



# Archaeological Desk-Based Assessment in Advance of the Planning Application for Land adjacent to Venture House, 15 High Street, Purley, Surrey

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in Advance of the Planning Application  
for Land adjacent to Venture House, 15  
High Street, Purley, Surrey.



Report for Child Graddon Lewis Architects LLP

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**SWAT ARCHAEOLOGY**

Swale and Thames Archaeological Survey Company

School Farm Oast, Graveney Road

Faversham, Kent ME13 8UP

Tel; 01795 532548 or 07885 700 112

[www.swatarchaeology.co.uk](http://www.swatarchaeology.co.uk)

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## **Archaeological Desk-Based Assessment in Advance of the of the Planning Application for Land Adjacent to Venture House, 15 High Street, Purley, Surrey.**

### **Summary**

*SWAT Archaeology has been commissioned by Child Graddon Lewis Architects LLP to prepare an Archaeological Desk-Based Assessment of the proposed development area (PDA) at Land adjacent to Venture House, 15 High Street, Purley, Surrey.*

*This Desk Based Assessment is intended to explore and disseminate the known and potential heritage resource within the site and the surrounding area, and to assess the likely impacts of the development proposals on this resource. The site lies within an area designated by English Heritage's Greater London Site and Monuments Records as an Archaeological Priority Area. Therefore, a written scheme of Investigation is required. Based on this data the potential for archaeological sites either on or in the near vicinity of the proposed development can be summarized as:*

- Prehistoric: **low**
- Iron Age: **low**
- Roman: **low/moderate**
- Anglo-Saxon: **low**
- Medieval: **low**
- Post-Medieval: **low/moderate**
- Modern: **low**

*This assessment has established that there is low/moderate chance of archaeological interest within the site. This is defined as the potential for the presence of buried archaeological remains, relating to the Romano-British and Post Medieval periods. It appears that the site has essentially not been built upon and therefore there is a high chance of an archaeological remains surviving. The planning application in relation to the land adjacent to 15 Venture House, Purley, it is likely that the proposed development would have a significant impact on any surviving archaeological remains.*

*The need for, scale, scope and nature of any further assessment and/or archaeological works has therefore been recommended and should be agreed through consultation with the statutory authorities.*

## **1 INTRODUCTION**

### **1.1 Project Background**

- 1.1.1 Swale & Thames Survey Company (SWAT) was commissioned by Child Graddon Lewis Architects LLP (the 'Client'), to carry out an archaeological desk-based assessment of the proposed development area (PDA) at land adjacent to Venture House, 15 high Street, Purley, Surrey, centred on National Grid Reference (NGR) TQ 31332 61617 (Fig 1).
- 1.1.2 This document will be used in support of planning applications associated with proposed development.

### **1.2 The Site**

- 1.2.1 The proposed site sits at an average height of circa 65m. The site is located on level ground and is currently a car park on land adjacent to Venture House, 15 High Street, Purley, a three-storey commercial building. Access to the area is from east off the high street which runs along the southern wall of Venture House, which the building also forms the northern boundary of the site. The western boundary of the site follows the rear of Kimberley Stable Terrace. The south western corner borders an electric substation. The southern boundary backs onto the car park behind The Jolly Farmers pub. The southern end of the south eastern boundary borders property 11a High Street which is situated as a separate building behind the parade of shops on the High street (Fig 1).
- 1.2.2 The British Geological Survey (BGS 1995) shows that the local geology consists of Chalk, which is undifferentiated between Lewes Nodular, Seaford and Newhaven formation. The site lies in a ribbon of superficial geology of Hackney Gravel Member – Sand and Gravel. This is associated with the Thames valley and tributaries and was laid down in the Wolstonian stage from 352,000 to 130,000 years ago.
- 1.2.3 No geotechnical information is available at this time regarding the PDA site itself, which would offer confirmation of the existing soil sequence and provide a basis

from which archaeological horizons could be suggested. However, nearby excavations at 14 Brighton Road, circa 160m south west of the PDA, observed natural river terrace deposits of gravel, sand and clay were observed between 0.30m to 1.50m. At 51-61 Whytecliffe Road, circa 200m east of the PDA, natural deposits of chalky sand were found between 0.84m and 1.20m. An excavation at 12-25 High Street observed natural chalk at 60.7m and 61.2m OD.

### **1.3 The Proposed Development**

- 1.3.1 The proposed development is for the erection of a four-storey residential building within the grounds of Venture House car park. The Planning Officer of Croydon Council (CC) has requested that an Archaeological Desktop Assessment be undertaken given that the site sits within an area designated by Greater London Heritage Environment Record (GLHER) as an Archaeological Priority Area, taking into account all known records of the site in order to gauge the potential of any archaeological remains (Fig. 2).

### **1.4 Project Constraints**

- 1.4.1 No constraints were associated with this project.

### **1.5 Scope of Document**

- 1.5.1 This assessment was requested by the Client in order to determine, as far as is possible from existing information, the nature, extent and significance of the Historic Environment and to assess the potential impact of development on Heritage Assets. The assessment forms part of the initial stages of the archaeological investigation and is intended to inform and assist with decisions regarding archaeological mitigation for the proposed development and associated planning applications.

## **2 PLANNING BACKGROUND**

### **2.1 Introduction**

- 2.1.1 National legislation and guidance relating to the protection of, and proposed development on or near, important archaeological sites or historical buildings within planning regulations is defined under the provisions of the Town and

Country Planning Act 1990. In addition, local authorities are responsible for the protection of the historic environment within the planning system.

## **2.2 Heritage Assets**

2.2.1 Designated heritage assets are defined in NPPF Annex 2 as:

*‘World Heritage Sites, Scheduled Monuments, Listed Buildings, Protected Wreck Sites, Registered Park and Gardens, Registered Battlefields and Conservation Areas designated under the relevant legislation.’*

2.2.2 Designation is a formal acknowledgement of a building, monument or site’s significance, intended to make sure that the character of the asset in question is protected through the planning system and to enable it to be passed on to future generations.

2.2.3 Statutory protection is provided to certain classes of designated heritage assets under the following legislation:

- Planning (Listed Buildings and Conservation Areas) Act 1990;
- Ancient Monuments and Archaeological Areas Act 1979; and
- Protection of Wrecks Act 1973

## **2.3 National Planning Policy Framework (NPPF)**

2.3.1 The Historic Environment, as defined in the National Planning Policy Framework (NPPF 2012): Annex 2, comprises:

*‘all aspects of the environment resulting from the interaction between people and places through time, including all surviving physical remains of past human activity, whether visible, buried or submerged, and landscaped and planted or managed flora.’*

2.3.2 NPPF Annex 2 defines a Heritage Asset as:

*‘a building monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. Heritage assets include designated heritage assets and assets identified by the local planning authority (including local listing)’.*



2.3.3 NPPF Section 12: Conserving and enhancing the historic environment sets out the principal national guidance on the importance, management and safeguarding of heritage assets within the planning process. The aim of NPPF Section 12 is to ensure that Local Planning Authorities, developers and owners of heritage assets adopt a consistent approach to their conservation and to reduce complexity in planning policy relating to proposals that affect them.

2.3.4 Paragraph 126 of the NPPF states that:

*Local planning authorities should set out in their Local Plan a positive strategy for the conservation and enjoyment of the historic environment, including heritage assets most at risk through neglect, decay or other threats. In doing so, they should recognise that heritage assets are an irreplaceable resource and conserve them in a manner appropriate to their significance. In developing this strategy, local planning authorities should take into account;*

- *the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;*
- *the wider social, cultural, economic and environmental benefits that conservation of the historic environment can bring;*
- *the desirability of new development making a positive contribution to local character and distinctiveness; and*
- *opportunities to draw on the contribution made by the historic environment to the character of a place.*

2.3.5 Paragraph 128 of the NPPF states that:

*In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum, the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary. Where a site on which development is proposed includes or has the potential to include heritage assets with archaeological interest, local planning*

*authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation.*

2.3.6 Paragraph 129 of the NPPF states that:

*Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including, by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this assessment into account when considering the impact of a proposal on a heritage asset, to avoid or minimise conflict between the heritage asset's conservation and any aspect of the proposal.*

2.3.7 The NPPF, Section 12, therefore provides the guidance to which local authorities need to refer when setting out a strategy for the conservation and enjoyment of the historic environment in their Local Plans. It is noted within this, that heritage assets should be conserved in a manner appropriate to their significance.

2.3.8 The NPPF further provides definitions of terms which relate to the historic environment in order to clarify the policy guidance given. For the purposes of this report, the following are important to note:

- **Heritage Asset.** This is 'a building, monument, Site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions'. These include designated heritage assets and assets identified by the local planning authority.
- **Significance.** The value of a heritage asset to this and future generations because of its heritage interest. This interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting.

2.3.9 Paragraphs 132 and 136 consider the impact of a proposed development upon the significance of a heritage asset.

2.3.10 Paragraph 132 emphasises that when a new development is proposed, great weight should be given to the asset's conservation and that the more important the asset, the greater this weight should be. It is noted within this paragraph that significance can be harmed or lost through the alteration or destruction of the

heritage asset or by development within its setting. Adding, as heritage assets are irreplaceable, any harm or loss should require clear and convincing justification. Substantial harm to or loss of a Grade II Listed Building or Registered Park or Garden should be exceptional. Substantial harm to or loss of designated heritage assets of the highest significance, notably Scheduled Monuments, Protected Wreck Sites, Battlefields, Grade I and II\* Listed Buildings, Grade I and II\* Registered Parks and Gardens, and World Heritage Sites, should be wholly exceptional.

2.3.11 Paragraph 133 states that where a proposed development will lead to substantial harm to or total loss of significance of a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or loss is necessary to achieve substantial public benefits that outweigh that harm or loss, or all of the following apply:

- The nature of the heritage asset prevents all reasonable uses of the Site; and
- No viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation; and
- Conservation by grant-funding or some form of charitable or public ownership is demonstrably not possible; and
- The harm or loss is outweighed by the benefit of bringing the Site back into use.

2.3.12 Conversely, paragraph 133 notes that where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal, including securing its optimum viable use.

2.3.13 Paragraph 136 states that LPAs should not permit loss of the whole or part of a heritage asset without taking all reasonable steps to ensure the new development will proceed after the loss has occurred.

2.3.14 Paragraph 137 encourages LPAs to look for new development opportunities within Conservation Areas, and states that developments which better reveal or enhance the significance of a designated heritage asset and its setting, will be looked upon favourably.

## 2.4 Regional Policies

2.4.1 Croydon Council has a Local Plan adopted in 2013. The Local Plan replaced some of the policies under the previous Unitary plan (2006) but some are still relevant under the Unitary Plan. The policies relevant to archaeology are:

### POLICY UC5 – Local Areas of Special Character

- *There are many older areas of the Borough that, although unlikely to meet the criteria for designation as Conservation Areas, possess sufficient architectural, townscape and environmental quality to make them of significant local value.*

### POLICY UC9 – Buildings on the Local List

- *There are a large number of individual buildings or groups of buildings, throughout the Borough that, although not of sufficient quality to warrant statutory listing, are worthy of inclusion on the Local List.*

### POLICY UC11: Archaeological Remains

- *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*
- *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, extent, quality and exact position of archaeological remains.*

### POLICY DM19: Heritage Assets and Conservation

- *DM19.1 -To preserve and enhance the character, appearance and setting of heritage assets within the borough, the Council will determine all development proposals that affect heritage assets.*
- *DM19.2 - Applications for development proposals that affect heritage assets or their setting must demonstrate: a. How particular attention has been paid to scale, height, massing, historic building lines, the pattern of historic development, use, design, detailing and materials; b. That it is of a high-quality design that integrates with and makes a positive contribution to the historic environment; and c. How the integrity and significance of any retained fabric is preserved.*
- *DM19.3 - To preserve and enhance Listed Buildings, Scheduled Monuments and Registered Parks and Gardens*

- *DM19.4 - To preserve and enhance Listed Buildings, Scheduled Monuments and Registered Parks and Gardens*
- *DM19.5 - To protect and enhance the character, appearance and setting of Locally Listed Buildings*
- *DM19.6 - To preserve and enhance the character, appearance and setting of Local Heritage Areas*
- *DM19.7 - Substantial weight will be given to conserving and enhancing landscape features or planting that makes a positive contribution to the special historic character and original layout of Registered and Locally Listed Historic Parks and Gardens.*
- *DM19.8 - All development proposals must preserve and enhance War Memorials and other monuments, and their settings.*
- *DM19.9 - In consultation with the Greater London Archaeological Advisory Service, or equivalent authority, the Council will require the necessary level of investigation and recording for development proposals that affect, or have the potential to affect Croydon's archaeological heritage. Remains of archaeological importance, whether scheduled or not, should be protected in situ or, if this is not possible, excavated and removed as directed by the Greater London Archaeological Advisory Service or equivalent authority.*

### **3 AIMS AND OBJECTIVES**

#### **3.1 Introduction**

- 3.1.1 This Desk-Based Assessment was commissioned by Child Graddon Lewis Architects LLP, to support a planning application. This assessment has been prepared in accordance with guidelines set out by the Chartered Institute for Archaeologists (see below).

#### **3.2 Desk-Based Assessment – Chartered Institute for Archaeologists (2017)**

- 3.2.1 This desktop study has been produced in line with archaeological standards, as defined by the Chartered Institute for Archaeologists (2014, revised 2017). A desktop, or desk-based assessment, is defined as being:

*'Desk-based assessment will determine, as far as is reasonably possible from existing records, the nature, extent and significance of the historic environment within a specified area. Desk-based assessment will be undertaken using appropriate methods and practices which satisfy the stated aims of the project, and which comply with the*

*Code of conduct and other relevant regulations of CIfA. In a development context desk-based assessment will establish the impact of the proposed development on the significance of the historic environment (or will identify the need for further evaluation to do so), and will enable reasoned proposals and decisions to be made whether to mitigate, offset or accept without further intervention that impact.'*

(2017:4)

3.2.2 The purpose of the desk-based assessment is, therefore, an assessment that provides a contextual archaeological record, in order to provide:

- *an assessment of the potential for heritage assets to survive within the area of study*
- *an assessment of the significance of the known or predicted heritage assets considering, in England, their archaeological, historic, architectural and artistic interests*
- *strategies for further evaluation whether or not intrusive, where the nature, extent or significance of the resource is not sufficiently well defined*
- *an assessment of the impact of proposed development or other land use changes on the significance of the heritage assets and their settings*
- *strategies to conserve the significance of heritage assets, and their settings*
- *design strategies to ensure new development makes a positive contribution to the character and local distinctiveness of the historic environment and local place-shaping*
- *proposals for further archaeological investigation within a programme of research, whether undertaken in response to a threat or not.*

CIFA (2017:4)

## 4 METHODOLOGY

### 4.1 Introduction

- 4.1.1 The methodology employed during this assessment has been based upon relevant professional guidance including the Chartered Institute for Archaeologists' *Standard and guidance for historic environment desk-based assessment* (CIfA, 2017).

### 4.2 Designated Heritage Assets

- 4.2.1 There are a number of criteria to address and they include the impact of the proposed development on the significance of the Heritage Assets.

#### *Heritage Assets*

- 4.2.2 Any Heritage Asset which includes a World Heritage Site, Scheduled Monument, Listed Building, Wreck, Registered Park or Garden, Conservation Area or Landscape can be identified as having a degree of significance meriting consideration in planning decisions. Heritage Assets are the valued components of the historic environment and will include designated Heritage Assets as well as assets identified by the Local Planning Authority during the process of decision making or through the plan making process.

#### *Setting*

- 4.2.3 The surroundings in which a Heritage Asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset or may affect the ability to appreciate that significance or may be neutral.

#### *Significance*

- 4.2.4 The value of a Heritage Asset to this and future generations because of its heritage interest. That interest may be archaeological, architectural, artistic or historic. Significance may be informed by a number of factors which may include; assessment of the significance of the site, setting and building, where relevant, under a number of headings:

- Historic significance – the age and history of the asset, its development over time, the strength of its tie to a particular architectural period, the layout of a site, the plan form of a building, internal features of special character including chimneystacks and fireplaces,
- Cultural significance – the role a site plays in an historic setting, village, town or landscape context, the use of a building perhaps tied to a local industry or agriculture, social connections of an original architect or owner,
- Aesthetic/architectural significance – the visual qualities and characteristics of the asset (settlement site or building), long views, legibility of building form, character of elevations, roofscape, materials and fabric special features of interest,
- Archaeological significance – evolution of the asset, phases of development over different periods, important features, evidence in building fabric, potential for below ground remains.

### **4.3 Sources**

- 4.3.1 A number of publicly accessible sources were consulted prior to the preparation of this document.

#### *Archaeological databases*

- 4.3.2 Although it is recognised that national databases are an appropriate resource for this particular type of assessment, the local Historic Environmental Record held at Greater London Sites and Monuments Record contains sufficient data to provide an accurate insight into catalogued sites and finds within both the proposed development area and the surrounding landscape.
- 4.3.3 The National Heritage List for England (NHLE), which is the only official and up to date database of all nationally designated heritage assets and is the preferred archive for a comprehensive HER search.

#### *Cartographic and Pictorial Documents*

- 4.3.4 A full map regression exercise has been incorporated within this assessment. Research was carried out using resources offered by the Greater London Sites and



Monuments Record, London Borough of Croydon Council, the internet, Ordnance Survey and the Surrey Archaeological Society. A full listing of bibliographic and cartographic documents used in this study is provided in Section 10.

#### *Aerial photographs*

- 4.3.5 The study of the collection of aerial photographs held by Google Earth was undertaken (Plates 1-7).

#### *Geotechnical information*

- 4.3.6 Geotechnical information was provided in relation to excavations undertaken elsewhere within the assessment area.

#### *Secondary and Statutory Resources*

- 4.3.7 Secondary and statutory sources, such as regional and periodic archaeological studies, archaeological reports associated with development control, landscape studies, dissertations and research frameworks are considered appropriate to this type of study and have been included within this assessment.

## **5 ARCHAEOLOGICAL AND HISTORICAL DEVELOPMENT**

### **5.1 Introduction**

- 5.1.1 This section of the assessment will focus on the archaeological and historical development of this area, placing it within a local context. Each period classification will provide a brief introduction to the wider landscape (500m radius centred on each site of the PDA), followed by a full record of archaeological sites, monuments and records within the site's immediate vicinity. Time scales for archaeological periods represented in the report are listed in Table 1.

Prehistoric	Palaeolithic	c. 500,000 BC – c.10,000 BC
	Mesolithic	c.10,000 BC – c. 4,300 BC
	Neolithic	c. 4,300 BC – c. 2,300 BC
	Bronze Age	c. 2,300 BC – c. 600 BC
	Iron Age	c. 600 BC – c. AD 43
	Romano-British	c. AD 43 – c. AD 410
	Anglo-Saxon	AD 410 – AD 1066
	Medieval	AD 1066 – AD 1485
	Post-medieval	AD 1485 – AD 1900
	Modern	AD 1901 – present day
<b>Table 1: Classification of Archaeological periods</b>		

5.1.2 Features in and around PDA essentially encompassed two millennia, from a Romano British road to a WWII pillboxes. The Heritage Environment Record listed a number of archaeological features within the assessment area with a scattering of listed building in the vicinity.

## 5.2 Designated Heritage Assets

5.2.1 One of the tasks of the site visit was aimed to identify any designated heritage assets within the wider context of the PDA in accordance with The Setting of Heritage Assets – English Heritage Guidance (English Heritage 2011).

5.2.2 This guidance states that “setting embraces all of the surroundings (land, sea, structures, features and skyline) from which the heritage asset can be experienced or that can be experienced from or with the asset” (The Setting of Heritage Assets, English Heritage 2011).

5.2.3 There are two nationally listed buildings within the 500m assessment area and one locally listed building (Table 2).

**Table 1 Designated Heritage Assets**

TQ 36 SW MLO100962	Modern	No. 906 Brighton Road. Grade II listed building (1393812). United Reformed church in a Free Gothic style built in 1904 by Hampden Pratt F.R.I.B.A., with early 20th century alterations by T. Arthur Lewis. Is now subsumed by later additions.
TQ 36 SW MLO82453	Modern	Purley library including Forecourt Wall. Grade II listed (1389315). Public Library. Designed by the firm of Gold and Aldridge for Coulsdon and Purley UDC in Moderne style and opened in 1936. Built of brown facing bricks in Flemish bond with Guildstone re-constituted stone dressings with steel-framed windows of Crittall type

		and hipped pantiled roofs
TQ 36 SW MLO101510	Modern	No. 960 Brighton Road. Locally Listed (PU007). A three-storey, early 20th century terraced property. Originally a bank, now a restaurant. With a plain tile gabled roof with two chimney stacks. Stone and brick facing with timber casement windows and a timber panel door.

### 5.3 Previous Archaeological Works

- 5.3.1 The GLHER contains entries pertaining to a large number of archaeological investigations within the 500m assessment area, with many not reporting archaeological features or finds. A smaller number of have occurred in the immediate vicinity to the PDA (**Figure 15**) and it is only these that are detailed below.
- 5.3.2 A watching brief in 2000 (ELO12910) by the Museum of London Archaeology Service (MOLA) during groundworks associated with the construction of a new building at number 12 to 25 High Street, Purley, circa 50m north of the PDA. No archaeological finds or features were found. (*Digital Report: Museum of London Archaeology Service. 2000. 12-25 Purley Parade, High Street, Purley, CR8, An Archaeological Watching Brief*).
- 5.3.3 In 2016, a desk based assessment was undertaken for Mosaic Place, Purley by AMEC Foster Wheeler (ELO17011). The report concluded that there is a low potential for remains pre-dating the post medieval period, and a moderate potential for post medieval remains. A heritage statement was also undertaken in 2016 by Geoff Noble Heritage (ELO17026), which concluded that the Mosaic Place proposed development will considerably change the setting of the nearby Listed Building, however this was not thought to affect the significance of the building. (Digital Report: Amec Foster Wheeler. 2016. Mosaic Place, Purley, Croydon, Archaeological Desk Based Assessment & Digital Report: Noble G. 2016. Mosaic Place, Purley, Croydon, Heritage Statement).
- 5.3.4 In 2016, a desk based assessment by Canterbury Archaeological Trust (CAT) of 32-42 High Street, Purley was undertaken in advance of a proposed development within an Archaeological Priority Area. On the basis of previous work within the proposed development area and nearby, archaeological remains of regional significance are likely to be extant within the proposed development area and a

programme of archaeological watching brief on any demolition work, and evaluation of the area prior to development was recommended (Digital Report: Canterbury Archaeological Trust. 2016. 32-42 High Street, Purley, Croydon, London, CR8 2AA: Archaeological Desk-Based Assessment Report).

#### *Historic Landscape Characterisation*

- 5.3.5 The site is in an area characterised by GL Historic Landscape Characterisation as core settlement area, formerly farmland.

### **5.4 Archaeological Priority Area (APA)**

- 5.4.1 The PDA is situated within the APA. The London to Brighton Roman road runs across the borough from Norbury in the north to Riddlesdown in the south. Between the borough boundary with Lambeth and Broad Green the road followed approximately the same route as London Road. South of this there are two possible routes which converge at Riddlesdown. The settlement of Croydon developed during the Roman period because it was situated on the road at a convenient stopping distance from Londinium. Other smaller settlements, hamlets or farmsteads may also have developed close to the Roman road.
- 5.4.2 The route of the Roman road between Croydon and Riddlesdown is not known although there are two theories. It may have followed the route of Brighton Road along the base of the Wandle Valley before rising onto the higher ground of the North Downs, possibly along the route of Riddlesdown Road. The second theory is that if the road had passed to the west of Croydon town centre it may have continued southwards along Duppas Hill and Violet Hill before it turned in a south-west direction towards Russell Hill. Even though such a route across Purley Way Playing Fields is no longer followed by any modern path or road, a track can be seen on the Rocque Map from the 1760s and in OS maps until the 1930s. It then descended into Purley, crossed the Wandle Valley and then ascended to Riddlesdown possibly via Downs Court Road. Remains of the road have not been found on either projected route between Croydon and Riddlesdown and it is not yet possible to say which route the London to Brighton Road followed.
- 5.4.3 The London to Brighton Roman road was one of the more important routes that radiated from London. While there is conjecture over the precise route it is clear that several major and minor roads in Croydon still mirror its alignment thus

demonstrating its continued importance and usage following the Roman period. Future archaeological investigations may uncover further sections of the road which would clarify its exact route and lead to the boundaries of the APA being altered accordingly. It is possible that the road did not follow a single route and may have converged and diverged a number of times as it passed through Croydon and finding a section of the road in one area will not necessarily mean that it is absent in another. The road would have stimulated the development of various roadside settlements, the most noteworthy of which is Croydon itself. The remains of any other smaller settlements within the APA would enrich our knowledge of what types of settlement and land use developed alongside or close to the Roman road.

#### *0-100m Radius*

- 5.4.4 This area encompasses the London to Brighton Roman road (MLO107683), which runs circa 45m north west to the south west of the PDA. As discussed previously the exact route of the Roman road is not known and is one of the reasons why the PDA is in an Archaeological Priority Area.
- 5.4.5 There is a locally listed building at 960 Brighton Road (MLO101510) circa 65m north west of the PDA, being an early 20<sup>th</sup> century terraced property. Originally a bank, it is now a restaurant. The building has a plain tile gabled roof with two chimney stacks. Constructed with a stone and brick facing, with timber casement windows and a timber panel door.

#### *100-200m Radius*

- 5.4.6 The original site of the Purley Baptist church (MLO98583) lies circa 190m east of the PDA. The original church from 1906 survived until its demolition in 2006 for the construction of a new church.
- 5.4.7 To the south east of the PDA, circa 165m away, are the post medieval to modern railway lines (MLO 107763 & MLO 107766) relating to the Caterham Line that was built in 1856 from Caterham to Purley and the Chipstead Valley Railway that opened in stages from Purley to Tattenham Corner between 1897 and 1901. In addition, there is also the Croydon, Merstham and Godstone Iron Railway (MLO107767) that was built in 1803 and closed in 1838, with the line acquired by

the London and Brighton Railway. The London to Brighton main line (MLO107767) was authorised in 1837.

- 5.4.8 There is the Grade II listed building of 906 Brighton Road circa 200m north east. This is the United Reformed Church built in 1904 (MLO100962). It has received significant alterations during the 20<sup>th</sup> century. On the 200m radius, south east of the site, is a modern pillbox (MLO105524) near the railway bridge fronting Godstone Road. Also, on the 200m radius is 51-61 Whytecliffe Road where an excavation by Archaeological Solutions in 2009 found two 19<sup>th</sup> century cellar walls (*Unpublished document: Archaeological Solutions Ltd. 2009. Land at 51-61 Whytecliffe Road, Purley: Archaeological Monitoring & Recording*).

#### *200-300m Radius*

- 5.4.9 At 112-114 High Street, circa 210m north east of the PDA, a 1990 excavation by trial trenches by the Museum of London Archaeological Services (MOLAS) (ELO4340) found prehistoric features (021298) and medieval plough soil (021299). A pit-like feature cutting into the gravels and sealed by hillwash sediments was the only feature revealed, and it contained no dating evidence. A broken flint blade was also found in the hillwash. The stratigraphy revealed suggested that it was possible that prehistoric and perhaps even Saxon features cutting into the gravel would be sealed by hillwash, thus being preserved. Dating at the site was unclear (*Bazely, R., (1990). Archaeological Evaluation of Development Site at 112-114, Purley, London Borough of Croydon. Museum of London, Department of Greater London Archaeology*).
- 5.4.10 21-27 Russell Hill Road (MLO77522), circa 210m north west of the PDA has garden features associated with the modern standing building from a desk based assessment by MOLAS (ELO1251) in 2003. At 6 Foxley Lane, circa 255m north west of the PDA, a piece of burnt flint (MLO76249) was found within the colluvium deposit by Sutton Archaeological Services in 2003 (ELO780).
- 5.4.11 Another pillbox was located near to Purley station (MLO105525), circa 280m south east of the PDA. This was demolished in 1993. Purley Library located circa 235m north west of the PDA is Grade II listed and was opened in 1936 (MLO82453).

- 5.4.12 220m to the south east of the site is a cemetery of unknown date (MLO12339). A group of graves were found in the southern half of Pampisford Road. These burials were found in the mid-19<sup>th</sup> and early 20<sup>th</sup> century and it is thought a large number were destroyed unrecorded. It is thought that the cemetery is late Saxon in date based on a few grave goods (Farley 1973).

#### *300-400m Radius*

- 5.4.13 At the junction of Godstone Road and approach Road, 335m south east of the PDA, another pillbox (MLO105544) has been recorded, which is now destroyed.

#### *400-500m Radius*

- 5.4.14 At 1A Wilmot Road, three pieces of Palaeolithic chipped flint axes was found (MLO19617) via non-archaeological intervention by Croydon Natural History and Scientific Society in 1978 (ELO5828). In addition, a possible triangular shaped handaxe was found in terrace gravel geology (MLO19563). An undated ditch (MLO103749) was found in 2011 by Archaeology south East at 18-26 Russell Hill by excavation (ELO12422).
- 5.4.15 The HER record has a number of parks recorded. Rotary field circa 415m north east of the PDA is an early 20th century recreation ground (MLO107683). There is also the Webb Estate (MLO107717), laid out in 1888 circa 450m west of the PDA. The garden aspect of the estate endures today and it remains an important example within early town planning that recognised landscape as an essential component. On the 500m radius is the park record associated with Thomas More Catholic School (MLO107714), which has the remnants of the original landscaping with mature trees, steps and terraces at the front.

## **5.5 Archaeological and Historical Narrative**

### *Croydon*

- 5.5.1 The name Croydon derives originally from the Anglo-Saxon *croh*, meaning "crocus", and *denu*, "valley", indicating that, like Saffron Walden in Essex, it was a centre for the cultivation of saffron. It has been argued that this cultivation is likely to have taken place in the Roman period, when the saffron crocus would have been grown to supply the London market, most probably for medicinal purposes. Croydon

developed due to the Roman road and its convenient location approximately ten miles south of central London.

- 5.5.2 The earliest mention of Croydon is in the joint will of Beorhtric and Aelfswth, dated about the year 962. By the late Saxon period, Croydon was the hub of an estate belonging to the Archbishops of Canterbury. The church and the archbishops' manor house occupied the area still known as "Old Town". The archbishops used the manor house as an occasional place of residence: as lords of the manor they dominated the life of the town well into the early modern period.
- 5.5.3 At the time of the Norman conquest, Croydon was part of the hundred of Wallington in the county of Surrey. It appears in Domesday Book in 1086 AD as Croindene, held by Archbishop Lanfranc and had a church, a mill and around 365 inhabitants.
- 5.5.4 In 1276 Archbishop Robert Kilwardby acquired a charter for a weekly market, and this probably marks the foundation of Croydon as an urban centre. In the Middle Ages, Croydon had expanded into a market town and a centre for the production of charcoal, leather tanning and brewing.
- 5.5.5 The Parish Church (now Croydon Minster) is a Perpendicular-style church, which was remodelled in 1849 but destroyed in a great fire in 1867, following which only the tower, south porch, and outer walls remained. A new church was designed by the Victorian architect Sir George Gilbert Scott, and opened in 1870. His design loosely followed the previous layout, with knapped flint facing and many of the original features, including several important tombs. Croydon Parish Church is the burial place of six Archbishops of Canterbury: John Whitgift, Edmund Grindal, Gilbert Sheldon, William Wake, John Potter and Thomas Herring. Historically part of the Diocese of Canterbury, Croydon is now in the Diocese of Southwark.
- 5.5.6 The Surrey Iron Railway which was horse drawn from Croydon to Wandsworth and the initial stretch opened in 1803, being the world's first public railway and was extended through Purley to Godstone in 1805. The Croydon Canal opened in 1809, which branched off the Grand Surrey Canal at Deptford. The London and Croydon Railway, a steam-powered railway, opened between London Bridge and West Croydon in 1839, using much of the route of the canal (which had closed in 1836). Other connections to London and the south followed. The onset of the railways led



Croydon becoming a commuter town for London by the end of the 19<sup>th</sup> century. The arrival of the railways and other communications advances in the 19th century led to a 23-fold increase in Croydon's population between 1801 and 1901.

- 5.5.7 By the 20th century the area was known for car manufacturing and the nearby airport. Croydon was the location of London's main airport until the Second World War. During the war, much of central Croydon was devastated by German V-1 flying bombs and V-2 rockets with 45,000 houses damaged by 141 bombs, and for many years the town bore the scars of the destruction. After the war, Heathrow Airport superseded Croydon Airport as London's main airport, and Croydon Airport quickly went into a decline, finally closing in 1959.
- 5.5.8 Purley is a suburban market town located on wooded hillsides and in the valley and it is believed the name is first recorded as Pirlee in 1200 AD meaning Peartree wood or clearing. It is positioned along the dominant corridor of the Brighton Road and Godstone Road. Four and a half miles south is the north downs trackway and Pilgrims way. The immediate area around Purley is now urbanised. From the north is South London and Croydon. To the south west is Coulsdon 1.5miles, beyond that southwards is Caterham where the land becomes more rural at the north downs. The North Downs are a ridge of chalk hills in south east England that stretch from Farnham in Surrey to the White Cliffs of Dover in Kent. The area would have been more forested in earlier times.
- 5.5.9 Purley lies on the line of the Roman road from London to Portslade, The road passes through Streatham and Croydon, then through the Caterham Valley gap in the North Downs. The line of the road through what is now the heavily built-up town of Croydon is debated. South of Croydon the road passed through the Caterham Gap in the North Downs; this natural corridor has been heavily developed with modern roads and railways, along with suburban housing, obliterating much of the ancient road.
- 5.5.10 The parish of Sanderstead, is three miles south east of Croydon and 1.5 miles east of Purley and is an ancient rural manor. Purley not mentioned in Domesday Book, the nearest settlements are Croydon (73 households), Coulsdon (14 households), Sanderstead (26 households) and Beddington (62 households) and Wallington (26 households).

- 5.5.11 Not much is known of Purley's history during the medieval period but it is likely it was a small hamlet. A charter quoted by Manning and Bray in their history contains a 12th-century grant by John, Abbot of Hyde, to William son of Osbert de Purley of a moiety of a wood called Nithea in the manor of Sanderstead. The property was augmented in the reign of Richard I by the purchase of half a hide of land from Hugh de Wingham and confirmed by the abbot, of whom it was held. (fn. 29) There are various charters extant relating to the purchase and exchange of land by the Purley family. In 1332 Reginald de Purley had the bishop's licence to hear divine service in his oratory in Sanderstead, which in 1346 was also granted to John de Purley. Towards the end of the 14th century the lands appear to have been divided into East and West Purley. It is not clear exactly where these lands were.
- 5.5.12 The development of Brighton as a fashionable resort in the 1780s increased the significance of Croydon's role as a halt for stage coaches on the road south of London. The increase in population of Brighton in the late eighteenth century, which transformed it from a small fishing village to a large seaside resort, enhanced the importance of this London to Brighton road which passed through Purley, as did the residence there of George IV, as Prince of Wales, who made Brighton a place of fashion.
- 5.5.13 The route of the Surrey Iron Railway through Purley has been discussed in "Notes On The Surrey Iron Railway (c) Peter McGow, November 2001, and The Wandle Industrial Museum". From the north of Purley by 680-694, Brighton Road, the route took the following path:

*"The route crossed the present Christchurch Road, and continued on to run along the east side of the present Pampisford Road to its junction with Russell Hill Road. The latter road was on the boundary between the parishes of Croydon and Beddington, and at its junction with Brighton Road was the Foxley Hatch toll gate of the Croydon and Reigate Turnpike Trust.*

*After crossing Russell Hill Road, the railway ran beside the east side of Foxley Lane, then turned across the site of the west wing of Purley Public Library."*

This confirms the position of the railway near the PDA as seen in the 1840 OS maps.

- 5.5.14 The A23 road is a major road in the United Kingdom between London and Brighton, East Sussex. The straightness of much of the heading south shows its Roman origins. It passes through Thornton Heath, the Croydon bypass, Thornton Road and then Purley Way, rejoining the A23 at Purley near the Purley War Memorial Hospital, now named Brighton Road and continuing south through Coulsdon. When roads were originally classified, the A23 started at Purley Cross. The road north of this section, including Purley Way, opened to traffic in April 1925.
- 5.5.15 The London to Brighton railway came to Purley in 1841. Purley station has been known by three different names. Originally as Godstone Road. However, due to low passenger traffic, this was closed on 1 October 1847 by the London Brighton and South Coast Railway (LB&SCR), which had opened the new Stoa's Nest station 1 mile (1.6 km) away at Coulsdon.
- 5.5.16 In 1855 a proposal by a local company to connect the sandstone quarries at Caterham to the main line railway became embroiled in a long-running dispute between the LB&SCR and the rival South Eastern Railway (SER), which resulted in the reopening of the station. The proposed line was in the territory of the SER, and was to be operated by that company. It would have to join the railway system on a section of the LB&SCR, where the SER had running powers but no stations. The new railway had to sue the LB&SCR to force it to allow the junction with its line and to reopen the station. On 5 August 1856 the station reopened with the opening of the single-track Caterham branch. The station was then called Caterham Junction.
- 5.5.17 The station was renamed "Purley" on 1 October 1888, and rebuilt between c. 1896 and 1899 during the widening of the main line between East Croydon and the beginning of the new Quarry Line at Coulsdon North in 1899. The SER built a line from Purley to Kingswood railway station, extended to Tattenham Corner railway station between 1897 and 1901. By the latter date it had become the South Eastern and Chatham Railway. The main station building facade reads 1899 as the year of construction.
- 5.5.18 Purley had no parish church until 1877. The town grew rapidly in the 1920s and 1930s providing housing within a green environment. In WWII, the total number of

bombs dropped from 7th October 1940 to 6th June 1941 in Purley were 63 high explosive bombs and one parachute mine. In all, 28 bombs were dropped within a 500m radius of the PDA. The closest being one high explosive bomb dropped 140m north, two about 150m north east and one circa 200m east.

## 5.6 Cartographic Sources and Map Regression

### *Historic OS map 1840 1:2,500*

- 5.6.1 There is little detail on this map and confirms that rural nature of the area. The PDA is to the east of an area labelled 'defaced'. Moving diagonally from the north east to the south east is the line of the Brighton Road showing 12 miles from Westminster Bridge. In the south western corner is Foxleyhatch T.P. This is likely a feature of the railway Surrey Iron Railway that opened in 1805. The road travelling from north to south is that of what is now the A23, although it would not have been named as such in 1840. Foxleyhatch Cottages are the only other buildings shown in this map in the north western area. (Fig.3 & 4).

### *Historic OS map 1897 1:2,500*

- 5.6.2 There has been significant change to the area, which is now very urbanised. The PDA is situated within a triangular set of roads. The north western road being the London the Brighton Road. The eastern side is labelled Godstone Road. The road on the western side is unnamed. Within the triangular to the north of the PDA is a building relating to a school. The school appears to have a field boundary at the southern end and this southern boundary within the PDA area appears to show a building of unknown use straddling the boundary. Along the north west side of the PDA runs a line of Boundary Posts. The southern boundary of the PDA borders a building labelled as a smithy. The south eastern corner within the triangle also shows 2 other buildings relating to the Caterham Junction Hotel. Semi-detached properties with long narrow gardens line the eastern side of Godstone Road. The western side of Brighton Road shows large properties. The south easterly corner of the map is transacted by the London to Brighton railway. The station is called Purley Junction and includes a number of signal boxes and posts along the line. The southern side of the lines shows old kiln limekiln works. In the north western corner, the Foxleyhatch Cottages remain in place with allotments at the back. The south western area is still fields. (Fig.5).

*Historic OS map 1912-1913 1:2,500*

5.6.3 The map shows continued urbanisation of the area. The fields in the south western area have now been built on. The road to the west of the triangle area of the PDA is now called Purley Road and the western side of Purley Road is now a water pumping station. Within the triangle area of the PDA the school, hotel and smithy are still in existence. The school now appears to have a small building added onto the southern edge of the main school block. The southern boundary for the school has now altered shape and the building that previously straddled it is now longer but of still an unknown nature. The rest of the PDA area is still unbuilt. Facing Godstone Road, there is now a row of terraced buildings, known as Mafeking Terrace with another building, detached at the rear. Between the western side of the school and the Brighton Road, a terraced row of property has been built facing the road and also a row of properties at the rear of this row, bordering the western boundary of the PDA. In addition, more terraced properties have been built facing the Purley Road to the west of the hotel. On the north side of Brighton Road, the previous properties have been replaced with a terrace of smaller properties with two banks and a Post Office labelled. It also appears that the Brighton Road has been widened to incorporate a tramway. The railway area to the south east has now grown with additional tracks and a goods yard in the area that had the limekiln. The north western corner adjoining what is called Banstead Road, now has semi-detached houses along the length replacing what was previously Foxleyhatch cottages. (Fig.6).

*Historic OS map 1933 1:2,500*

5.6.4 There have been more changes. The smithy has been replaced by a public house. The school and hotel are still in existence. The PDA area is still unbuilt. The properties on the eastern side of the PDA, facing Godstone Road have had a new building for the telephone exchange at the northern end of the range. Regarding the detached property at the rear of this range, it now appears another building has been added to the northern end and joins the south western corner of the telephone exchange. The school extension at the southern end appears to have grown slightly. The properties bordering the Brighton Road appear unchanged. The top end of the Godstone Road is now showing as the High Street (Fig.7).

*Historic OS map 1942 1:2500*

5.6.5 This map shows no significant change. The PDA area remains unbuilt (Fig.8).

*Historic OS map 1955 1:1,250*

5.6.6 The school is labelled as Christ church Primary School for the first time and appears to have been extended on its eastern side. The properties that border the western side of the PDA are showing as Kimberley Place. Godstone Road is now called the High Street along its length. There appears to be changes to some of the outbuildings at the southern end of the PDA in the rear of the public house. The tramway along the Brighton Road is no longer in existence. The PDA remains unbuilt (Fig.10).

*Historic OS map 1955 1:2,500*

5.6.7 This map shows no difference compared to the map in Fig. 10 (Fig.9).

*Historic OS map 1956 1:1,250*

5.6.8 This map shows no difference compared to the map in Fig. 10 (Fig.12).

*Historic OS map 1973-75 1:1,250*

5.6.9 The school building is now a warehouse. On the southern boundary of the PDA is the electricity transformer substation. There does not appear to be any other changes with regards to the PDA (Fig.13).

*Historic OS map 1990-1991 1:1,250*

5.6.10 The warehouse and telephone exchange have been demolished and replaced by a new row of terraced buildings fronting the High Street. These are labelled 15 -17 being the current Venture House building with 19 and 25 to the north of the row. The detached building at the rear of the terraced properties numbered 1 -13 High Street, has had the northern end of the building that previously joined the south western corner of the telephone exchange demolished. As a result, the PDA are clearly accessed off the High street from the eastern side of the PDA boundary. The buildings that were previously straddling the southern boundary of the school field that are aside the rear of Kimberley Place still exist. Elsewhere within the

triangle, the hotel in the southern area has also been demolished leaving vacant land (Fig.14).

## **5.7 Aerial Photographs**

*1945*

- 5.7.1 The photo is blurred. You can see the school building to the north of the PDA. The row of shops fronting what is then Godstone Road on the eastern side of the PDA. Other features are less clear (Plate 1).

*2003*

- 5.7.2 There have been significant changes. The school no longer exists. This clearly shows that the PDA site is a car park. Trees border the boundary at the southern end between the PDA and the pub. The PDA borders the offices to the rear of the terrace row of shops called Mafeking Terrace that faces the High Street on the eastern side which appears the same as those seen in the 1940 photograph. The northern border of the PDA is the rear of Venture House and access can clearly be seen from the High street in between Venture House and the terrace row. The western side borders the rear of the houses along Kimberley Place. The small building jutting out into the car park within the PDA is a bin store. In the southern corner, we can see the site of what was the hotel in the cartographic regression now has a new office building, being NWS House. (Plate 2).

*2006*

- 5.7.3 There does not appear to be any change (Plate 3).

*2009*

- 5.7.4 There does not appear to be any change (Plate 4).

*2013*

- 5.7.5 There does not appear to be any change (Plate 5).

*2015*

- 5.7.6 There does not appear to be any change (Plate 6).

2017

5.7.7 There does not appear to be any change (Plate 7).

## 5.8 Walkover Survey

5.8.1 The walkover survey is for the purpose of:

- Identifying any historic landscape features not shown on maps
- Conducting a rapid survey for archaeological features
- Making a note of any surface scatters of archaeological material
- Identifying constraints or areas of disturbance that may affect archaeological investigation

The walkover survey is not intended as a detailed survey but the rapid identification of archaeological features and any evidence for buried archaeology in the form of surface scatters of lithic or pottery artefacts. No artefacts or archaeological features were identified in the walkover.

5.8.2 The site is essentially covered by tarmac.

## 5.9 Summary of Potential

### *Palaeolithic*

5.9.1 The Palaeolithic period represents the earliest phases of human activity in the British Isles, up to the end of the last Ice Age. The GLHER has one record from this period within the assessment area being the triangular shaped handaxe at 1A Wilmot Road (MLO19563), circa 440m south of the PDA. Therefore, the potential for finding remains that date to this period within the confines of the development site is considered **low**.

### *Mesolithic*

5.9.2 The Mesolithic period reflects a society of hunter-gatherers active after the last Ice Age. There are no GLHER records from this time and therefore, the potential for finding remains that date to this period within the confines of the development site is considered **low**.



### *Neolithic*

5.9.3 The Neolithic period was the beginning of a sedentary lifestyle based on agriculture and animal husbandry. There are only two GLHER records from this period. 1A Wilmot Road found three parts of chipped axes in flint (MLO19617). In addition, the excavation at 112-114 High Street, circa 210m north east of the PDA, found prehistoric finds (MLO5855). Therefore, the potential for finding remains that date to this period within the confines of the development site is considered **low**.

### *Bronze Age*

5.9.4 The Bronze Age was a period of large migrations from the continent and more complex social developments on a domestic, industrial and ceremonial level. There is one GLHER record dating to this period within the assessment area. A piece of burnt flint from 6 Foxley Lane (MLO76249), circa 255m north west of the PDA. Therefore, the potential for finding remains that date to this period within the confines of the development site is considered **low**.

### *Iron Age*

5.9.5 The Iron Age is, by definition a period of established rural farming communities with extensive field systems and large 'urban' centres (the Iron Age 'Tribal capital' or civitas of the Atrebates). The GLHER has no records dating to this period. Therefore, the potential for finding remains that date to this period within the confines of the development site is considered **low**.

### *Romano-British*

5.9.6 The Romano-British period is the term given to the Romanised culture of Britain under the rule of the Roman Empire, following the Claudian invasion in AD 43, Britain then formed part of the Roman Empire for nearly 400 years. The GLHER has one record from this period within the assessment area. Circa 45m north west of the PDA is the London to Brighton Roman road (MLO107771). The exact route is not clear and is the reason for the PDA being in the Archaeological Priority Area. No other Romano-British finds or features have been found nearby. Therefore, the potential for finding remains that date to this period within the confines of the development site is considered **low/moderate**.

*Anglo-Saxon*

5.9.7 There are no GLHER records from this period within the assessment area; therefore, the potential for finding remains that date to this period within the confines of the development site is considered **low**.

*Medieval*

5.9.8 There is only one GLHER record from this period within the assessment area. The excavation at 112-114 high Street, circa 210m north east of the PDA, revealed medieval plough soil (MLO5856). Therefore, the potential for finding remains that date to this period within the confines of the development site is considered **low**.

*Post Medieval*

5.9.9 There are six records held at the GLHER from this period within the assessment. They include three buildings (MLO107763, MLO107766 & MLO107767) in relation to the Caterham Railway Line from 1856, the Chipstead Valley Line from 1897 and the London to Brighton main line from 1841 respectively. In addition, there is a monument record for the Croydon, Merstham and Godstone Iron Railway (MLO98419), being a horse drawn railway from 1805. A park related to the Thomas More Catholic School (MLO107714), circa 500m north of the PDA, along with two 19<sup>th</sup> century cellars located at 51-51 Whytecliffe Road (MLO19563), circa 200m east of the PDA. The cartographic regression does not suggest that there have been any buildings on the PDA site, although it is surrounded by some post medieval buildings. Therefore, the potential for finding remains that date to this period within the confines of the development site is considered **low/moderate**.

*Modern*

5.9.10 There are ten records in the GLHER within the assessment area from this period. Three relate to WWII pillboxes south east of the PDA (MLO105524, MLO105525 & MLO105544) in the vicinity of the station area. There are three listed buildings, two nationally and one locally. The Grade II United Reformed Church (MLO100962) from 1904, circa 200m north east. The Grade II Purley Library (MLO82453) from 1936, circa 235m north west of the PDA and the locally listed 960 Brighton Road (MLO101510), circa 65m north west of the PDA. This building is early 20<sup>th</sup> century and faces onto the Brighton Road. The location of the now demolished Baptist

Church from 1906 (MLO98583) has been recorded, circa 190m east of the PDA. In addition, there are two GLHER park records. One being Rotary Field (MLO107683), on part of the site of the Surrey Iron Railway, circa 415m north east of the PDA and the second relating to the Webb Estate (MLO1077170, whereby it is an example of landscaping in early town planning. One other record is for 21-27 Russell Hill (MLO77522), where garden features were found. The cartographic regression suggests the PDA site has remained a car park throughout the modern period. Therefore, the potential for finding remains dating to this period is considered **low**.

#### *Farmsteads*

5.9.11 There are no farmsteads recorded within the assessment area.

#### *Undated Records*

5.9.12 There are two undated records within the assessment area. An excavated ditch located at 18-26 Russell Hill (MLO103749). The ditch was aligned north-south. There is recorded a cemetery (MLO12339), circa 220m south east of the PDA, as undated, although local consensus suggests this is likely to be late Saxon in date.

5.9.13 This desk-based assessment has considered the archaeological potential of the site but this potential can only be tested by fieldwork. The site is considered to have low/moderate potential for the Romano-British and Post Medieval period, with low potential for all the other period.

5.9.14 The desk-based assessment has considered the archaeological potential of the site. Archaeological investigations in the vicinity, map research, the historical environment record results and recent archaeological investigations have shown that the PDA may contain archaeological sites and these can be summarised as:

- Prehistoric: **low**
  
- Iron Age: **low**
  
- Roman: **low/moderate**
  
- Anglo-Saxon: **low**

- Medieval: **low**
- Post-Medieval: **low/moderate**
- Modern: **low**

## 6 IMPACT ASSESSMENT

### 6.1 Introduction

6.1.1 Cartographic Regression, Topographical Analysis, and Historic Research have provided evidence for the historic use of the site. By collating this information, we have assessed the impact on previous archaeological remains through the following method of categorisation:

- **Total Impact** - Where the area has undergone a destructive process to a depth that would in all probability have destroyed any archaeological remains e.g. construction, mining, quarrying, archaeological evaluations etc.
- **High Impact** – Where the ground level has been reduced to below natural geographical levels that would leave archaeological remains partly in situ either in plan or section e.g. the construction of roads, railways, buildings, strip foundations etc.
- **Medium Impact** – Where there has been low level or random disturbance of the ground that would result in the survival of archaeological remains in areas undisturbed e.g. the installation of services, pad-stone or piled foundations, temporary structures etc.
- **Low Impact** – Where the ground has been penetrated to a very low level e.g. farming, landscaping, slab foundation etc.

### 6.2 Historic Impacts

6.2.1 The site appears to have not been built on according to Cartographic regression (5.5), Topographic analysis (1.2) and Historical research (5.4) and it is likely that buried archaeological remains would have survived. However, the site has been surrounded by post medieval and modern activity on all sides. Therefore, impacts

to archaeological remains from previous activity are considered to be **low** for the PDA.

### **6.3 Summary of Impacts**

- 6.3.1 Due to the site not appear to have been built on and its use as a car park, there is likely to be low impact on the site.
- 6.3.2 The level of natural geology of the site is not known for the PDA itself but nearby excavations suggests it could be between circa 0.30m to 1.80m depth.

## **7 ARCHAEOLOGICAL MITIGATION**

### **7.1 Introduction**

- 7.1.1 The purpose of this archaeological desk-based assessment was to provide an assessment of the contextual archaeological record in order to determine the potential survival of archaeological deposits that may be impacted upon during any proposed construction works.
- 7.1.2 The assessment has generally shown that the area to be developed is within an area of **low/moderate** archaeological potential for the Romano-British and Post Medieval period with **low** potential for all the other periods.

## **8 OTHER CONSIDERATIONS**

### **8.1 Archive**

- 8.1.1 Subject to any contractual requirements on confidentiality, two copies of this desk-based assessment will be submitted to the LPA and GLHER (Heritage) within 6 months of completion.

### **8.2 Reliability/Limitations of Sources**

- 8.2.1 The sources that were used in this assessment were, in general, of high quality. The majority of the information provided herewith has been gained from either published texts or archaeological 'grey' literature held at GLHER, and therefore considered as being reliable.

### **8.3 Copyright**

- 8.3.1 Swale & Thames Survey Company and the author shall retain full copyright on the commissioned report under the Copyright, Designs and Patents Act 1988. All rights are reserved, excepting that it hereby provides exclusive licence to Child Graddon Lewis Architects LLP (and representatives) for the use of this document in all matters directly relating to the project.

Paul Wilkinson PhD MCIFA.

SWAT Archaeology

8<sup>th</sup> Feb 2018

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<https://www.croydon.gov.uk/planningandregeneration/framework/localplan/clpreview>

Notes On The Surrey Iron Railway (c) Peter McGow, November 2001, and The Wandle Industrial Museum - Chapter 13: The Route of the Croydon, Mersham and Godstone Iron Railway.

<http://www.wandle.org/surreyironrailway/chapter13.pdf>



**10 APPENDIX 1 – GLHER DATA (SEE FIGURES 15-16)**

<b>KHER</b>	<b>Type</b>	<b>Location</b>	<b>Period</b>	<b>Description</b>
	HLC			Settlement (Core. Formerly farmland).
TQ 36 SW MLO05855	Findspot	c. 210m NE	Prehistoric	112-114 High Street. Excavation by the Department of Greater London Archaeology July 1990 revealed prehistoric finds
TQ 36 SW MLO5856	Monument	c. 210m NE	Medieval and Post Medieval	112 -114 high Street. Excavation by the Department of Greater London Archaeology July 1990 revealed plough soil
TQ 36 SW MLO19617	Findspot	c. 440m S	Neolithic	1A Wilmot Road. Three parts of chipped axes in grey mottled cream flint.
TQ 36 SW MLO77522	Monument	c. 210m NW	Modern	21-27 Russell Hill Road. Garden Features associated with the modern standing building.
TQ 36 SW MLO76249	Findspot	c. 255m NW	Bronze Age	6 Foxley Lane. A piece of burnt flint found within colluvium deposit was all that was recorded apart from modern garden soil containing 19th/20th century pottery by Sutton Archaeological Services in 2003
TQ 36 SW MLO105544	Monument	c. 335m SE	Modern	Junction of Godstone Road and Approach Road. Site recorded as part of the Defence of Britain project between April 1995 and December 2001. Site of Second World War pillbox, of hexagonal shape with 6 embrasures. It was camouflaged to look like a shop. Near Purley main line railway station, at junction of Godstone Road and Approach Road. Destroyed
TQ 36 SW MLO107683	Park	c. 415m NE	Modern	Rotary Field. Early 20 <sup>th</sup> century recreation ground on historic railway site of the Surrey Iron Railway. Included botanical features, drinking fountain and putting green.

TQ 36 SW MLO100962	Listed Building	c. 200m NE	Modern	No. 906 Brighton Road. Grade II listed (1393812). United Reformed church in a Free Gothic style built in 1904 by Hampden Pratt F.R.I.B.A., with early 20th century alterations by T. Arthur Lewis. Is now subsumed by later additions.
TQ 36 SW MLO101510	Locally Listed Building	c. 65m NW	Modern	No. 960 Brighton Road. Locally Listed (PU007). A three-storey, early 20th century terraced property. Originally a bank, now a restaurant. With a plain tile gabled roof with two chimney stacks. Stone and brick facing with timber casement windows and a timber panel door.
TQ 36 SW MLO107717	Park	c. 450m W	Modern	The Webb Estate was laid out from 1888 onwards by chartered surveyor and horticulturist, William Webb, who purchased 260 acres of land in Purley. He developed his upmarket residential estate according to his 'Garden First' system whereby landscaping and infrastructure were established before house-building began from 1901 on. The estate was completed by 1925. The garden aspect of the estate endures today and it remains an important example within early town planning that recognised landscape as an essential component. Today it remains the landscaping and planting of the Webb Estate that are of most interest and the estate as a whole was designated a Conservation Area in 1983, initially excluding Furze Lane as housing there differed from the rest of the estate and had largely semi-detached properties, but it was extended to include this in 1984. This was largely the result of efforts of the newly formed Webb Estate Society.
TQ 34 SW MLO107771	Monument	c. 45m NW / c. 45 SW	Roman to Early Medieval	A radial road from London to the south coast, at Brighton. Leaving Stane Street at Streatham, the road passed through Croydon and Purley, continuing over Riddlesdown to the Rose and Crown Inn at Kenley
TQ 36 SW MLO105525	Monument	c. 280m SE	Modern	Pillbox near Purley Station. Brick-shuttered pillbox, with 4 embrasures, of irregular hexagonal shape. Demolished by March

				1993. It had been disguised as newsagent's shop.
TQ 36 SW MLO105524	Monument	c. 200m SE	Modern	Pillbox on land fronting Godstone Road, near the railway bridge, Purley.
TQ 36 SW MLO12339	Monument	c. 220m SE	Undated	Cemetery of unknown date. Group of graves found in southern half of Pampisford Road. Possibly previously Woodmansterne or Whitecliffe Road.
TQ 36 SW MLO98583	Monument	c. 190m E	Modern	Purley Cross Centre, Banstead Road, Purley (site of original Purley Baptist Church 1906-8) and survived until 2006 when a planning proposal was received for its demolition and the construction of a new church with expanded car parking on the site. The church itself was of buttressed red brick with a large stone window.
TQ 36 SW MLO82453	Listed Building	c. 235m NW	Modern	Purley library including Forecourt Wall. Grade II listed (1389315). Public Library. Designed by the firm of Gold and Aldridge for Coulsdon and Purley UDC in Moderne style and opened in 1936. Built of brown facing bricks in Flemish bond with Guildstone re-constituted stone dressings with steel-framed windows of Crittall type and hipped pantiled roofs
TQ 36 SW MLO103749	Monument	c. 450m NW	Undated	An excavated undated ditch located at 18-26 Russell Hill in 2011 by Archaeology South East. The ditch was aligned north-south and had a flat bottom.
TQ 36 SW MLO107714	Park	c. 500m N	Post Medieval to Modern	Thomas More Catholic School. The site was purchased in 1862 for Russell Hill School, which opened in 1866. When this amalgamated with Ballards School, the site was sold to the Roman Catholic Schools and Thomas More Catholic School opened. Although much of the school grounds behind the main buildings have since been built over, remnants of the original landscaping with mature trees, steps and terraces remain to the front
TQ 36 SW MLO107763	Building	c. 165m SE	Post Medieval to Modern	The Caterham Line. 19 <sup>th</sup> century railway, built c. 1856 from Caterham to Purley.

TQ 36 SW MLO107766	Building	c. 165m SE	Post Medieval to Modern	The Chipstead Valley Railway. Opened in stages from Purley to Tattenham Corner between November 1897 and June 1901.
TQ 36 SW MLO98419	Monument	Various (Possibly c. 45m north east)	Post Medieval	The Croydon, Merstham and Godstone Iron Railway (Horse drawn). built 1803-5 as an extension of the Surrey Iron Railway to transport goods from the Surrey Canal allowing the passage of goods and materials from the Thames to Portsmouth. The track ran from the Croydon Canal basin (now West Croydon Railway Station) through Old Town, parallel to the Brighton Road down through Purley and Coulsdon then on to the Merstham chalk and limestone quarries. The railway eventually closed in 1838 and the company wound up in 1839. Two small sections of the line were required by the London and Brighton Railway who purchased the whole line which was eventually sold off. Little now remains of the CMG Railway
TQ 33 NW MLO 107767	Building	c. 165m SE	Post Medieval to Modern	The London - Brighton main line was authorised in in 1837 between Selhurst Farm (South of Norwood Junction), with branches to Shoreham, and Newhaven via Lewes. The engineer was John Urpeth Rastrick. Work started in July 1838, and the railway was opened in September 1841. A fast section 6.5 miles long, the so-called 'Quarry Line', was put in between Coulsdon North and Earlswood in 1899 to avoid the congestion at Redhill. By 1912, the track had been quadrupled as far as Balcombe Tunnel Box, 32.5 miles from Victoria.
TQ 36 SW MLO102544	Monument	c. 200m E	Post Medieval to Modern	No. 51-61 Whytecliffe Road. Two 19th to 20th century cellar walls, part of the same structure, were found through excavation by Archaeological Solutions Ltd in 2009.
TQ 36 SW MLO19563	Findspot	c. 440m S	Palaeolithic	No 1A Wilmot Road. Possibly a triangular shaped handaxe found in Terrace Gravel geology
TQ36 SW ELO10405	Event	c. 200m E	Intervention	No 51-61 Whytecliffe Road. Watching Brief in 2009. Remains of 2 cellars recorded. Unpublished document: Archaeological Solutions Ltd. 2009. Land at 51-61 Whytecliffe Road, Purley: Archaeological

				Monitoring & Recording.
TQ36 SW ELO10409	Event	c. 160m SW	Intervention	No. 14 Brighton Road. Geotechnical test pit by WYG Environment in 2009. No archaeological features or deposits were recorded in either the test pits or the boreholes, probably due to modern disturbance at the site. Cartographic evidence shows that the site was undeveloped in 1879 but had been built on by 1913.
TQ 36 SW ELO12422	Event	c. 110m NW	Intervention	No. 18-26 Russell Hill Road. An evaluation was undertaken by Archaeology South East at 18-26 Russell Hill Road between the 15th and 16th August 2011. Five trenches were excavated across the site, which revealed that the north of the site had been truncated by modern landscaping, whilst the southern half was better preserved. In this southern part was a ditch of uncertain date.
TQ 36 SW ELO1251	Event	c. 210m NW	Backlog Report	No. 21-27 Russell Hill Road. Desk Based Assessment in 2003 by MOLA.
TQ 36 SW ELO12910	Event	c. 50m N	Intervention	No 12-25 High Street. An archaeological watching brief was undertaken at 12-25 Purley Parade, High Street, Purley between the 6th and 12th June 2000 by the Museum of London Archaeology Service. The work was focused the ground reductions for a new building. The watching brief revealed no archaeological finds or features. *Natural chalk was observed at a height of 60.70m and 61.20m OD*
TQ 36 SW ELO14030	Event	c. 470m NW	Intervention	No 20-22 Russell Hill. An evaluation was undertaken by Surrey County Archaeological Services between the 22nd to 27th May 2014. The site comprised two trial trenches. No archaeological finds, features or deposits were recorded.
TQ 36 SW ELO14049	Event	c. 480m N	Backlog Report	No. 48 Russell Green Close. A desk based assessment was undertaken in May 2014 by Surrey County Archaeological Unit. The site is located within an Archaeological Priority Area and as such

				has a high potential; for features of a Saxon to medieval date. There is a low potential for all other periods.
TQ 36 SW ELO1512	Event	c. 210m NW	Intervention	No 21-27 Russell Hill Road. Trial trench. The site had been extensively truncated and remodelled during and possibly after the construction of 20th century houses. some evidence for ploughing and garden features associated with the buildings was present.
TQ 36 SW ELO15508	Event	c. 480m N	Interpretation	No. 48 Russell Green Close. A desk based assessment was carried out in April 2015 by Surrey County Archaeological Unit. The report concluded that the site had a good potential for archaeological remains and that the Second World War air raid shelter should be recorded before its removal.
TQ 36 SW ELO17011	Event	c. 75m E	Interpretation	Banstead Road/ Brighton Road. A desk based assessment was created for Mosaic Place, Purley in March 2016 by AMEC Foster Wheeler. The report concluded that there is a low potential for remains pre-dating the post medieval period, and a moderate potential for post medieval remains.
TQ 36 SW ELO17026	Event	c. 75m E	Backlog Report	A heritage statement was created for Mosaic Place, Purley in May 2016 by Geoff Noble Heritage. The report concludes that the proposed development will considerably change the setting of the nearby Listed Building, however this is not thought to affect the significance of the building.
TQ 36 SW ELO 17032	Event	c. 205m NW	Interpretation	No 20 Russell Hill Road. An evaluation was carried out at 20 Russell Hill Road, Purley between the 28th August and 1st September 2014 by LP Archaeology. The work comprised two trial trenches. No archaeological finds or feature were identified.
TQ 36 SW ELO17597	Event	c. 480m N	Backlog Report	No. 48 Russell Green Close. A trial trench evaluation was undertaken by Surrey County Archaeology Unit in April to May 2017. Four trial trenches were excavated. No features or finds of archaeological interest were revealed. No further archaeological

				work is recommended for this site.
TQ 36 SW ELO17612	Event	c. 45m E	Backlog Report	No. 32-42 High Street. Canterbury Archaeological Trust were commissioned in December 2016 to do a desk based assessment of 32-42 High Street, Purley in Croydon in advance of proposed development. The site is within an Archaeological Priority Area. On the basis of previous work within the proposed development area and nearby, archaeological remains of regional significance are likely to be extant within the proposed development area. A programme of archaeological watching brief on any demolition work, and evaluation of the area prior to development is recommended.
TQ 36 SW ELO2368	Event	245m NW	Backlog Report	No. 4 Foxley Lane. Desk based assessment. Unpublished document: Sutton Archaeological Services. 2004. research Design on 4 Foxley Lane, Purley, Croydon, CR8 3ED.
TQ 36 SW ELO4340	Event	c. 210m NE	Intervention	112-114 High Street. Trial Trench. Related to Findspot (021298/00/00) and Monument (021299/00/00)
TQ 36 SW ELO5157	Event	c. 435m SE	Backlog Report	No. 1 Dale Road. Desk based assessment. Unpublished document: Pre-Construct Archaeology. 2004. Land at 1 Dale Road, Purley, Croydon, CR8: Desk Based Assessment.
TQ 36 SW ELO5722	Event	c. 160m SW	Interpretation	No. 14 Brighton Road. Desk based assessment by Thames Valley Archaeological Services in 2003 prior to proposed development of the site. A Saxon cemetery to the north of the site indicates the possibility of archaeological remains on the site as well.
TQ 36 SW ELO5800	Event	c. 500m SE	Interpretation	Riddlesdown Road. In 1920 A. F. Major has suggested Riddlesdown Road as a location for the London to Brighton Roman road.
TQ 36 SW ELO5828	Event	c. 440m S	Intervention	No. 1A Wilmot Road. Non-archaeological intervention by Croydon Natural History and Scientific Society in 1978. Lower Palaeolithic Flake (Findspot MLO19563)

TQ 36 SW ELO6777	Event	c. 100m W	Interpretation	Banstead Road / Purley Cross Centre. A desk based assessment was undertaken by CgMs Consulting in April 2006. It was suggested that the study site has low potential for Palaeolithic, Mesolithic, Neolithic, and Roman to modern periods, and low to moderate potential for Bronze Age and Iron Age period material. They concluded that the proposed development is unlikely to have a significant archaeological impact.
TQ 36 SW ELO6811	Event	c. 435m SE	Intervention	No. 1 Dale Road. A watching brief was carried out by Pre-Construct Archaeology between 4th April - 10th April 2006. No archaeological features were recorded.
TQ 36 SW ELO6982	Event	c. 440m SE	Intervention	No. 2-4 Dale Road. An archaeological watching brief was carried out by Wessex Archaeology between 17th to 20th July 2006. It was carried out in accordance with the conditions given for planning approval to redevelop the site for residential use. The report concluded that archaeological deposits do not exist within the development area.
TQ 35 NW ELO7477	Event	Various	Interpretation	EDF Cable replacement. Purley to Caterham. An archaeological desk based assessment was undertaken in May 2008 by Museum of London Archaeology Services. They indicated that the ditch had a potential of impacting on the 'Newe ditch' scheduled monument, the late Prehistoric activity in Purley and Riddlesdown, the Riddlesdown common Roman burial activity, the Roman road between Kenley and Caterham, Iron Age activity on Riddlesdown, a possible Saxon cemetery on north Riddlesdown and a Saxon burial ground in Purley. However, as much of the pipeline runs along current roads and trackways it is possible that disturbance may have already affected these features. The contractors recommended observation and recording along the route to record any archaeological features encountered.



TQ 36 SW ELO780	Event	c. 250m NW	Intervention	No. 6 Foxley Lane. Two trenches were excavated in May 2003 by Sutton Archaeological Services and only building debris and topsoil were found over colluvial deposits and natural chalk.
TQ 36 SW ELO8988	Event	c. 160m SW	Intervention	No. 14 Brighton Road. A Compass Archaeology watching brief during developers' groundworks revealed extensive modern disturbance relating to the demolition of a large late 19th/early 20th century house that once stood on the site. This disturbance included large dumps of modern brick, tile and concrete, extending beyond 1.8m below the current ground surface. No archaeological finds or features were encountered.
TQ 36 SW ELO9212	Event	c. 155m NW	Backlog Report	No. 8-10 Foxley Lane. No finds recorded. Unpublished document: CgMs Consulting. 2002. Archaeological Desk Based Assessment: Proposed Sheltered Housing, 8-10 Foxley Lane, Purley.

Figure 15: GLHER Monument Record

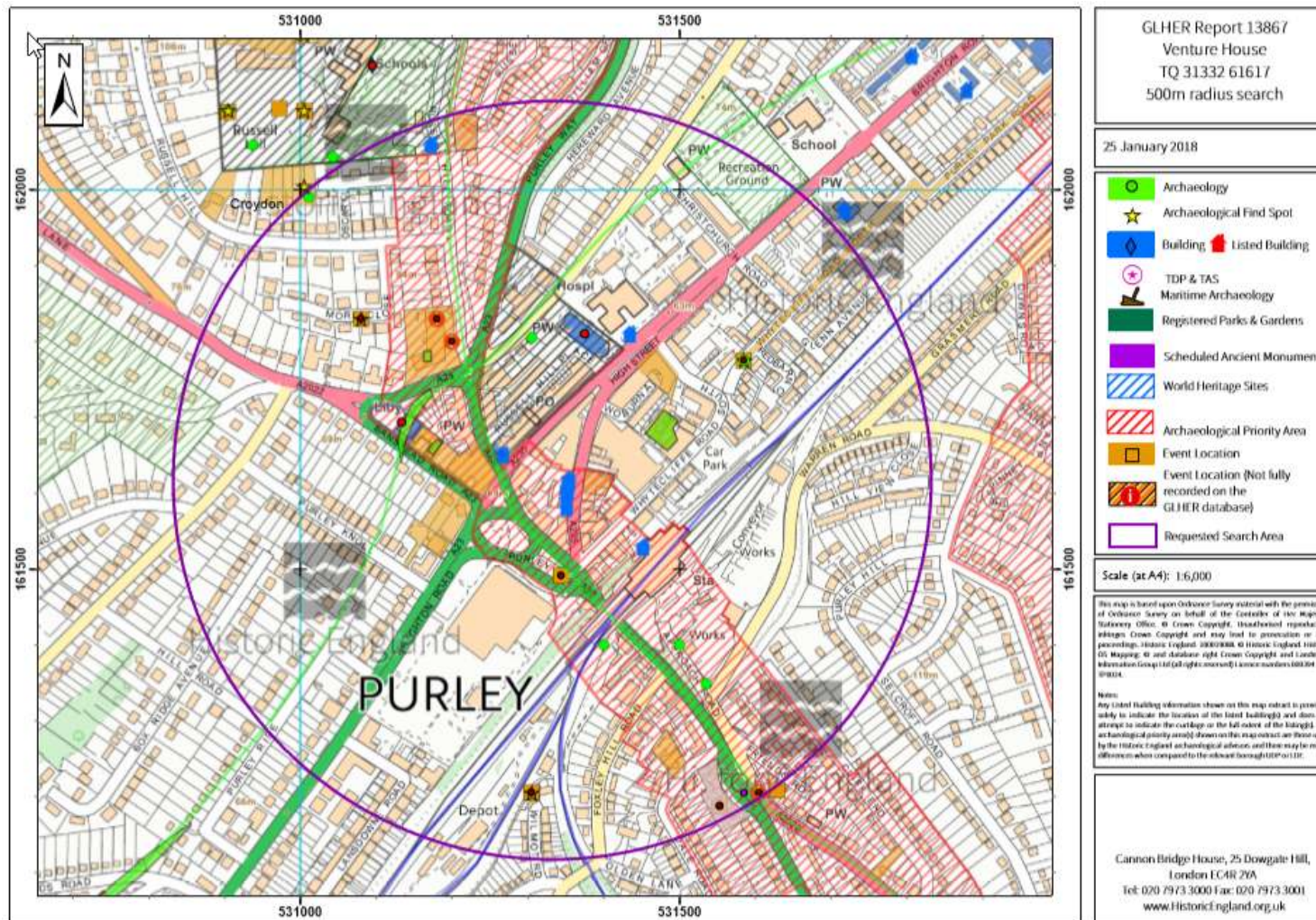


Figure 16: GLHER Map



*Plate 1: 1945 (Google Earth)*



*Plate 2: 2003 (Google Earth)*



*Plate 3: 2006 (Google Earth)*



Plate 4: 2009 (Google Earth)



*Plate 5: 2013 (Google Earth)*



*Plate 6: 2015 (Google Earth)*





*Plate 7: 2017 (Google Earth)*

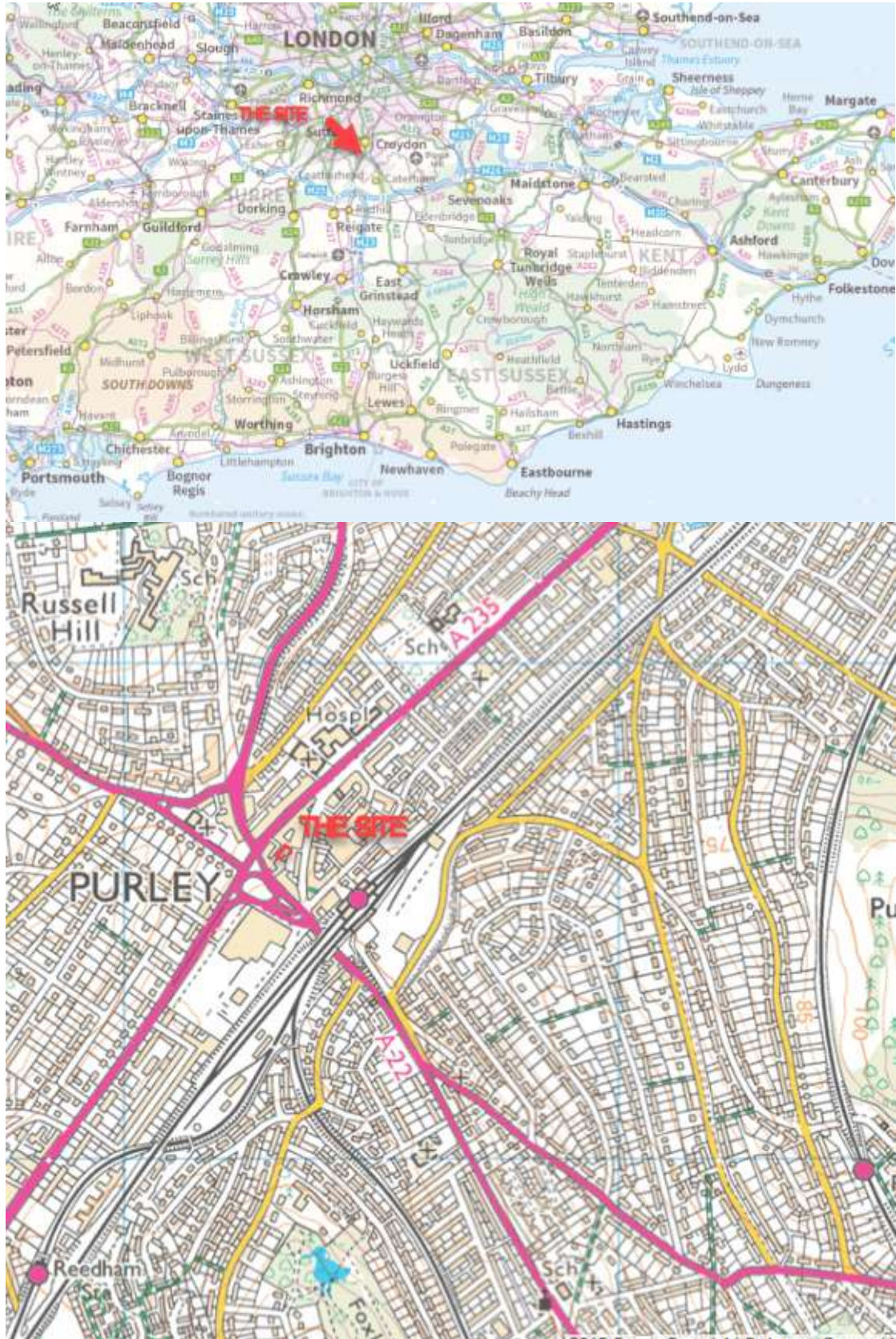


Figure 1: Site location map, scale 1:10,000.

Venture House – Maps

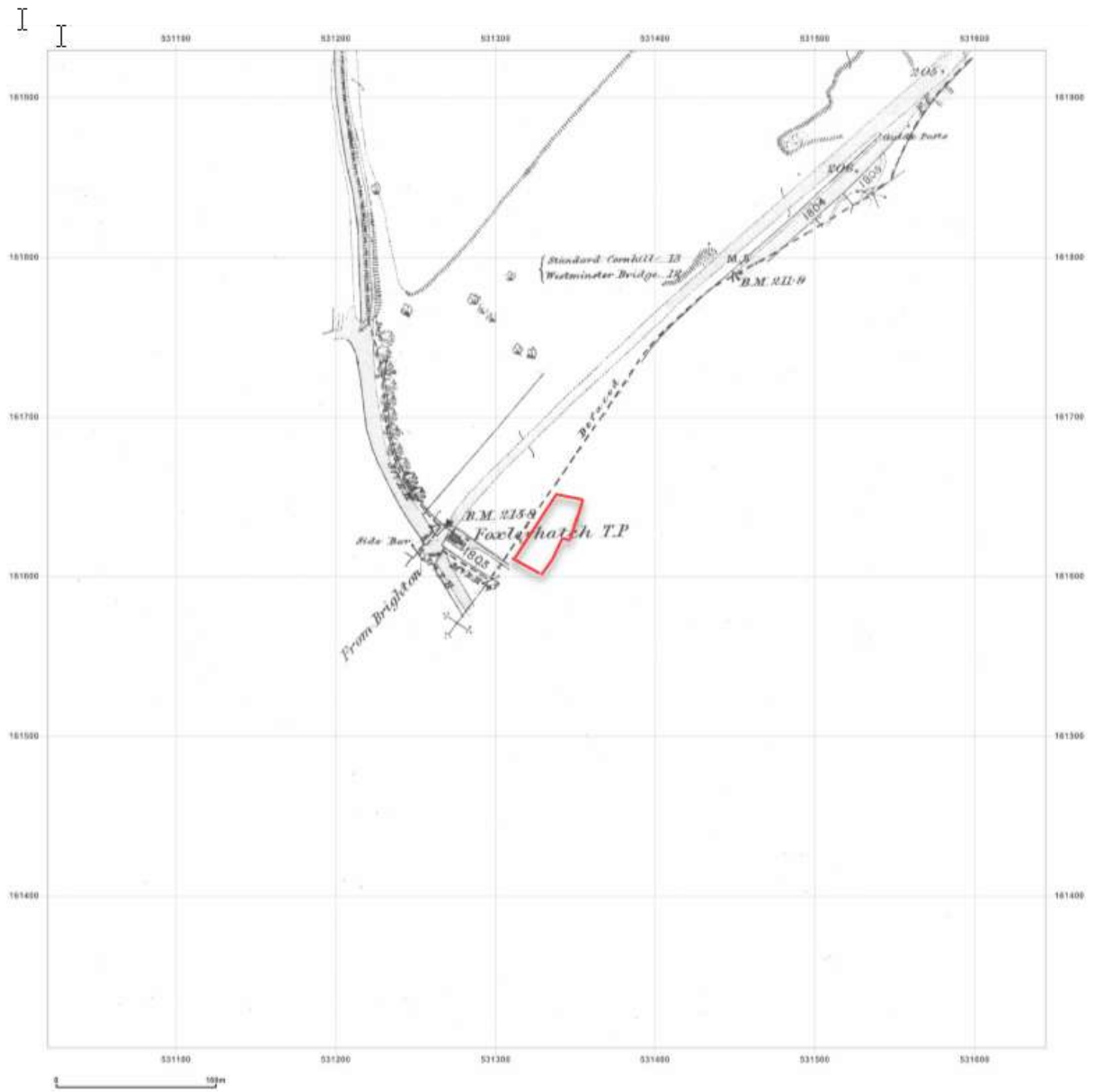


Figure 3: Historic mapping OS 1840 1:2,500

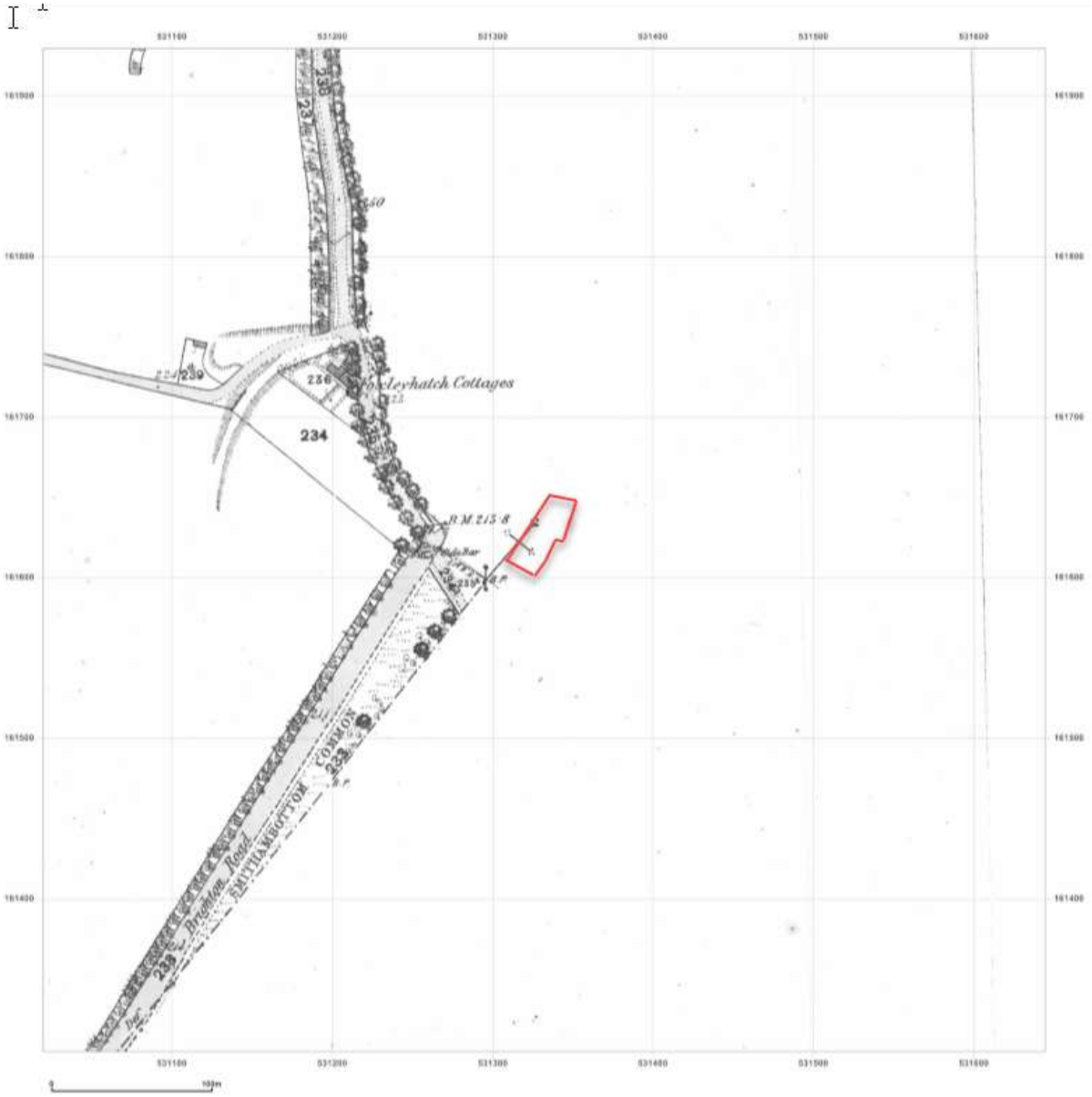


Figure 4: Historic mapping OS 1840 1:2,500

II

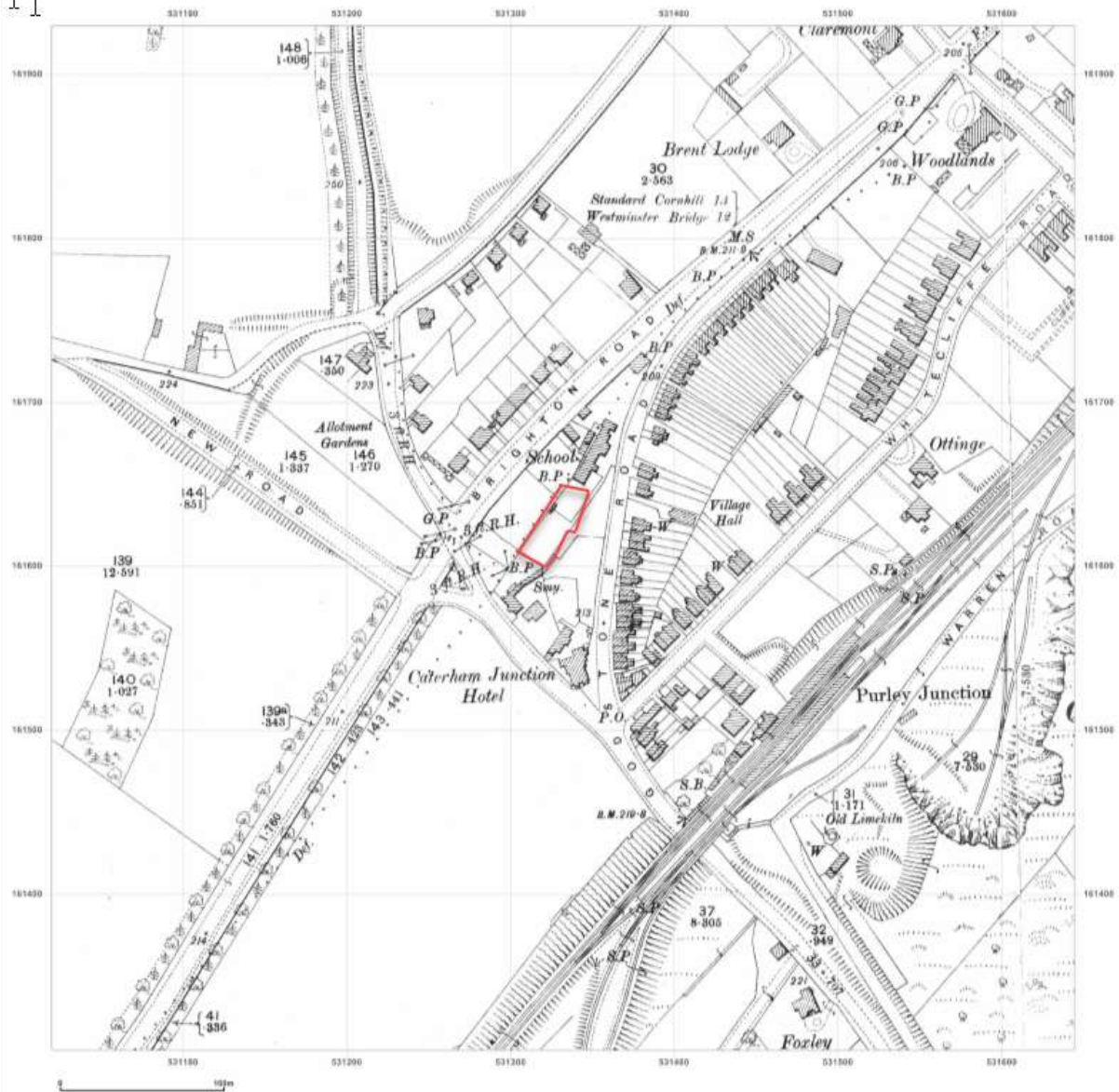


Figure 5: Historic mapping OS 1897 1:2,500

-I

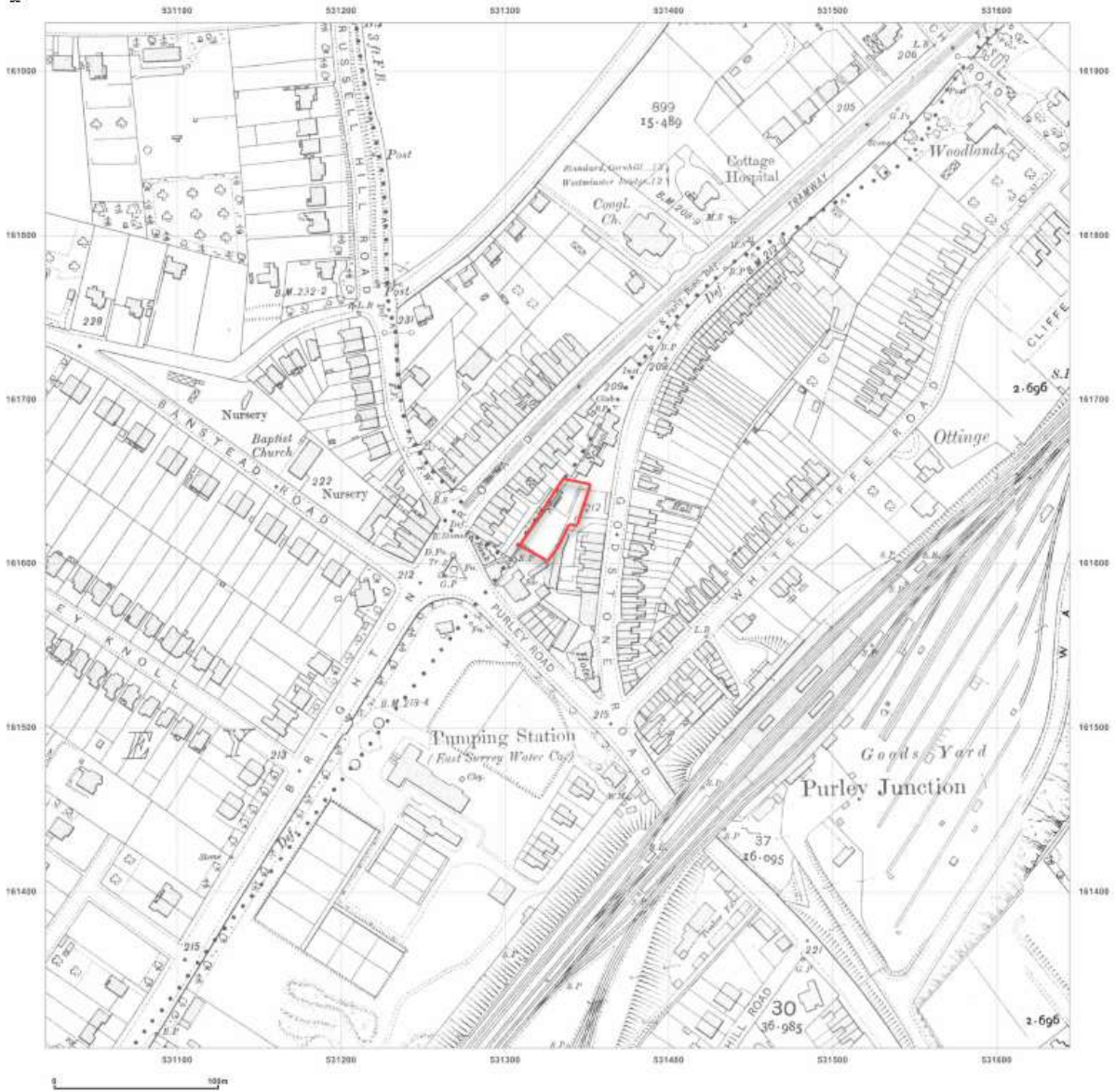


Figure 6: Historic mapping OS 1912-1913 1:2,500

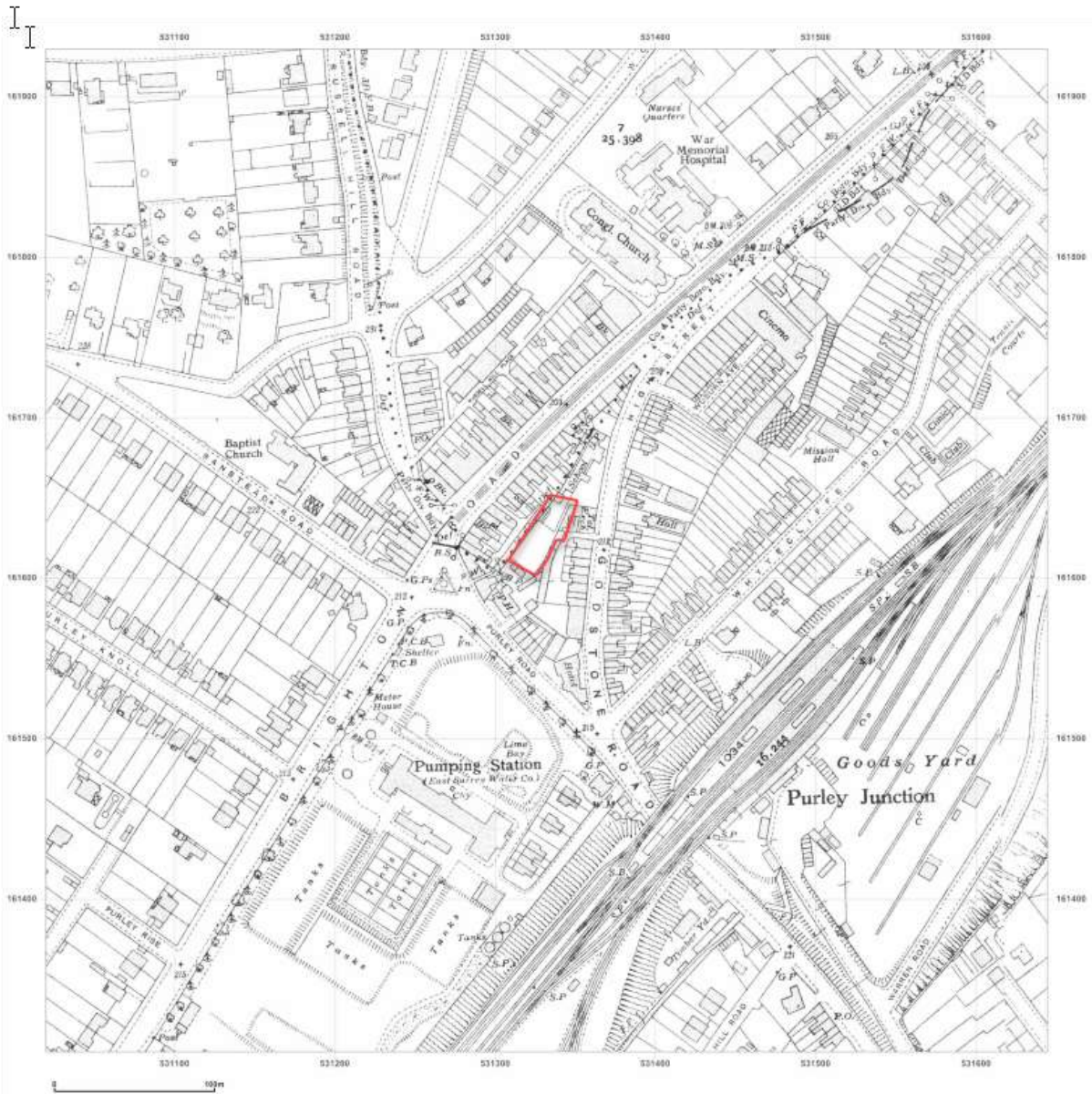


Figure 7: Historic mapping OS 1933 1:2,500

I

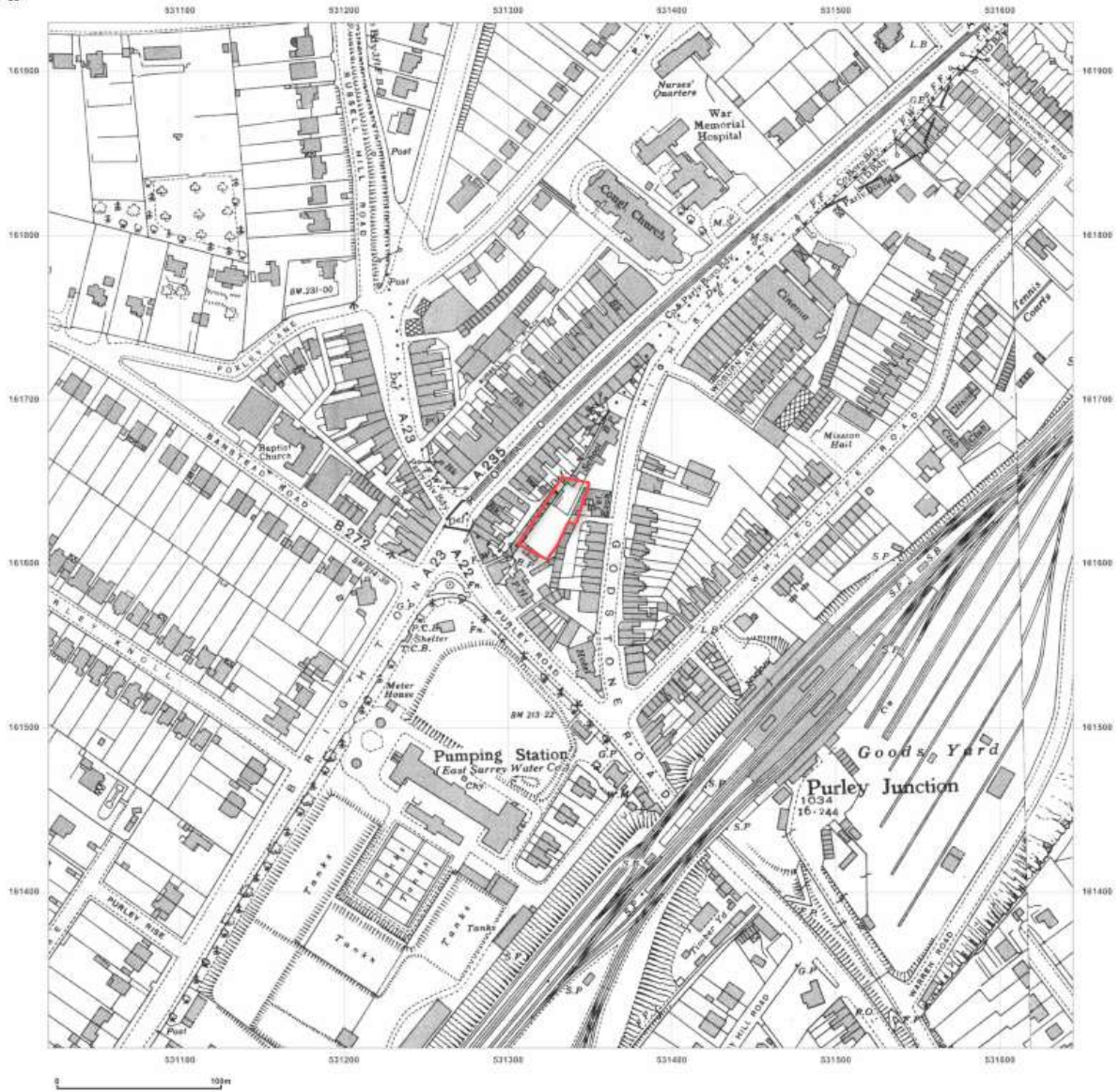


Figure 8: Historic mapping OS 1942 1:2,500



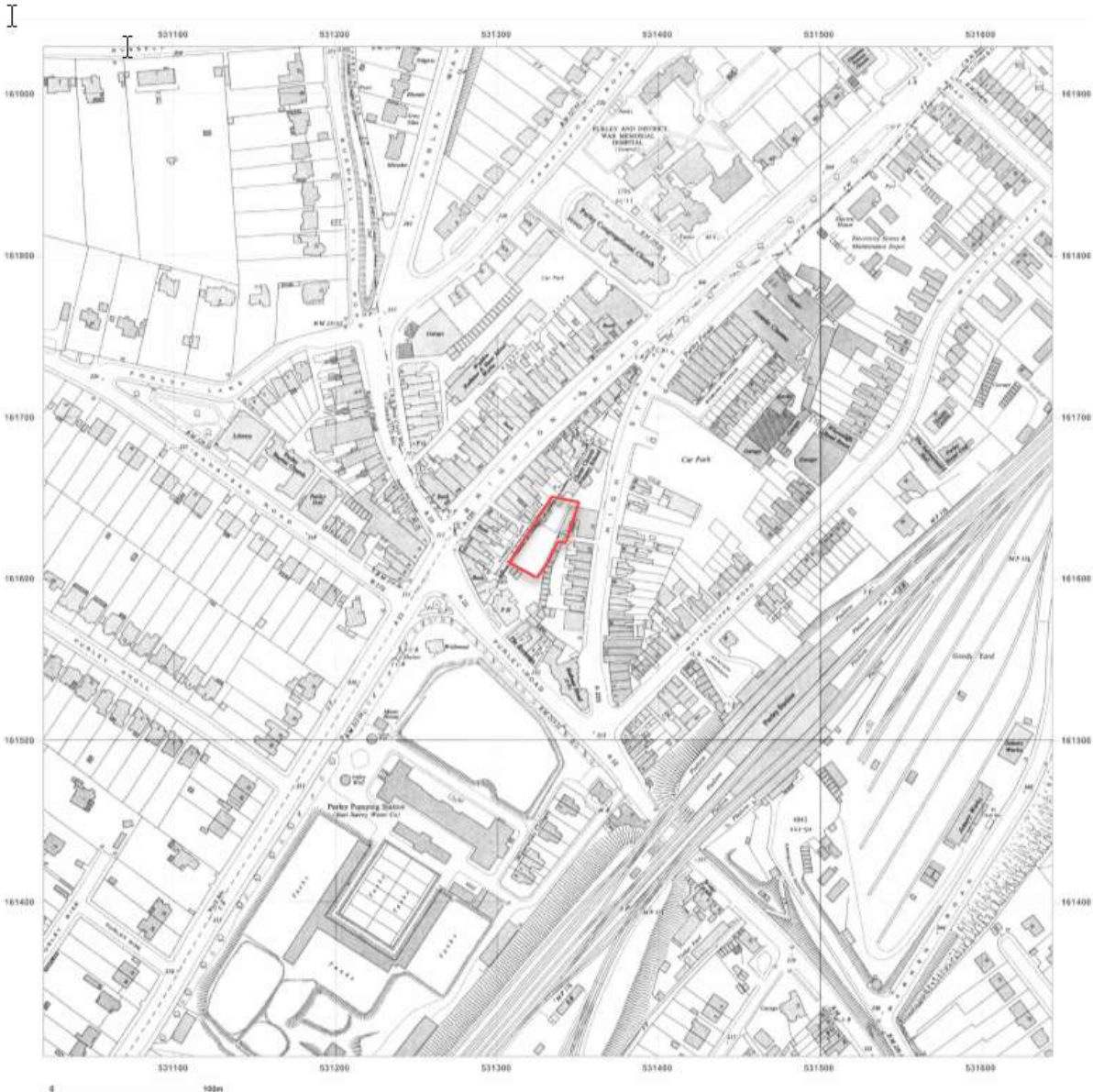


Figure 9: Historic mapping OS 1955 1:2,500

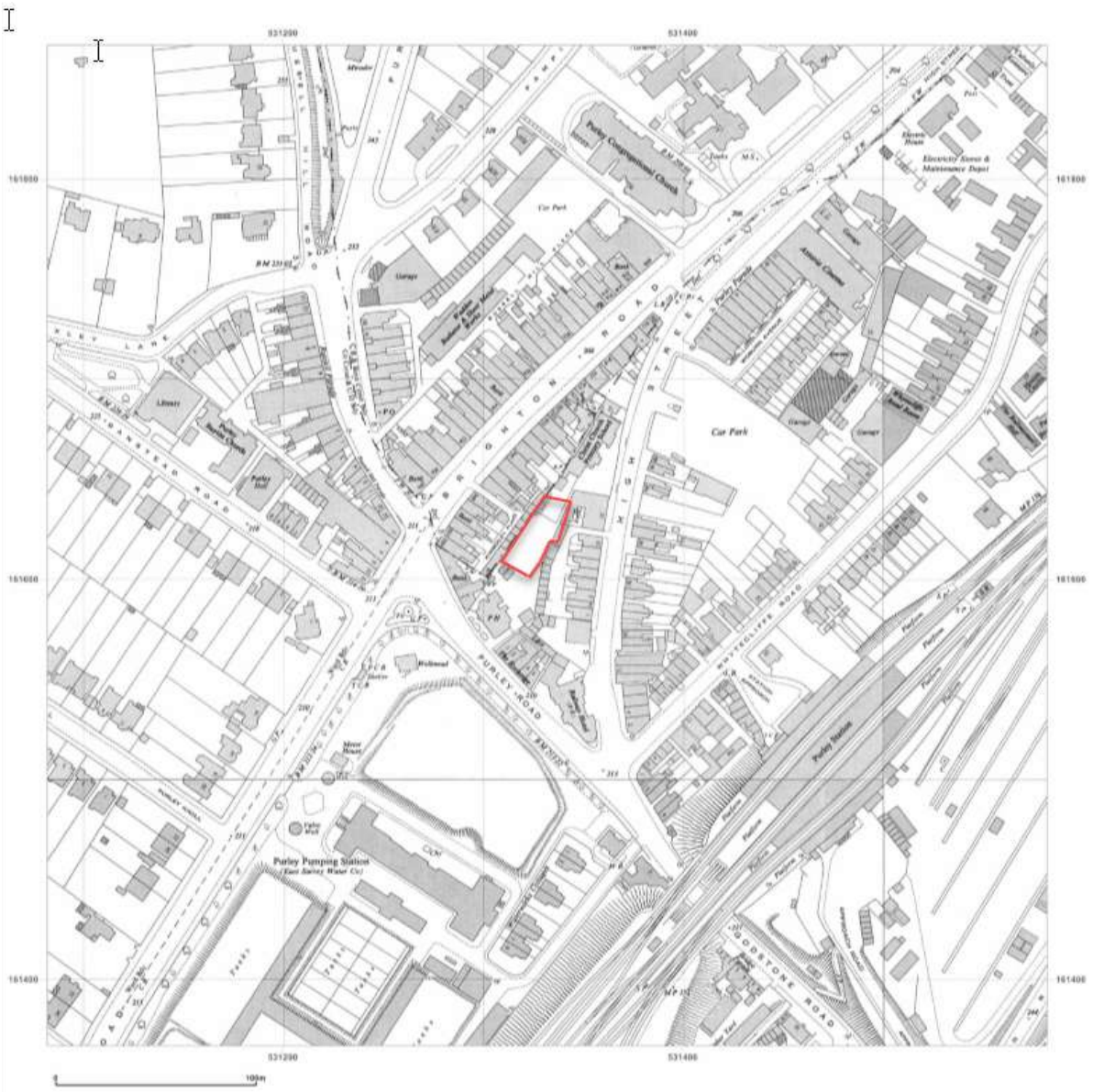


Figure 10: Historic mapping OS 1955 1:1,250

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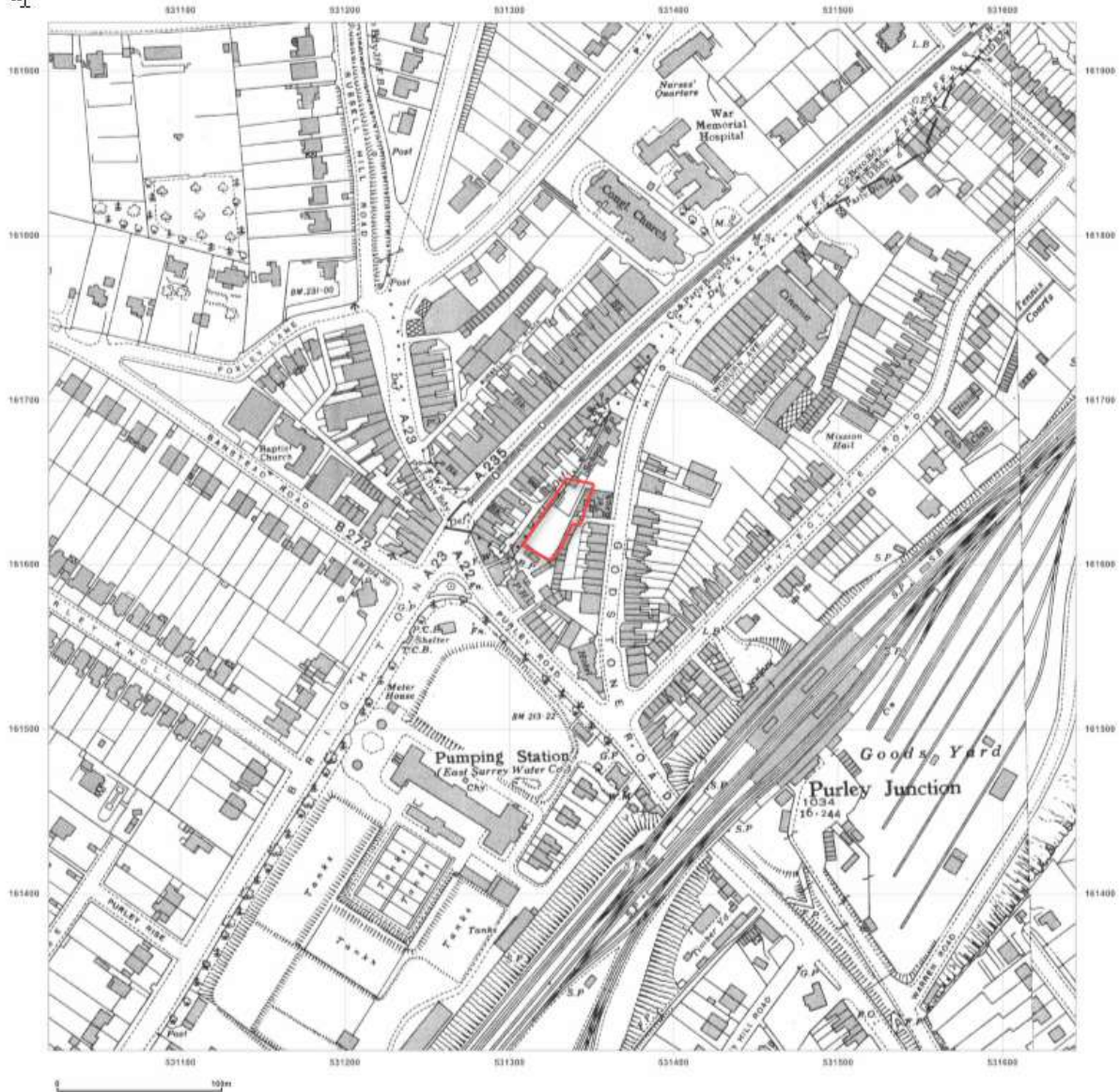


Figure 11: Historic mapping OS 1956-1957 1: 2,500

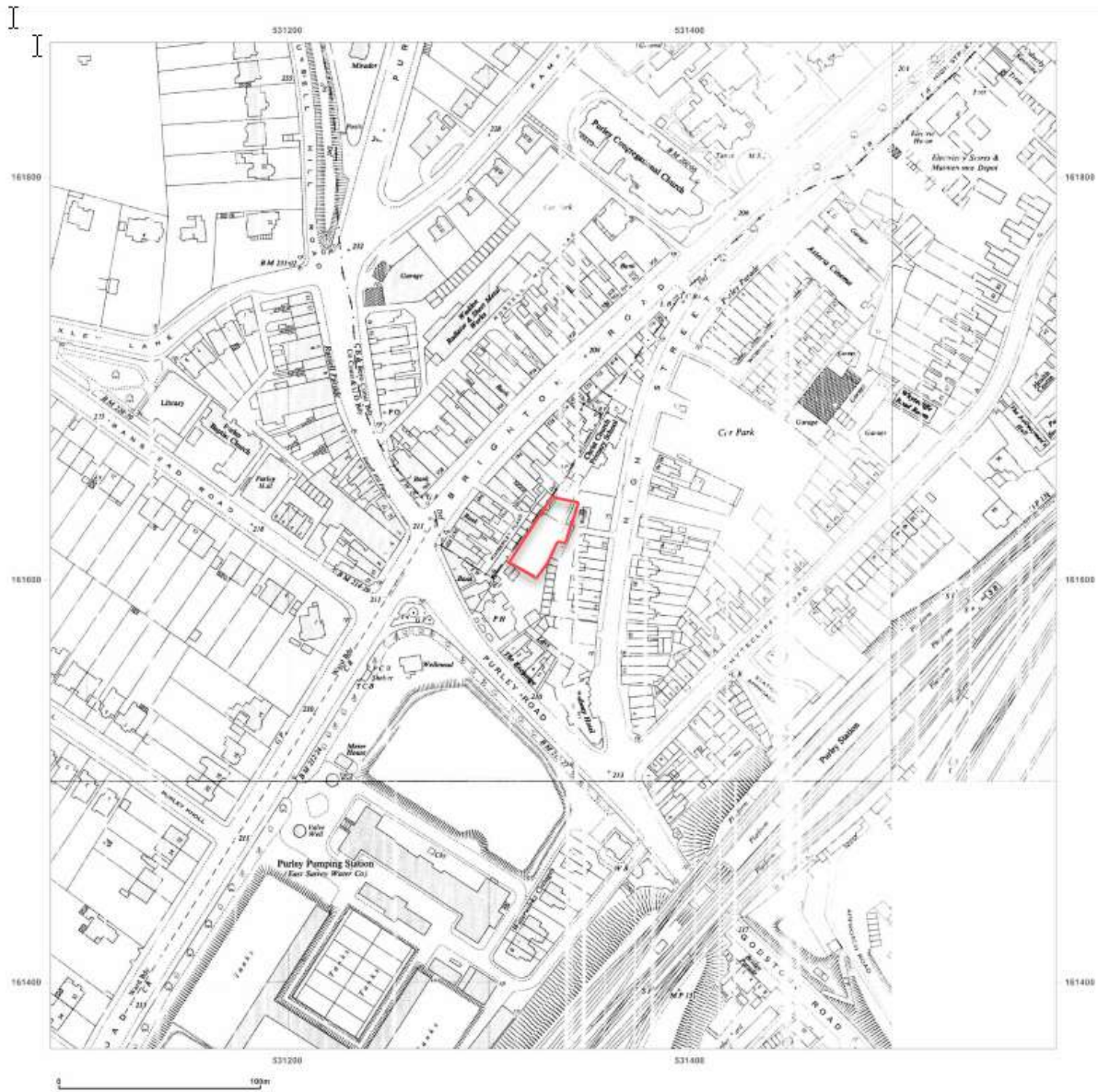


Figure 12: Historic mapping OS 1956 1:1,250

I

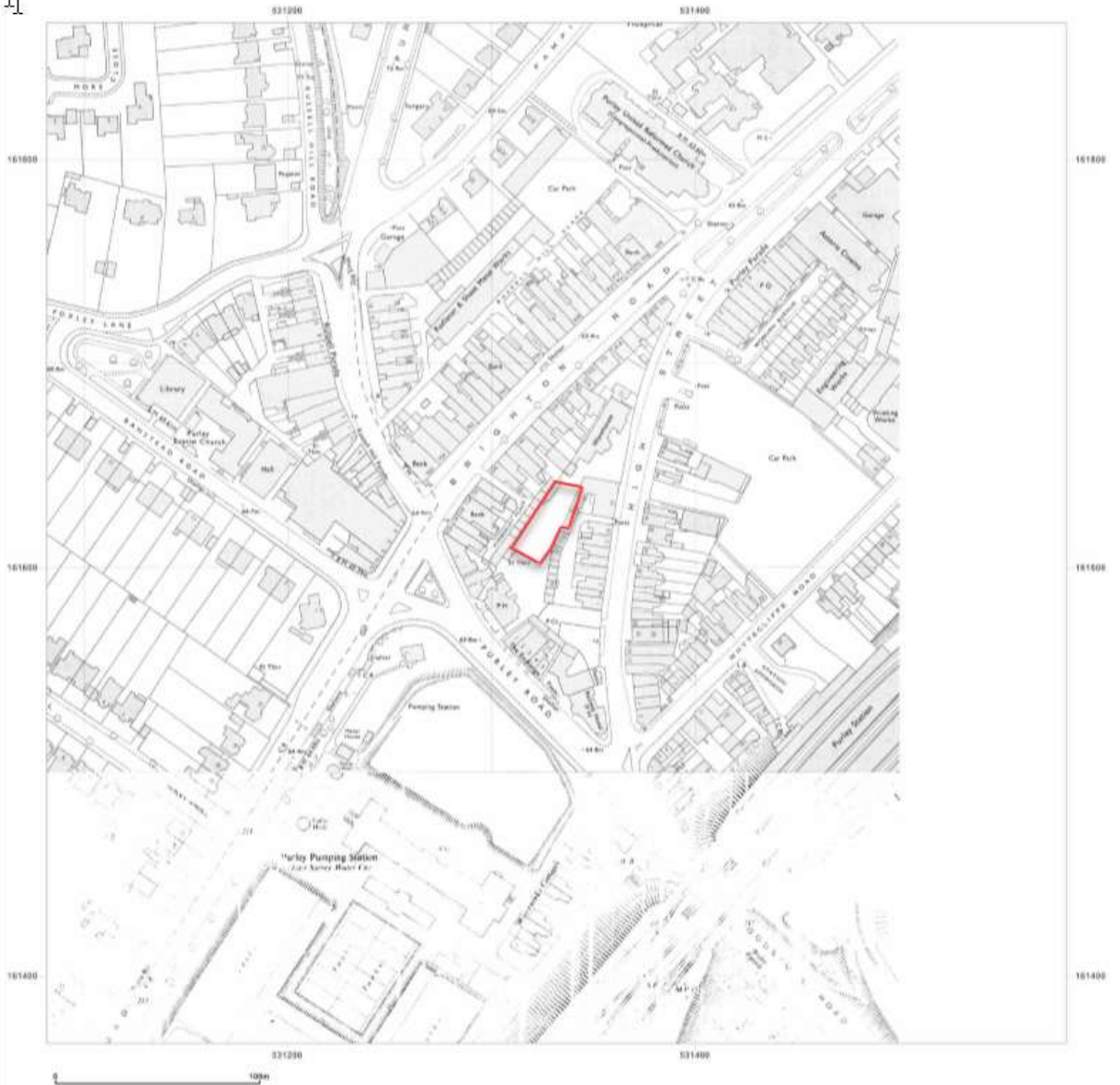


Figure 13: Historic mapping OS 1973-1975 1:1,250

I

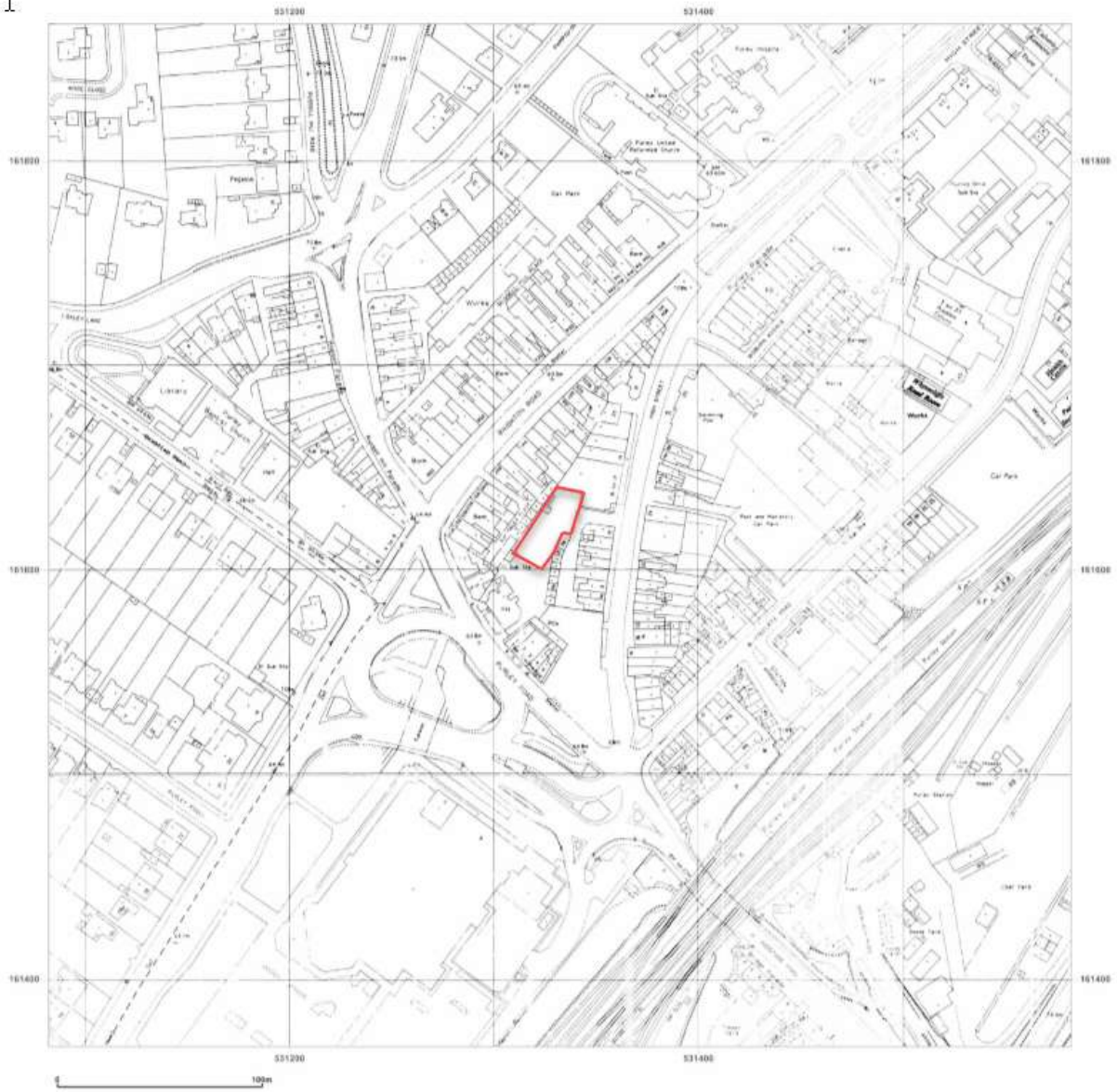


Figure 14: Historic mapping OS 1990-1991 1:1,250