

Waylands, London Borough of Croydon

Archaeological Desk-based Assessment





**WAYLANDS
LONDON BOROUGH OF CROYDON
Archaeological Desk-based Assessment**

Prepared for
**Hyde Housing Association
181 Lewisham High Street
London
SE13 6AA**

by
**Wessex Archaeology in London
Unit 113
The Chandlery
50 Westminster Bridge Road
London
SE1 7QY**

Report reference: 667410.03

December 2007

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Summary

Calford Seadon LLP on behalf of Hyde Housing Association commissioned Wessex Archaeology to undertake a cultural heritage desk-based assessment of land comprising the former site of Propeller House public house, the Waylands Centre and Redgates and Waddon Schools in the London Borough of Croydon, hereafter, the Site (**Areas A and B**). The Site covers an area of c. 3 hectares, centred on National Grid Reference (NGR) 531188/164370. Development proposals concerning the Site are currently undisclosed.

A Study Area extending for 750m from the centre of the Site has been considered in order to provide an archaeological and historical context for interpretation. There is a **moderate** level of recorded archaeology within the Study Area. Prehistoric and Romano-British activity is recorded at several locations across the Study Area representative of small scale activity rather than occupation, activity includes residual evidence within **Area A**. On this basis it is considered that there is a **low-moderate** potential for the recovery of Prehistoric and Romano-British material within the Site footprint. To date there has been little archaeological evidence to quantify medieval activity in the wider locality and as such, it is considered that there is a **low** potential for the recovery of Medieval remains at the Site. Post-medieval and later activity is proven through evaluation within **Area A** and through cartographic analysis. There is a **high** potential for the recovery of Post-medieval and 18th/19th century features, particularly associated with the pre-existing Coldharbour House and associated with deposits previously recorded in **Area A**.

Previous ground intrusive impacts on the Site comprise construction activity associated with the 19th century Coldharbour House and with the extant/demolished 20th century buildings. The Site inspection also recorded terracing activity within **Area A** and the northern portion of **Area B** (Waylands). The identification of Post-medieval deposits within **Area A** shows that this ground reduction does not extend beyond the depth of archaeological deposits and therefore the potential remains within these terraced areas for the survival of archaeological material.

Summary of Cultural Heritage Potential

Area A- Limited archaeological evaluation within **Area A** confirmed evidence for Post-medieval activity and residual evidence dating from the Prehistoric and Medieval periods. Consequently, the potential for the survival of archaeological deposits within **Area A** is proven.

Area B **Area B** has not been subject to ground intrusive archaeological investigation. Following consideration of the results of this study and levels of ground reduction and intrusion previously undertaken at the Site, it is considered that there is a **moderate** potential for the survival and recovery of archaeological material within **Area B**. The identification of archaeological deposits within the adjacent **Area A** further increases the potential for the survival of similar or associated material within **Area B**.

One Listed Building would potentially suffer an impact as a result of development proposals, that being the Old Tithe Barn. The authentic setting of this building is already heavily compromised by development on the west side of the Purley Way. However, it is likely that the inter-visibility of the Listed Building will be negatively impacted by development of the Site.

Cultural Heritage Mitigation

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 (GLAAS) in those parts of the Site subject to ground intrusive development. Given that archaeological evaluation within **Area A** was limited to the north-eastern extent of this area, it is anticipated that further evaluation within **Area A** is likely to be required by GLAAS. This would serve to quantify the nature and extent of previously identified deposits. This mitigation process would require agreement with English Heritage (GLAAS).

It is further suggested that tree coverage along the western Site boundary (opposite the Listed Building) be retained and supplemented and that paved pedestrian access to the Site be positioned away from the stretch of the Site boundary in the vicinity of the listed Building.

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Acknowledgements

Wessex Archaeology was commissioned by Calford Seadon LLP on behalf of Hyde Housing Association. Wessex Archaeology would like to thank the staff of the Greater London Archaeological Advisory Service and Compass Consulting for providing source material. Thanks are also extended to Jane Tunstall of Hyde Housing Group in facilitating access to the sites and to the staff of Redgates and Waddon Infants Schools for their co-operation.

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 a cultural heritage desk-based assessment of land comprising the former site of the Propeller House public house, the Waylands Centre and Redgates and Waddon Schools in the London Borough of Croydon, hereafter, the Site.
- 1.1.2 The Site covers an area of c.3 hectares, centred on National Grid Reference (NGR) 531188/ 164370 (**Figure 1**).
- 1.1.3 At the time of writing, development proposals comprise construction of residential housing and leisure/youth facilities across the Site to a maximum height of eight floors. Development is split into three blocks (A B and C) and with an L-shaped footprint along the eastern and southern boundary of the Site. Car parking, access roads and green space landscaping are proposed around these components. Block A at the northern extent of the Site comprises communal facilities including a leisure complex (incorporating two swimming pools and a gym), an adult resource centre, a youth and community hall and underground parking all at basement level with residential properties and a sports hall above. Blocks B, C and the further L-shaped block comprise residential housing with underground parking and basement within the northern part of the footprint of Block B.
- 1.1.4 The aim of the desk-based assessment (DBA) was to collate the known archaeological and historical information concerning 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 Redgates School and Waddon infant school to the south, the derelict Waylands centre and a vacant plot to the north. The Site is sub-rectangular in plan and is bound to the west by the Purley Way; to the east by garden plots associated with housing fronting onto Coldharbour Road; to the north by Denning Avenue and plots fronting onto it; and to the south by residential properties accessed off Coldharbour Road and Charles Cobb gardens. (**Figure 1**)

- 1.2.2 The Site is situated across several level plateaus decreasing in height from south to north, suggesting each section of the Site has been levelled prior to building. Other than these vertical breaks in ground level, the interior of the Site is largely level. Information concerning aOD heights was not available at the time of writing.
- 1.2.3 The solid geology of the Site is shown to be of Upper Cretaceous Chalk comprising white chalk with flints (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 750m around the Site was consulted. 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)

Built Heritage

2.3.3 Conservation Areas and Listed Buildings are given statutory protection through the Planning (Listed Buildings and Conservation Areas) Act 1990. This protection is achieved by the inclusion of suitable buildings within the lists of buildings of special architectural and historic interest (Listed Buildings) and the designation of Conservation Areas.

2.3.4 Sections 16 and 66 of the Act [(Planning (Listed Buildings and Conservation Areas) Act 1990)], require “....authorities considering applications for planning permission or listed building consent for works which affect a listed building to have special regard to certain matters, including the desirability of preserving the setting of the building”.

2.3.5 Guidance on the identification and protection of historic buildings, conservation areas, historic parks and gardens and other elements of the historic environment is provided by Planning Policy Guidance Note 15: Planning and the Historic Environment (PPG 15) issued by the Department of the Environment in September 1994.

Local Planning Guidance

2.2.13 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.

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.

2.2.14 Concerning Archaeological Priority Zones, Policy UC11 aims to ensure that:

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- 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 insitu.*
 - 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.*

2.2.15 The Development Plan also addresses the use, alteration, extension and demolition of Listed Buildings. Policies concerning Listed Buildings are rehearsed below:

2.2.16 *Policy UC6 concerns alterations and extensions to Listed Buildings*

Development involving proposals to extend or alter a listed building, or any feature of special architectural or historic interest which contributes to the reasons for its listing, or works within the curtilage, will not be permitted unless it would preserve the building, its setting and any features or special architectural or historic interest the building possesses.

2.2.17 *Policy UC7 concerns the demolition of Listed Buildings*

The Council will refuse consent for the demolition or partial demolition of any listed building and will use all available powers to preserve their character and appearance. Where, exceptionally, demolition is permitted the Council will impose conditions to ensure that the existing structure is measured and recorded, and important features are salvaged for reuse.

2.2.18 *Policy UC8 concerns the use of Listed Buildings*

The Council will encourage the retention of listed buildings in their original use. Where the Council is satisfied that a change of use is necessary to preserve a building, uses which would not adversely affect its architectural or historic character or its setting will be encouraged. The implications of complying with other statutory requirements, e.g. fire escapes, accessibility, will be taken into account in determining applications for change of use.

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

- 3.3.3 The western fringe of the Site is situated just within an Archaeological Priority Zone as defined within the Unitary Development Plan for the Borough (Croydon Replacement Unitary Development Plan, 48 with confirmation by phone from the Croydon Borough Planning Department). Communication with the Croydon Borough Planning Department suggests that the area is designated due to proximity to the Croydon Airport.

Listed Buildings

- 3.3.4 Three Grade II Listed Buildings are noted within the Study Area, these comprise the Old Tithe Barn at Waddon (Listed Building no. 201298), Airport House (Listed Building No. 20133) and St Georges Church (Listed Building 201299). The closest structure is the Old Tithe Barn which is situated on the west side of the Purley Way, opposite the south-western corner of the former Waylands site (Refer paragraph 3.3.29).

3.3 Archaeology

- 3.3.1 The wider Study Area reflects human habitation from the early prehistoric period through to the present day. Evidence for prehistoric and Post-medieval presence has been recorded within **Area A**.
- 3.3.2 Many of the archaeological records within the Study Area refer only to a general grid co-ordinate and the exact position can not be established, although an overview of the archaeology of the area can be inferred from these.

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

- 3.3.3 The Study Area has revealed significant evidence dating from the prehistoric period, indicative of both occupation and transient activity. Those allocated a general prehistoric provenance or featuring flints indicative of more than one prehistoric era are outlined below. Those that can be more clearly

identified with a specific prehistoric era are addressed in the ensuing sections.

- 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 west of alluvial gravels suggesting the former path of a watercourse. This geology holds an 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 Several archaeological investigations within the Study Area have recorded prehistoric activity, evidence of occupation is however limited. Within **Area A**, archaeological investigations at the site of Propeller House (public house) revealed some evidence of prehistoric flints (**WA 1**). Two pieces of struck flint were recovered, one from modern overburden and another from a securely dated Post-medieval context. The flints are therefore considered to be representative of residual material and suggest prehistoric activity in the wider area rather than at the Site itself.
- 3.3.7 Evaluation undertaken at Waddon Goods yard in 1996-97 (**WA 2**) over 300m north of the Site recovered a number of flint artefacts indicative of several prehistoric periods. Also recorded was a late Neolithic arrowhead. No features or deposits were recorded in association. Excavation at 542-546 Purley Way (**WA 3**) recorded 1,400 struck flints primarily dating from the Late Neolithic to the Late Bronze Age. a Bronze Age pit and pot were also recorded. Unassociated fire cracked flints were noted during excavations at Duppas Hill Road (**WA 4**) to the north-east of the Site, while a watching brief at 7 Alton Road (**WA 5**) over 700m to the north noted residual and worked flint artefacts.
- 3.3.8 There is one isolated prehistoric findspot within the Study Area; this comprises a single lithic implement at Coldharbour fields (**WA 6**) south of the Site. While found out of context, individual findspots at the very least indicate transient activity and consequently represent an increased archaeological potential.

Palaeolithic (500,000BC-10,000BC)

- 3.3.9 Palaeolithic activity is recorded at two locations within the Study Area. Waddon Park Avenue (**WA 7**), approximately 500m to the north of the Site is a possible occupation site suggested by a concentration of artefacts including flint cores, flakes, implements and pot boilers. The second is represented by a fragment of a chipped handaxe from the Site of Millers Farm, Waddon (**WA 8**) to the north-west.

Neolithic (4000BC-2400BC)

- 3.3.10 One stray find of Neolithic provenance is noted within the Study Area and comprises part of a well defined polished axehead (**WA 9**). The location of the findspot is uncertain, only a general provenance (Waddon) and grid reference is allocated.

Iron Age (700BC-AD43)

- 3.3.11 No specific evidence for this period has been recovered from the Study Area, although it is suggested by the Croydon Natural History Society that the lines of Iron Age trackways form the origins of the modern road at Croydon Road/ Duppas Hill Road, Croydon Flyover, Barclay Road, Fairfield Road, Addiscombe Road and Wickham Road, which runs approximately west-east, north of the Site (**WA 10**) and at Stafford Road (**WA 11**), which runs immediately north-west of the Site. To date, there is no archaeological evidence to support this assertion and consideration of these alignments should be treated with caution.

Romano-British (AD43-410)

- 3.3.12 The placename 'Waddon' derives from 'Woad Hill' and was in use by the second century AD (Weinreb and Hibbert 1983, 944). Romano-British activity is recorded at three locations within the Study Area. Early 20th century excavations at Mere Bank (**WA 12**) to the south-west of the Site identified the line of the Romano-British road from London (Londinium) to Hassocks in West Sussex. Rammed chalk overlying a bed of flint up to 20cm in depth was discovered on a north-south orientation at a width of 14 feet.
- 3.3.13 Road settlement is commonly found in association with road alignments. However, in common with other areas of high ground, the Croydon area has reflected a low level of Romano-British activity to date. It may be that the low levels of woodland soil type and poor drainage meant such areas were 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).
- 3.3.14 Archaeological evidence for settlement activity is limited within the Study Area; recorded finds in the locality do, however, reflect a Romano-British presence or influence. A single Romano-British pot was found during excavations at 542-546 Purley Way (**WA 13**) south-west of the Site and a single roof tile dated to the 1st to 3rd centuries AD was recorded during site evaluation at Waddon Goods Yard (**WA 14**) to the north.

Medieval (AD 1066-1499)

- 3.3.15 In the 12th century, the manor of Waddon, a sub manor of Croydon was given by Henry I to the monks of Bermondsey, from whom it passed to the Archbishop of Canterbury.
- 3.3.16 Historical evidence suggests that relations between the monks and their tenants were often fraught. For example, in 1303, a commission was appointed by the Crown to inquire into a complaint made by seven of the tenants of the manor of Waddon. It was alleged to have been ancient demesne, consequently the King had ordered the Prior not to exact from the tenants of that manor any other customs or services than they were
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accustomed to perform when the manor was in the hands of the King's progenitors. It is documented that Prior Henry with Brother Bartholomew de la Douse plundered the goods of Robert le Wylde to the value of £100 regardless of instruction. (Victoria County History 1967, 64-77).

- 3.3.17 Three archaeological investigations within the Study Area have revealed evidence of medieval activity. These comprise medieval pottery and cultivation soils found south-west of the Site at 542-546 Purley Way (**WA 15**) and several fragments of medieval peg tile from Waddon Goods Yard (**WA 16**) to the north. A single medieval tile was also found during excavations at 489 Purley Way (**WA 17**) which occupies **Area A**. No further artefacts or features dating from this period were recorded.

Post-medieval and Modern (AD1500–to date)

- 3.3.18 A survey of 1646 references a manor house at Waddon (**WA 18**) of timber construction in association with two tiled barns, two stables, a garden orchard and two yards apparently replaced by a 17th century building (SMR Record MLO16223/13230, 43636). Excavations on the corner of 375 Purley Way and Waddon Court Road to the north of the Site record evidence of the 17th century manor house, including the end of a brick lined barrel vaulted cellar. Investigations suggested a possible construction date of between 1680 and 1710.
- 3.3.19 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. The earliest Ordnance Survey mapping of the Site dating from 1870 (**Refer Figure 2A**) shows the central portion of the Site to be occupied by one such villa named 'Coldharbour'. The main house is set within the northern part of **Area B** now occupied by the derelict Waylands Centre and Redgates School, with a west facing frontage onto what is now Purley Way. The house is set within landscape grounds incorporating a summerhouse along the centre of the eastern boundary, a formal dual driveway with landscaped approach to the west, and formal gardens and an orchard to the rear (East). The southern part of the Site (now Waddon Infant School) is occupied by an enclosed field with substantial planting along parts of the eastern and southern boundaries. Ancillary buildings are shown within the Site boundary towards the centre of the western boundary, (the northern most of these is named on the 1933 edition as a lodge). The footprints of three further ancillary buildings are shown on the east side of the main house.
- 3.3.20 **Area A** lies outside the enclosed area associated with Coldharbour at this date. The western portion of this area is enclosed and forms an irregular shape at its southern extent. An east-west track running across the interior is shown, a further track is shown running parallel with the road along the western boundary of the Area. Other than this, the plot is vacant and its function undefined.
- 3.3.21 The western, southern and eastern Site boundaries reflect the line apparent today. Outside the Site boundary, the Purley Way is in place along a similar path as today. An 'Old Pit' is shown south-east of the Site. The name and indicated scarp suggest that this area has been subject to quarrying.

Evidence for quarrying in the locality is significant; this action commonly results in the removal of *in situ* archaeological deposits.

- 3.3.22 The Second Edition Ordnance Survey Map dating from 1898 (**Refer Figure 2B**) reflects changes in the layout of Coldharbour House and land divisions within its curtilage. A series of glass houses have been constructed to the rear of the property (although one of these may have been in place on the earlier map, it is unclear whether a building or a path or land division are depicted). Other than this, a series of internal boundaries have been added within the southern part of **Area B**, it is likely that these represent the extension of landscaped grounds associated with the house. The path in **Area A** is no longer depicted and the plot remains vacant.
- 3.3.23 The 1913 Ordnance Survey map (**Figure 3C**) shows little change from the preceding edition. A strip along the south-eastern boundary of **Area B** within the boundary division shown on the preceding map is shown to have been planted (this area is now part of the school playing field and no tree line remains) and an additional driveway has been added, leaving the earlier northern drive in a sweeping arc to reach the front of the house. The most significant change is in **Area A**, here a hachured semi-circular feature is shown towards the south-west of the area. This may represent quarrying activity. The Site inspection revealed a change in ground level of approximately 0.75m along the western extent of the boundary separating the former Propeller House site from the Waylands Centre. At the east the ground reduction is shallower to an approximate level of 0.50m below the adjacent Waylands site. The escarpment indicated on the 1913 map is likely to indicate the primary phase of this ground reduction within the western part of the Site.
- 3.3.24 The 1933 Ordnance Survey edition (**Figure 3D**) reflects a dramatic suburbanisation of the area with extensive housing estates constructed to the east and south of the Site. On the west side of the Purley Way large industrial units have been constructed and across the area new roads are in place to serve these developments. Within the Site boundary itself, small scale extensions to the house and outbuildings have been undertaken. **Area A** remains undeveloped with the exception of a small structure adjacent to the northern boundary of **Area B**, this structure is not extant in the present day. With the laying out of Denning Road and construction of housing north-west of **Area A**, the majority of the northern Site boundary is in place.
- 3.3.25 The 1941 Ordnance Survey Edition (**Figure 4E**) shows two additional buildings across the Site. The first is in **Area B** and is situated on the north side of the north drive, the second in **Area A** is the detached public house fronting onto Purley Way known as Propeller House. The former lodge has been removed. The south-western corner of **Area B** is occupied by allotment gardens. By 1955 (**Figure 4F**), the function of the Site is beginning to change. Coldharbour House is named 'Occupation Centre for Mental Defectives' and the new lodge house, north of the drive is named as such. Only one driveway remains in use. South of the house the footprint of various land divisions and a building are shown. The large building oriented east/west occupies the site of the modern Waddon Infants School. This general footprint is retained up until the 1960's. At some date between 1965 and 1975, Coldharbour House was pulled down and the present

Redgates School and Waylands Centre constructed. The area to the south of the schools is retained as playing fields.

- 3.3.26 Three archaeological investigations undertaken within the Study Area have revealed evidence of Post-medieval activity. One of these lies within the current Site boundary and concerns excavations at Propeller House, 489 Purley Way (**WA 19**) undertaken within the eastern part of **Area A**. Recorded Post-medieval evidence included two intercutting linear features, a pit feature containing Post-medieval pottery and a shallow pit or trampled spread containing pottery of Post-medieval date. The function of the recorded features is uncertain but they may represent remnants of 19th century drainage gullies or may be related to the later construction of the public house or adjacent shopping parade. Cartographic evidence has shown that the investigated part of **Area A** was open ground until the 1960's. This area has recently been cleared and comprises made and compacted ground.
- 3.3.27 Other investigations revealing Post-medieval material within the study area include plough soil at 7 Alton Road (**WA 20**) and the Hilton Hotel (**WA 21**).
- 3.3.28 In the early 20th century industrial development came to the area with industrial buildings and blocks of flats being constructed in the vicinity of the Site on the east side of the Purley Way.

Listed Buildings

- 3.3.29 One Listed Building of Post-medieval date is recorded by the SMR, that being a former aisled barn of probable 18th century origin at Waddon (**WA 22**). From the modern era, two Listed Buildings are recorded within the Study Area, these comprise Airport House and air tower, remnants of Croydon Airport (**WA 23**), which originated as an aerodrome in the First World War and St George's Church built in 1932 (**WA 24**). The closest structure is the Old Tithe Barn which is situated on the west side of the Purley Way, opposite the south-western corner of the former Waylands site (Refer paragraph 3.3.29). The structure is documented cartographically from the late 18th century and comprises a timber framed structure clad in light brickwork with two parallel ranges and a steeply pitched M-shaped tile roof. In the later 18th century, the former barn was associated with Waddon Court and later with Coldharbour Farm. The Old Tithe Barn is now adapted for business use (EH Listed Buildings online, LB no. 520).
- 3.3.30 Views of the Old Tithe Barn are currently shielded from the interior of the Site by the fence defining the western boundary of the Waylands complex and sparse mature tree coverage within this boundary.
- 3.3.31 Current development proposals outline a broken wall along the western Site boundary and the retention and planting of additional trees to further minimise the visual impact of the development. The height and construction of this wall are unconfirmed at the time of writing.

Negative Evidence and Modern Features

- 3.3.30 Two archaeological evaluations within the Study Area have revealed undetermined or negative 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.

- 3.3.31 Investigations undertaken in 2002 at 606 Purley Way (**WA 25**) revealed a series of sub-circular cuts akin to post holes. No datable material was found in association, it may be that they represent naturally occurring activities.

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 Historically the Site has been divided into 2 areas (**A** and **B**), each of which have been subject to differing levels of previous impact. These are outlined below:

Area A

- 4.1.3 Previous impact within **Area A** comprises possible quarrying across the western side of the Site shown on the Third Edition of the Ordnance Survey Map (**Figure 3D**). Subsequently, an overall reduction in ground level across this area from between 0.75m and 0.50m below the height of the adjacent Waylands site has been undertaken. However, the identification of archaeological deposits through evaluation within this area shows that terracing activity has not extended beyond archaeological deposits into natural ground. The impact of foundation and possible service construction associated with the Propeller House pub, shown as extant by the 1933 OS Edition (**Figure 3C**) is also of significance.

Area B

- 4.1.4 Previous impact within **Area B** comprises construction associated with Coldharbour House, associated outbuildings and landscaping measures. The Site is also likely to have been further impacted by the demolition of Coldharbour House and the subsequent construction of Waddon Infants School, Redgates School, The Waylands complex and associated infrastructure. The southern extent of the Site has retained modified green field status as playing fields to the present day and is therefore likely to have been subject to a lower level of previous impact.
- 4.1.5 The field inspection noted that the present ground level of the former Waylands Centre lies at approximately 1m below the Redgates School Site. The boundary between these areas is characterised by a scarped embankment with concrete fencing horizontally crossing the gradient. This suggests that the Waylands Centre Site was significantly levelled prior to construction of the extant complex. Excavation within **Area A** which is situated on a lower terrace than the adjacent Waylands complex identified archaeological deposits. This suggests that the shallower terracing activity

within **Area B** does not extend into natural ground and therefore the potential remains for the survival of archaeological deposits.

4.1.6 The historic laying out of field boundaries, drainage endeavours and husbandry techniques undertaken across both areas are also likely to have impacted upon any surviving archaeological remains.

4.1.7 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 **low** potential for the survival of predating archaeological remains. In those areas outside these building footprints, in particular green field at the south of the **Area B**, it is considered that there is a **moderate- high** potential for the survival of archaeological deposits. Ground reduction in **Area A** and the northern portion of **Area B** decreases the potential for the recovery of archaeological material.

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*

4.2.4 Development and operation of a Site can have a resultant visual impact upon the setting of cultural heritage features such as Listed Buildings and Conservation Areas.

5.0 CONCLUSIONS AND RECOMMENDATIONS

5.1 Summary of Archaeological Constraints

- 5.1.1 There is a **moderate** level of recorded archaeology within the Study Area. Evidence for prehistoric activity is recorded at several locations, 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 balanced against the largely disturbed and developed nature of the Site, it is considered that there is a **low-moderate** potential for the recovery of Prehistoric finds within the Study Area.
- 5.1.2 The existence of a Romano-British Road in the locality gives rise to an increased potential for the recovery of associated roadside settlement and transient activity. Coupled with the referenced recovery of Romano-British material within the Study Area, it is considered that there is a **low-moderate** potential for the recovery of Romano-British material within the Site footprint.
- 5.1.3 Although medieval settlement is documented in the wider locality, to date there has been little archaeological evidence to quantify this activity, and it is considered that there is a **low** potential for the recovery of medieval remains within the Site boundary.

Area A

- 5.1.4 It is considered that there is a **high** potential for the recovery of Post-medieval features within the Site footprint, in particular structures and landscape features associated with the 19th century Coldharbour House and further Post-medieval evidence associated with previously identified deposits within **Area A**. Limited archaeological evaluation within **Area A** confirmed evidence for Post-medieval activity and residual evidence dating from the Prehistoric and Medieval periods. Consequently, the potential for the survival of archaeological deposits within **Area A** is proven.

Area B

- 5.1.5 **Area B** has not been subject to ground intrusive archaeological investigation. Following consideration of the results of this study and levels of ground reduction and intrusion previously undertaken at the Site, it is considered that there is a **moderate** potential for the survival and recovery of archaeological material within **Area B**. The identification of archaeological deposits within the adjacent **Area A** further increases the potential for the survival of similar or associated material within **Area B**.

5.2 Summary of Cultural Heritage Constraints

- 5.2.1 Views of the Old Tithe Barn on the west side of the Purley Way are currently obscured from the Site by the high boundary fence. Current development proposals include the replacement of this continuous wall with strategically placed wall sections (of undetermined height) and existing and proposed tree planting. Outline development proposals indicate that a thinning of trees along the boundary immediately opposite the tithe barn is proposed.

In addition, an area fronting onto the pavement immediately north-east of the tithe barn is proposed to be opened up to create paved pedestrian access into the interior of the Site. As a result of these development proposals, it is likely that the Old Tithe Barn will be visible along certain sightlines to and from the interior of the Site. As such, it is considered that the development proposals would have a visual impact on the Listed Building and its setting.

- 5.2.2 It must be stressed that under pre-development conditions, the intended setting of the Old Tithe Barn is already heavily compromised by previous urban development on the west side of the Purley Way and traffic movement along it, it is therefore suggested that development proposals at the Site would only have a minor negative visual impact on the visual amenity of the Old Tithe Barn.

5.3 Further Works and Mitigation

- 5.3.1 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 (GLAAS) in those parts of the Site subject to ground intrusive development. Given that previous archaeological evaluation within **Area A** was limited to the north-eastern extent of the area, it is anticipated that further evaluation within **Area A** is likely to be required by GLAAS. This would serve to quantify the nature and extent of previously identified deposits.
- 5.3.2 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. This mitigation process would require agreement with English Heritage (Greater London Archaeological Advisory Service).
- 5.3.3 In order to minimise the visual impact of the proposed development on the Grade II Listed Old Tithe Barn, it is suggested that tree coverage along the western Site boundary opposite the Listed Building be retained and supplemented. Furthermore it is suggested that paved pedestrian access to the Site is positioned away from the stretch of the Site boundary in the vicinity of the listed Building.

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
Ordnance Survey	1913	1:2500	Compass Consulting
Ordnance Survey	1933	1:2500	Compass Consulting
Ordnance Survey	1941	1:2500	Compass Consulting
Ordnance Survey	1955	1:2500	Compass Consulting
Ordnance Survey	1961	6" to 1 mile	Compass Consulting
Ordnance Survey	1965	6" to 1 mile	Compass Consulting
Ordnance Survey	1975	1:10000	Compass Consulting
Ordnance Survey	1991	1:10000	Compass Consulting
Ordnance Survey	1994/1996	1:1250	Compass Consulting

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www.magic.co.uk

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

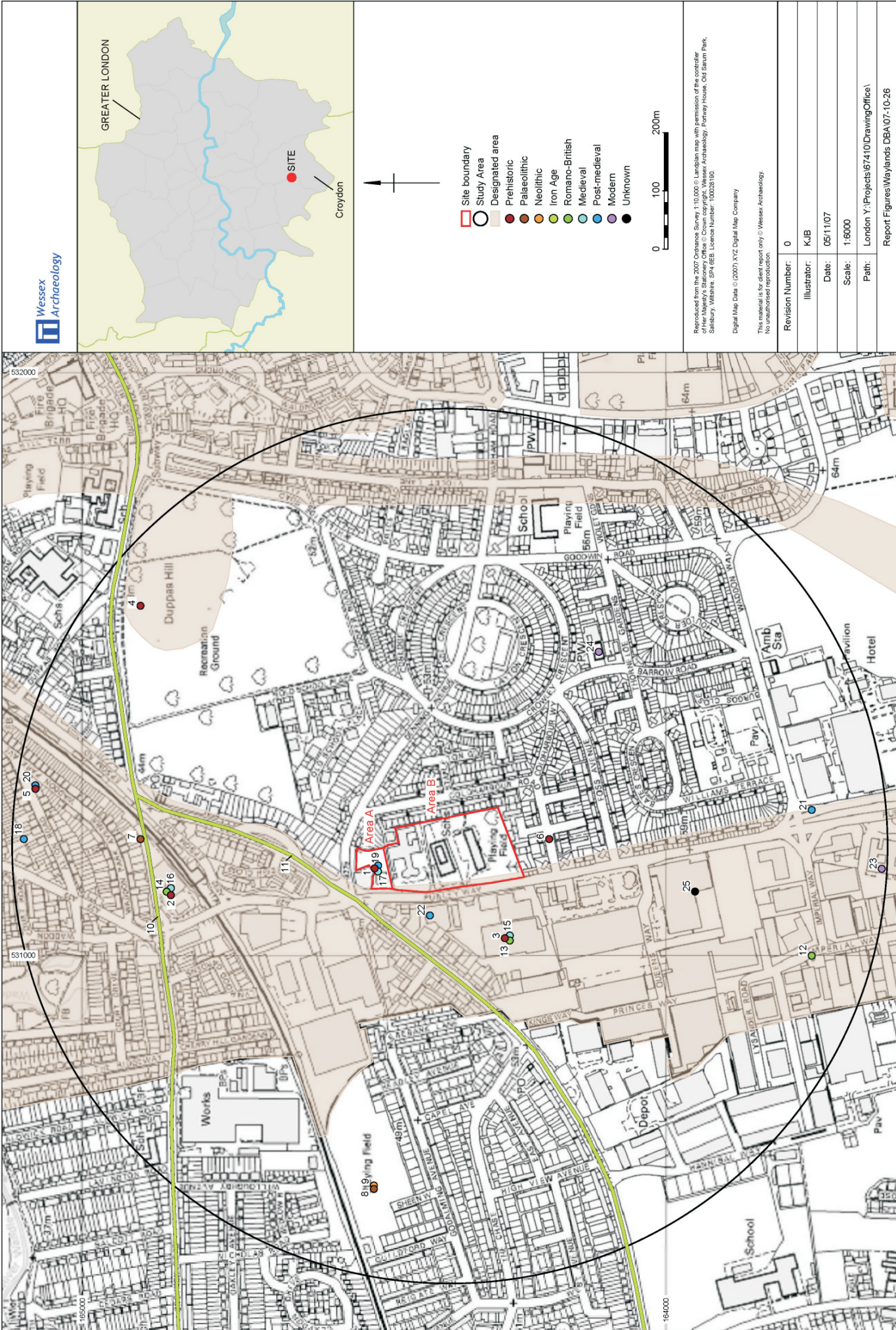
WA No.	GLSMR Monument ref	MOLA S Site Code	Statutory Designation	Address	Description	Type	Easting	Westing	Period
1	MLO98260	GPZ06 PEW07		Gilbran Site/Propeller House, 489 Purley Way	Two pieces of struck flint were recorded, one from modern overburden and another from a securely dated Post-medieval context. The flints were therefore considered to be residual material and may be representative of prehistoric activity in the wider area rather than at the site itself.	Evaluation and Excavation	531149	164498	Prehistoric
2	MLO71414 MLO71415	PUY96 PUY97		Waddon Goods Yard	Several flint artefacts recovered indicative of Mesolithic, Neolithic and Bronze Age date including opposed platform blade like flakes and a late Neolithic arrowhead	Evaluation	531110	164850	Prehistoric
3	MLO60646 MLO60650	PUW9 3		542-546 Purley Way	1400 struck flints recovered during excavation dating from various prehistoric eras primarily from late Neolithic to the late Bronze Age. Also recorded were a Bronze Age pot and pit. Natural ground was recorded during the excavation.	Excavation	531030	164270	Prehistoric
4	MLO12312 MLO12314			Duppas Hill Road	Excavations in 1983 recorded fire cracked flints but no further evidence of prehistoric occupation.	Excavation	531600	164900	Prehistoric

5	MLO7789	ALC03		7 Alton Road	Post-medieval plough soil and residual and worked flint artefacts of unknown date.	Watching brief	531290	165080	Prehistoric
6	MLO23304			Coldharbour Fields	findspot of single undated lithic implement	Findspot	531200	164200	Prehistoric
7	MLO12434			Waddon Park Avenue	Flint cores, flakes, implements and potboilers suggest prehistoric occupation.	Archaeological site	531200	164900	Palaeolithic
8	MLO23266			Site of Miller's Farm, Waddon	Fragment of well chipped hand axe of the St Acheul period	Findspot	530600	164500	Palaeolithic
9	MLO4346			Waddon	Well defined end of polished axehead. General provenance given	Findspot	530600	164500	Neolithic
10	MLO16231			Croydon Road/ Duppas Hill Road, Croydon Flyover, Barclay Road, Fairfield Road, Addiscombe Road, Wickham Road.	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
11	MLO13036			Stafford Road	According to CNHS (Croydon natural history society) regional survey Atlas of Croydon and District there is a line of an iron age trackway at this location.	Possible archaeological feature	530880 531260	164270 164910	Iron Age
12	MLO13035			Mere Bank, Croydon	Section dug through the mere bank (a supposed Romano-British road) in 1924. Rammed chalk was revealed overlying a bed of flints 6-8 inches deep and 14 feet wide oriented south/north.	fieldwork	531000	163750	Romano-British

13	MLO60652	PUW9 3		542-546 Purley Way	A single Romano-British pot found during excavations which also revealed extensive amounts of prehistoric struck flint.	Excavation	531030	164270	Romano-British
14	MLO71416	PUY96 PUY97		Waddon Goods Yard	A single Romano-British roof tile recovered during evaluation trenching. Dated to between the 1st and 3rd centuries AD.	Evaluation	531110	164850	Romano-British
15	MLO60653	PUW9 3		542-546 Purley Way	Medieval pottery and cultivation soils found during excavations which also revealed extensive amounts of prehistoric struck flint and a Romano-British pot.	Excavation	531030	164270	Medieval
16	MLO71417	PUY96 PUY97		Waddon Goods Yard	Several fragments of medieval peg tile recovered during evaluation trenching.	Evaluation	531110	164850	Medieval
17	MLO98260	GPZ06 PEW07		Gilbran Site/Propeller House, 489 Purley Way	Evaluation recorded a pit containing a medieval tile. Only medieval evidence found at the Site.	Evaluation and Excavation	531149	164498	Medieval
18	MLO16223 MLO13230 MLO43636	?		375 Purley Way/Waddon Court Road	Survey of 1646 references a timber built manor house with 2 tiled barns, 2 stables, a garden orchard and 2 yards. Apparently replaced by a late 17th century building. Pottery recorded in association at 375 Purley Way suggests construction date between 1680 and 1710. End of brick lined barrel vaulted cellar possibly belonging to ancillary buildings associated with Waddon Manor House.	documentary record/excavation	531200	165100	Post-medieval

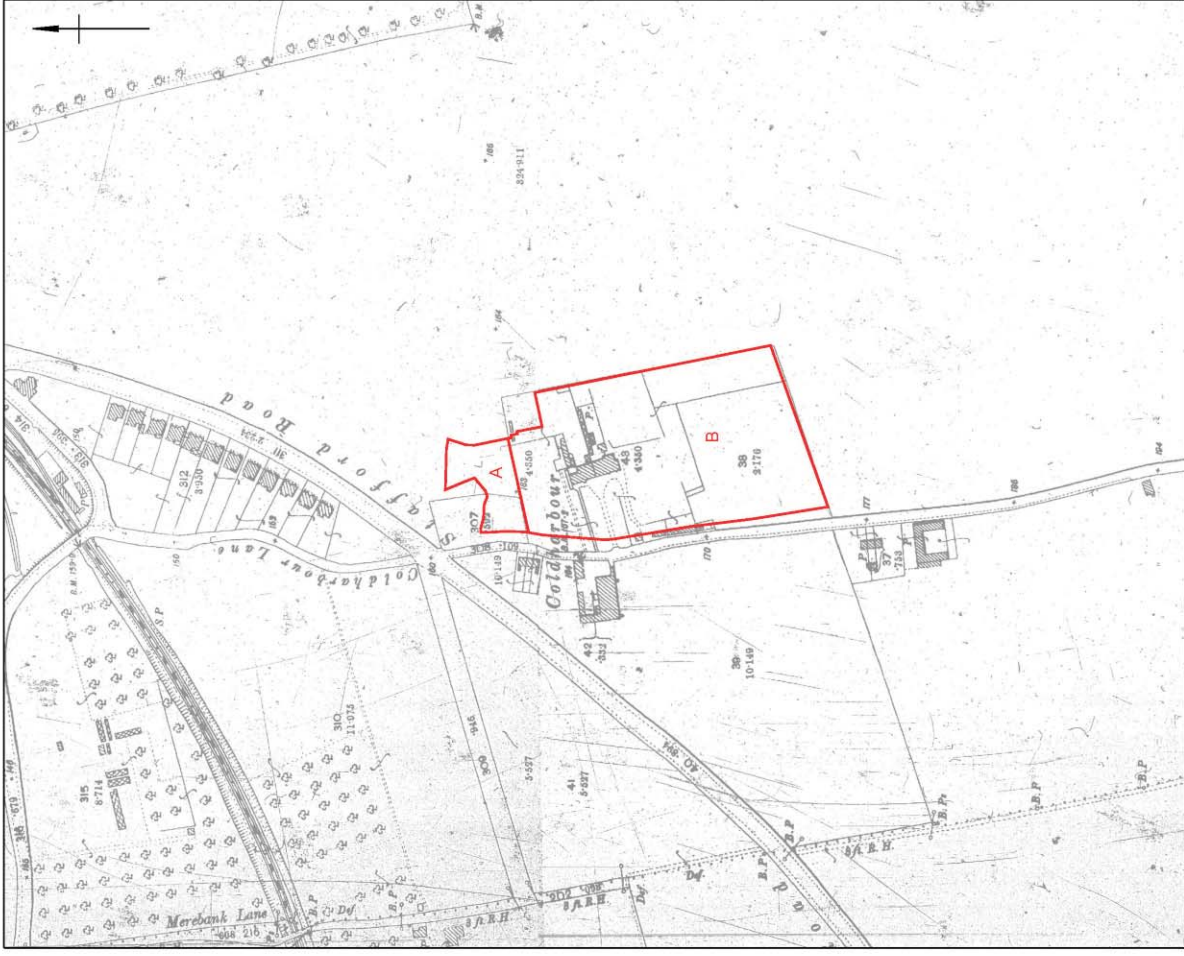
19	MLO98260	GPZ06 PEW07	Gilbran Site/Propeller House, 489 Purley Way	<p>Evaluation recorded a pit containing a medieval tile and Post-medieval pottery, a gully containing struck flint and post med pottery and a further pit, gully and post hole containing no datable material. Following the results of the evaluation programme, Excavation was undertaken in 2007 to date remains recovered during an initial phase of evaluation which recorded Post-medieval pottery, a possible posthole, an oval feature and small pits containing Post-medieval and residual prehistoric material in the form of struck flint. This phase of excavation recorded two pieces of struck flint, one found within modern overburden, the other from a Post-medieval context. The Post-medieval features were confirmed as two intercutting linear features and 2 further irregular features. May be representative of drainage gullies in use when the site was a garden in the 19th century or of more modern building foundation trenches</p>	Evaluation and Excavation	531149	164498	Post-medieval
20	MLO77810	ALC03	7 Alton Road	<p>Post-medieval plough soil and residual flint artefacts of unknown date.</p>	Watching brief	531290	165080	Post-medieval
21	MLO58666	HOT91	Hilton Hotel	<p>Post-medieval cultivation soil recorded overlying natural chalk. A V shaped ditch of unknown date also recorded.</p>	Evaluation	531250	163750	Post-medieval

22	MLO82310		201298	Old Tithe Barn, Waddon	Former barn, aisled element of probable 18th century date. Unusual structure of 2 parallel ranges with M shaped roof. In the late 18th century it formed part of Waddon Court and later of Coldharbour Farm.	Grade II Listed Building	531069	164404	Post-medieval
23	MLO82394		201233	Airport House	Airport House, the first purpose built air passenger terminal in Britain incorporating the Croydon airport air tower. Main block 2 storeys 7 bays with central 3 bays.	Grade II Listed Building	531149	163630	Modern
24	MLO82449		201299	St Georges Church	St Georges Church built 1932 by W Curtis Green.	Grade II Listed Building	531521	164115	Modern
25	MLO76217	PUC02		606 Purley Way	Series of sub circular cuts akin to post holes. The fills did not contain any cultural material, they may represent natural features.	Evaluation	531110	163950	Unknown





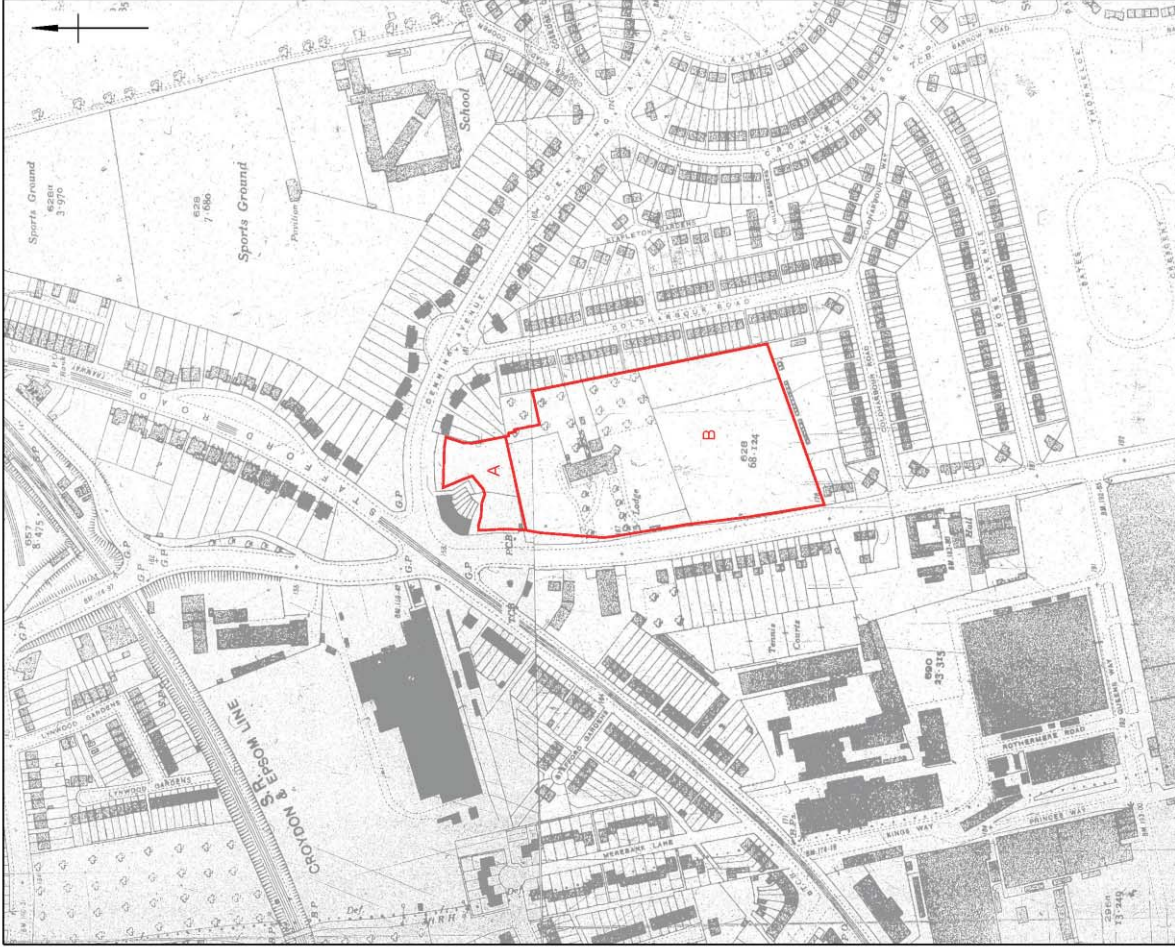
A. First Edition of the Ordnance Survey 25" Series, 1870 showing Site boundary



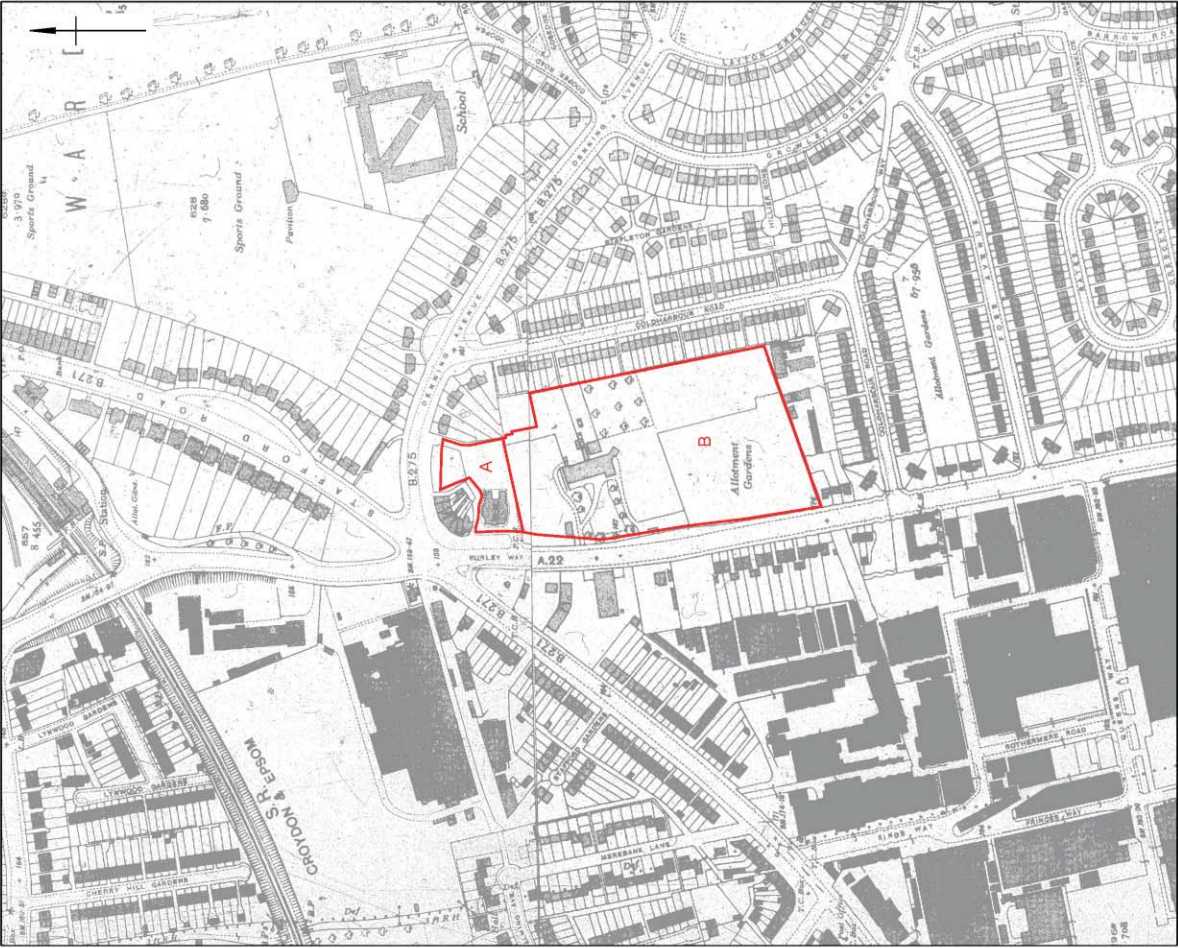
B. Second Edition of the Ordnance Survey 25" Series, 1998 showing Site boundary



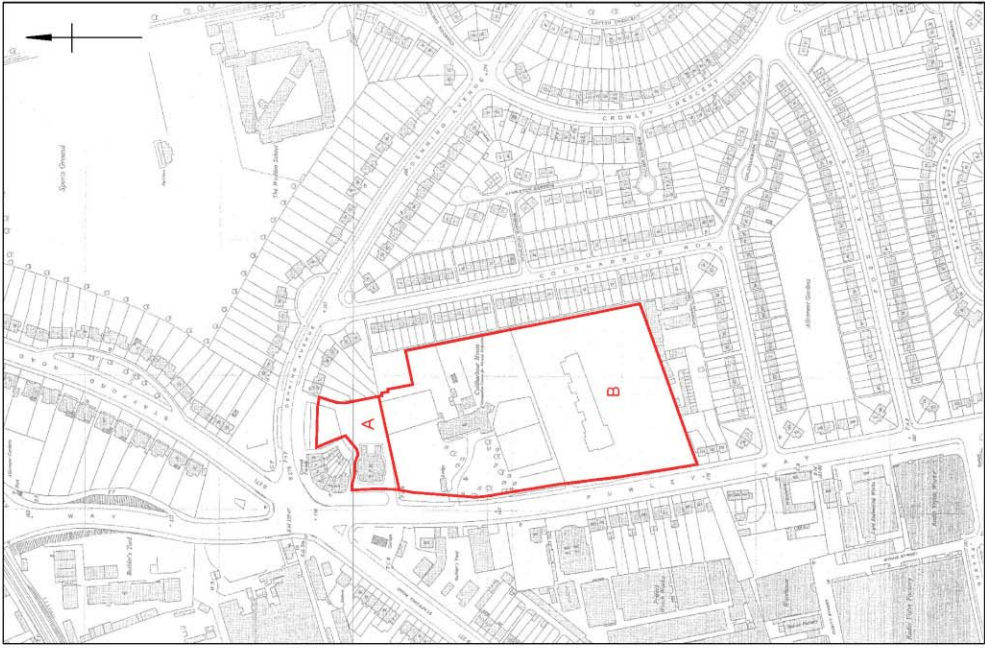
C. Third Edition of the Ordnance Survey 25" Series, 1913 showing Site boundary



D. Revised Third Edition of the Ordnance Survey 25" Series, 1933 showing Site boundary



E. Revised Edition of the Ordnance Survey 25" Series, 1941 showing Site boundary



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

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Plate 1: Northern extent of Site, plot formally occupied by the Propeller House Public House. Looking south-west.



Plate 2: Former Waylands Centre. Looking north-west.


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Plate 3: View along southern boundary of Wayland Site. Looking west.



Plate 4: Frontage and car park of Redgates School. Looking north-east.



Plate 5: Redgates School, rear playground. Looking south-east.



Plate 6: Waddon Infant and Nursery School and playing field. Looking west.


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Plate 7: View along wooded belt and playing field along west side of infant school. Looking north.

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WESSEX ARCHAEOLOGY LIMITED.

Registered Head Office: Portway House, Old Sarum Park, Salisbury, Wiltshire SP4 6EB.

Tel: 01722 326867 Fax: 01722 337562 info@wessexarch.co.uk www.wessexarch.co.uk

London Office: Unit 113, The Chandlery, 50 Westminster Bridge Road, London SE1 7QY.

Tel: 020 7953 7494 Fax: 020 7953 7499 london-info@wessexarch.co.uk www.wessexarch.co.uk

