Building demolished in 18th century. An alternative site is also offered off South End	Archaeological Site	532240	164770	Medieval
24	MLO97843	LCS05		23-31 Lower Coombe Street	2 early Saxon pot sherds recorded from the surface of a 4th century fill. A small pottery assemblage with a date range AD300-AD400 was identified although its abraded nature suggests a later deposition date.	Evaluation	532256	164887	Medieval
25	MLO5811	SPR90		2-4 Coombe Road	Excavation recorded Medieval pottery fragments dating from 1300-1500.	Excavation	532600	164810	Medieval
26	MLO60727	PLE94		107 Park Lane/35 Coombe Road	Plough soil dated to Medieval period by 3 pottery sherds	Evaluation	532640	164820	Medieval
27	MLO59518	BRR93		15-17 Brighton Road	Several medieval pot sherds and occasional ceramic building material recorded during excavations. No medieval structures noted.	Excavation	532550	164280	Medieval

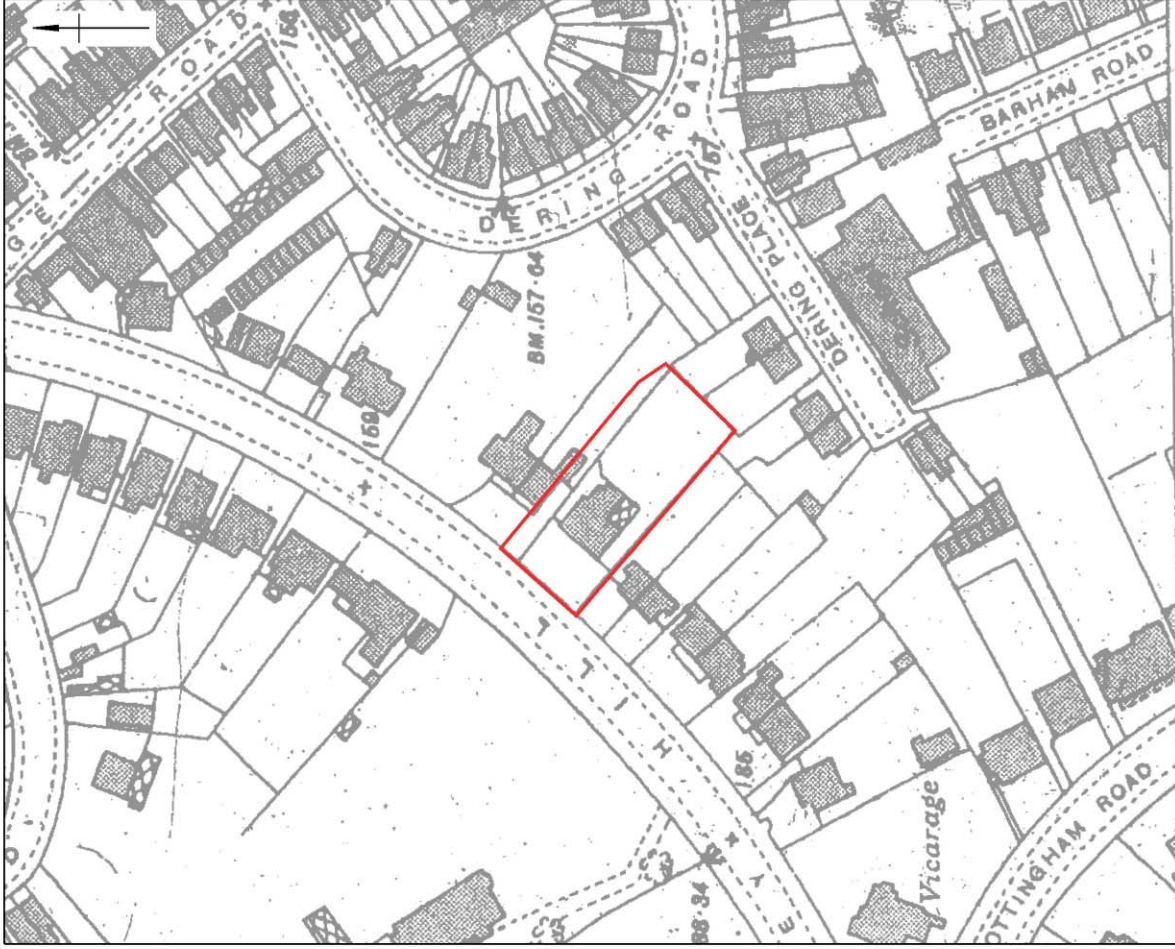
28	MLO12304			Croydon (General)	Various unprovenanced artefacts found from Croydon and allocated a general grid reference. An iron spur with rowel.	Findspot	532000	165000	Medieval
29	MLO13792	1981		12-14 Bramley Hill	Excavation to look for evidence of farming in gardens of demolished Victorian houses. Only evidence recorded was for a 19th century nursery.	Excavation	532150	164650	Post-medieval
30	MLO97844	LCS05		23-31 Lower Coombe Street	Post Roman drainage pit recut in the Post-medieval period possibly representative of a field boundary. Evidence suggest the site had an agricultural role on the fringe of settlement during the Post-medieval period. Dump layers represent land preparation efforts prior to building of Coombe Street properties in the late 19th century.	Evaluation	532256	164887	Post-medieval
31	MLO5812	SPR90		2-4 Coombe Road	Excavation recorded a mid 19th century gravel drive, pottery dating from 16th century to modern period, 17th-19th century clay pipe fragments, a bronze token and half penny dating from 1861.	Excavation	532600	164810	Post-medieval
32	MLO14893 MLO40633	1985		94 Park Lane	recorded during excavation a boundary ditch of a field system.	Excavation	532500	165000	Post-medieval
33	MLO59516 MLO59517	BRR93		15-17 Brighton Road	Evidence for Post-medieval soil cultivation horizon cut by structures relating to 19th century development of the Site.	Evaluation /Excavation	532550	164280	Post-medieval
34	MLO13227	1970		28 Church Street	Evaluation revealed 3 feet of 17th-20th century rubbish and garden soil. No associated structures.	Evaluation	532200	165000	Post-medieval

35	MLO11171	1985		94 Park Lane	unspecified finds relating to 'The Elms' a house which stood at the site prior to 1893.	Excavation	532500	165000	Post-medieval
36	MLO19455			4 South end	Post-medieval factory	Archaeological Site	532460	164820	Post-medieval
37	MLO13007			Brighton Road/Selsdon Road	Turnpike marked on 1762 map on crossroads	Archaeological Site	532470	164500	Post-medieval
38	MLO82314		Listed Building no.201251	46 South End	16th-17th century jettied house 2 storied altered to accommodate shop front in 19th century.	Grade II Listed Building	532417	164684	Post-medieval
39	MLO82450		Listed Building No. 201249	17 and 19 South End	Boswell House Late 17th century with early 18th century front	Grade II Listed Building	532455	164819	Post-medieval
40	MLO82312		Listed Building no.201248	88 Southbridge Road	18th century house two storeys with basement and attic, red brick.	Grade II Listed Building	532280	164746	Post-medieval
41	MLO82313		Listed Building No. 201250	19 South End	Boswell Cottages. 2 storey red brick 18th century	Grade II Listed Building	532466	164828	Post-medieval
42	MLO77807	HHF04		10-12 Heathfield rd	19th and 20th century made ground	Watching brief	532600	164700	Modern
43	MLO12338			Bramley Hill	A group of graves was found when the road was extended. Exact location and date not known	Archaeological Site	532000	64500	Unknown
44	MLO67749	BM96		42-44 Bramley Hill	No in situ material recovered pre dating the 20th century. Some examples of post med pottery.	Evaluation	531920	164340	Negative evidence
45	MLO62977 MLO62979	WAH92		12 Warham Road	Probable ploughed out ditch cut through natural deposits, also present undated pit.	Evaluation	532380	164460	Unknown

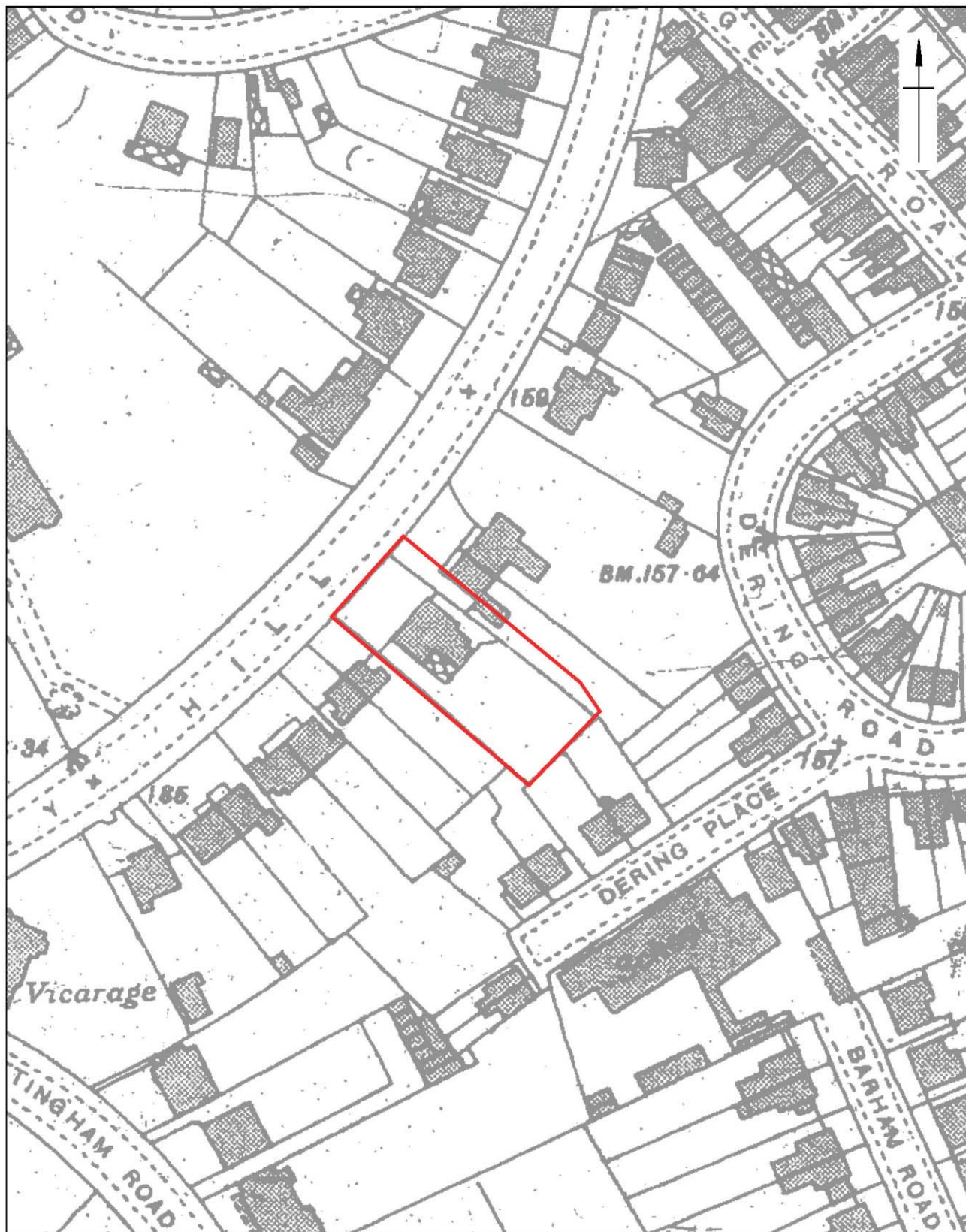




C. Third Edition of the Ordnance Survey 25' Series, 1913 showing Site boundary



D. Revised Third Edition of the Ordnance Survey 25' Series, 1941 showing Site boundary



E. Ordnance Survey Map, 1:2500 Series, 1955 showing Site boundary



<div> Site boundary</div> <div></div>	This material is for client report only © Wessex Archaeology. No unauthorised reproduction.			
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Plate 1: The Peter Sylvester Centre. Looking north-west.




Plate 2: View of car park and rear of centre. Looking north.

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Plate 3: View across rear of Site towards garages. Looking south-west.

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