Archaeological Investigations on Land at 5 Cairo New Road, Croydon, CR10 1XP

Site Code: CRD/EV/17

NGR Site Centre: 531934 165679

Planning Application Number: 15/04748/P

Museum Accession Number: CAI 18

Skillcrown Homes Limited

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SWAT ARCHAEOLOGY

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Summary

Swale & Thames Survey Company (SWAT Archaeology) were commissioned by Skillcrown Homes Limited to undertake an archaeological investigation, comprising an evaluation and a watching brief, on land at 5 Cairo New Road, Croydon, CR10 1XP. The archaeological works were monitored by the Greater London Archaeology Advisory Service.

The Archaeological Evaluation consisted of seven trenches, which encountered a common stratigraphic sequence across the majority of the site comprising modern made ground which sealed former natural geology. The presence of the 'levelling' or 'formation' layers within the evaluation trenches has suggested that the site had previously undergone a phase of landscaping and/or levelling.

The absence of any surviving topsoil and/or subsoil on the site would suggest that preservation conditions within these are relative poor. No archaeological finds or features were present within any of the evaluation trenches and it is therefore suggested that the proposed development will have a low/negligible impact on archaeological remains.

Further archaeological mitigation, should it be necessary, will need to be determined in consultation with the Local Planning Authority and the Greater London Archaeology Advisory Service.

Archaeological Investigations on Land at 5 Cairo New Road, Croydon, CR10 1XP

NGR Site Centre: 531934 165679
Site Code: CRD/EV/17

1 INTRODUCTION

1.1 Project Background

1.1.1 Swale & Thames Survey Company (SWAT Archaeology) were commissioned by Skillcrown Homes Limited to undertake an archaeological evaluation on land at 5 Cairo New Road, Croydon, CR10 1XP (Figure 1). A planning application (15/04748/P) has been submitted to London Borough of Croydon Planning and Development, Croydon Council (LBC) for the demolition of existing buildings; Erection of a 4/14 storey building comprising 43 two-bedroom, 32 studio, 30 one bedroom and 8 three bedroom flats and a use within A1 (retail), A3 (restaurant/cafe), D1 (non-residential institution) on the ground floor.

1.1.2 The Greater London Archaeology Advisory Service (GLAAS), who provide an archaeological advisory service to LBC, recommended that an archaeological investigation took place in advance of any development work. This recommendation was subsequently added as a Condition to the planning approval, which stated that;

'No development, which shall not include the demolition of the existing buildings but including excavations for drainage and foundation work shall take place within the site until the applicant has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation which has been submitted by the applicant and approved by the Local Planning Authority. The development shall only be carried out in accordance with the agreed programme.

Reason: To safeguard the heritage of the Borough by providing an adequate opportunity to investigate and excavate archaeological remains on the site before development is carried out, in accordance with Policy UC11 of the Croydon Replacement Unitary Development Plan (The Croydon Plan) 2006 Saved Policies.'

(15/04748/P, Condition 20, 06/05/2016)

1.1.3 The archaeological work was undertaken in accordance with a Written Scheme of Investigation (SWAT Archaeology 2017), which was agreed in advance of the fieldwork with Historic England's (GLAAS). A copy of the Specification is provided in Appendix 3. All works were carried out in accordance with the relevant guidance given in the Chartered Institute for Archaeologist's *Standard and Guidance for Archaeological Field Evaluation* (CIfA 2014).

1.1.4 The fieldwork took place between over the course of three days (Table 1) and comprised the machine excavation of seven trenches of varying lengths; the shortest length measuring 8.18m and the longest 17m with each measuring 2m wide. This report documents the results of the evaluation and provides an assessment of the archaeological results recorded.

1.2 Site Description and Topography

1.2.1 The site is centred on NGR 531934 165679, within a suburban landscape in Croydon, south east London (Figure 1). Recently the site was occupied by a single industrial unit that was constructed sometime in or after the 1980's following a phase of post- World War II demolition and remodelling of the then extant 19th century buildings and plots (see Heritage Statement, Bob Kindred Heritage Consultants 2017) in order to make way for road widening and larger scale development.

1.2.2 The site is relatively flat, at a level of approximately 44m aOD (above Ordnance Datum).

1.2.3 The British Geological Survey website shows the site to be located on a bedrock comprising deposits associated with the Lambeth Group - Clay, Silt and Sand Sedimentary Bedrock formed approximately 48 to 59 million years ago in the Palaeogene Period sealed by Superficial deposits comprising Hackney Gravel Member - Sand and Gravel formed up to 2 million years ago in the Quaternary Period.

2 ARCHAEOLOGICAL AND HISTORICAL BACKGROUND

2.1 Introduction

2.1.1 The development site is in an Area of Archaeological Potential, details of which have been sourced by the Greater London HER team at gher@historicengland.org.uk

2.1.2 A previously submitted Archaeological Desk-Based Assessment prepared by R J Witts Associates (2015) suggests that the site has a moderate archaeological potential, particularly for prehistoric artefacts and faunal remains (Iron Age) and some evidence of activity from the Roman period. In addition, the Later Medieval period is represented by pottery, faunal remains, construction brick material and buried soils noted from excavations by the Croydon Natural History Society and latterly by the Museum of London (MOLA).

3 AIMS AND OBJECTIVES

3.1 General Aims

3.1.1 The aims of the archaeological fieldwork, as set out in the Specification (Appendix 3) were adhered to;

i. The principle objective of the archaeological evaluation was to establish the presence or absence of any elements of the archaeological resource, both artefacts and ecofacts of archaeological interest across the area of the development.

ii. To ascertain the extent, depth below ground surface, depth of deposit if possible, character, date and quality of any such archaeological remains by limited sample excavation.

iii. To determine the state of preservation and importance of the archaeological resource if present and to assess the past impacts on the site, and pay particular attention to the character, height/depth below ground level, condition, date and significance of any archaeological deposits.

iv. The opportunity was also taken, during the course of the evaluation, to place and assess any archaeology revealed within the context of other recent archaeological investigations in the immediate area and within the setting of the local landscape and topography.

v. In general, the work was to ensure compliance with the archaeological requirement from the GLAAS Archaeological Officer, that an archaeological evaluation to take place as a planning requirement, and to publish the results either on line, or through OASIS and/or in a local journal.

4 METHODOLOGY

4.1 Introduction

4.1.1 All fieldwork was conducted in accordance with the methodology set out in the SWAT Archaeology Specification (2017) and carried out in compliance with the standards outlined in the Chartered Institute for Archaeologists' Standards Guidance for Archaeological Evaluations (CIfA 2014).

4.2 Fieldwork

4.2.1 A total of seven evaluation trenches were proposed within the extent of the Site (Figure 2), as detailed in Table 1 below and agreed with GLAAS.

Date	*Task*	*Staff*
31-10-17	Excavation of evaluation Trenches 2-5	PC
23-11-17	Excavation of evaluation Trenches 1 & 6	DW
08-03-18	Excavation of evaluation Trench 7	DW

Table 1 *Archaeological Attendance*

4.2.2 Each trench location was initially scanned for surface finds prior to excavation. Excavation was carried out using a 360º mechanical excavator fitted with a toothless ditching bucket, removing the overburden to the top of the first recognisable archaeological horizon, under the constant supervision of an experienced archaeologist.

4.2.3 Trenches were hand-cleaned, as required, in order to reveal features in plan and carefully selected cross-sections through the features were excavated to enable sufficient information about form, development date and stratigraphic relationships to be recorded without prejudice to more extensive investigations, should these prove to be necessary. All archaeological work was carried out in accordance with GLAAS and CIfA standards and guidance. A complete photographic record was maintained on site that included working shots; during mechanical excavation, following archaeological investigations and during back filling.

4.3 Recording

4.3.1 A complete drawn record of the evaluation trenches comprising both plans and sections, drawn to appropriate scales (1:20 for plans, 1:10 for sections) was undertaken. The plans and sections were annotated with coordinates and aOD heights.

4.3.2 Photographs were taken as appropriate providing a record of excavated features and deposits, along with images of the overall trench to illustrate their location and context. The record also includes images of the site overall. The photographic record comprises digital photography. A photographic register of all photographs taken is contained within the project archive.

4.3.3 A single context recording system was used to record the deposits with context recording numbers (CRN) relating to the associated trench number, i.e. 100 would equate to Trench 1, 200 would equate to Trench 2, etc. Context numbers were assigned to all deposits for recording purposes; these are used in the report.

5 RESULTS

5.1 Introduction

5.1.1 This section presents the results of the Archaeological Evaluation. Detailed descriptions of the contexts recorded are included in Appendix 2.

5.1.2 A total of seven trenches were mechanically excavated under archaeological supervision. No archaeological features or finds were recorded within the trenches.

5.1.3 Figure 1 and Figure 2 presents the site and the trench locations and Figure 3 provides trench plans for those with features of interest. Representative trench sections are presented on Figure 4 and Figure 5. Plates 1-15 provide photographic images of a selection of the site and the evaluation trenches.

5.2 Stratigraphic Sequence

5.2.1 A standard deposit sequence was recorded across the site, comprising modern made ground overlaying the natural Pleistocene geology (see Appendix 2 and individual descriptions below).

5.3 Archaeological Results

Trench 1 (Figure 2)

5.3.1 Trench 1 was located within the southern extent of the site, on a north-south orientation and measured 14.5m in length with a maximum depth of 1.4m (Plates 2-3).

5.3.2 The stratigraphic sequence comprised a dark grey mix of crushed brick, concrete, gravel and coarse sand (101) sealing a sequence of redeposited made ground which consisted of up to five layers of coarse sand, gravel, crushed brick and concrete (102-106) (Figure 4, Section 1). At a depth of 1.3m below the existing ground level (42.72m aOD) the natural coarse sand and gravel started to emerge.

5.3.3 No archaeological finds or features were recorded within this trench.

Trench 2 (Figure 2)

5.3.4 Trench 2 was excavated on a northwest-southeast alignment, measured 12.8m in length and 1.5m in depth (Plate 4). A demolition deposit (201) sealed a modern levelled layer of loose light grey sand and gravel (202) which overlay the natural sand and gravel (Figure 4, Section 2 & Plate 6) which survived to a height of 42.53m aOD (203).

5.3.5 No archaeological finds or features were recorded within this trench.

Trench 3 (Figure 2)

5.3.6 Trench 3 was excavated within the central area of the site on a north-south orientation (Plate 5 and Plate 7). This trench measured 13m in length with a maximum depth of 1.3m where modern levelling layers (301 and 302) sealed the natural sand and gravel (303) (Figure 4, Section 3).

5.3.7 No archaeological finds or features were recorded within this trench.

Trench 4 (Figure 2)

5.3.8 Within the north-western corner of the site, Trench 4 was orientated north-south (Plate 8-9). The stratigraphic sequence (Figure 4, Section 4) recorded comprised made ground (401 and 402) which sealed the natural geology (403) at a depth of approximately 1.05m below the existing ground level (c. 43m aOD).

5.3.9 No archaeological finds or features were recorded within this trench.

Trench 5 (Figure 2 and Figure 3)

5.3.10 Trench 5 was excavated in the northern extent of the site, broadly on a northwest-southeast orientation, and exposed natural geology (503) at a depth of 1.55m (Figure 4, Section 5). As with all the other evaluation trenches recently deposited layers of hardcore (501 and 502) covered the surviving natural sand and gravel (503) which survived to a level of 42.47m OD. A single modern ditch [504] was present within this trench (Plates 10-12).

5.3.11 No archaeological finds or features were recorded within this trench.

Trench 6 (Figure 2 and Figure 3)

5.3.12 Trench 6 was orientated north-south and measured 14m in length with a maximum depth of 1.6m. The surface layer (601), which comprised crushed brick and concrete, overlay the levelling/formation layers (602 and 603) which sealed early modern layers (608 and 609) that had been cut by a modern pit [605]. Below (609) that natural sand and gravel, which was also cut by pit [605], was recorded at a level of 42.53m aOD (Figure 4, Section 6, Plate 13 and Plate 14). Within the northern extent of the trench a 4m wide modern linear feature [607] was also recorded and contained loose black (possibly contaminated) gravel that contained fragments of modern metal and glass (606).

5.3.13 No features of archaeological interest were present within this trench.

Trench 7 (Figure 2 and Figure 3)

5.3.14 Trench 7 was orientated parallel to the eastern boundary of the site and measured 8.18m in length with a maximum depth of 1.5m (Plate 15). A concrete slab (700) overlay the typical sequence of made ground layers (702, 703 and 704) to a depth of approximately 1.19m (42.83m

aOD) below the existing ground surface (Figure 5, Section 7 & Section 8). At this point two addition layers of made ground (707 and 708) were truncated by modern linear [706].

5.3.15 A modern water service was present within the south-eastern extent of the site (Figure 3)

5.3.16 No archaeological finds or features were recorded within this trench.

6 FINDS

6.1 Introduction

6.1.1 The evaluation produced no finds.

7 ENVIRONMENTAL

7.1 Introduction

7.1.1 No environmental samples were taken during the evaluation.

8 DISCUSSION

8.1 Archaeological Narrative

8.1.1 A common stratigraphic sequence was recognised across the majority of the site comprising a modern hardcore surface overlying a redeposited levelling layers, that sealed the natural geological sands and gravels.

8.1.2 The presence of the 'levelling' or 'formation' layers within the evaluation trenches suggests that the site had previously undergone a phase of landscaping and/or levelling. This

8.1.3 The demolition of the original mid-19th century buildings following World War II appears to have had quite a significant impact on surviving horizons. The absence of any topsoil and/or subsoil within the site would suggest that preservation conditions are relative poor presenting the possibility that the natural geological layers have been reduced. That being the case, discrete archaeological features, should they have once existed, would have been removed. No deeper archaeological features were present within the trenches.

8.1.4 It is therefore suggested that the proposed development will have a low/negligible impact on archaeological remains.

8.2 Conclusions

8.2.1 The archaeological evaluation has been successful in fulfilling the primary aims and objectives of the Specification. The model of archaeological potential across the Site has been tested and

refined, and an area of significantly low archaeological potential has been identified across the Site.

8.2.2 Further archaeological mitigation, should it be necessary, will need to be determined in consultation with the GLAAS Archaeological Officer and local planning authority.

8.2.3 This evaluation has, therefore, assessed the archaeological potential of land intended for development. The results from this work will be used to aid and inform the Archaeological Officer (GLAAS) of any further archaeological mitigation measures that may be necessary in connection with any future development proposals.

9 ARCHIVE

9.1 General

9.1.1 The Site archive, which will include; paper records, photographic records, graphics and digital data, will be prepared following nationally recommended guidelines (SMA 1995; CIfA 2009; Brown 2011; ADS 2013).

9.1.2 All archive elements will be marked with the site/accession code, and a full index will be prepared. The physical archive comprises 1 file/document case of paper records & A4 graphics.

9.1.3 The archive is currently held at SWAT Archaeology's Faversham office under the site code CRD/EV/17. Arrangement will be made so that the full archive will be deposited for permanent storage using a predetermined Accession Number (**CAI I8**), in accordance with their guidelines set out in *Procedure for the Deposition of Archaeological Archives* (June 2015).

10 ACKNOWLEDGMENTS

10.1.1 SWAT would like to thank Skillcrown Homes Limited, for commissioning the project. Thanks are also extended to Mark Stevenson and Joanna Taylor of GLAAS for their advice and assistance.

10.1.2 Peter Cichy and Dan Worsley supervised the archaeological fieldwork; illustrations were produced by Bartek Cichy. David Britchfield (MCIfA) produced the draft text for this report, which was edited by Dr. Paul Wilkinson (MCIfA).

11 REFERENCES

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12 APPENDIX 1 – OASIS FORM

OASIS ID: SWATARCH2

Project details

Project name Archaeological Investigations on Land at 5 Cairo New Road, Croydon, CR10 1XP

Short description of the project

An archaeological evaluation comprising seven evaluation trenches was carried out at the above site. No archaeology was found.

Project dates Start: 22-11-2016 End: 25-10-2017

Previous/future work No

Any associated project reference codes3718 - Contracting Unit No.

Any associated project reference codes CAI 18 - Sitecode CRD/EV/2016

Any associated project reference codes 15/04748/P - Planning Application No.

Type of project Evaluation

Site status None

Current Land use Other 13 - Waste ground

Monument type NA

Significant Finds NA

Significant Finds NA

Methods & techniques

Development type Housing estate

Prompt Direction from Local Planning Authority - PPG16

Position in the planning process After full determination (eg. As a condition) Project location Country England

Site location CROYDON GREATER LONDON Land at 5 Cairo New Road, Croydon, CR10 1XP

Study area 2500.00 Square metres

Site coordinates TR 02173 40812 51.1302361220 0.889844866346 51 07 48 N 000 53 23 E

Point

Height OD / DepthMin: 43m Max: 44m

Project creators Name of Organisation SWAT Archaeology

Project brief originator GLAAS

Project design originator GLAAS

Project director/manager Paul Wilkinson

Project Supervisor Peter Cichy

Type of sponsor/funding body Developer

Name of sponsor/funding body Skillcrown HomesLtd

Project archives Physical Archive recipient Local Museum

Physical Contents

Digital Archive recipient Local Museum

Digital Contents

Digital Media available 'Text'

Paper Archive recipient Local Museum

Paper Contents

Paper Media available 'Context sheet', 'Plan', 'Report', 'Section'

Project bibliography 1

Publication type Grey literature (unpublished document/manuscript)

Title Archaeological Investigations on Land at 5 Cairo New Road, Croydon, CR10 1XP

Author(s)/Editor(s) Britchfield D

Other bibliographic details

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Description Grey literature report

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13 APPENDIX 2 – TRENCH TABLES

TRENCH 1 Alignment: SW-NE Ground level: 44.02m OD Length(m): 14.5m Width(m): 2m Depth(m): 1.4m				
Context No.	**Type**	**Description**	**Interpretation**	**Depth(m):**
101	Layer	Dark grey mix of crushed brick, concrete, gravel and coarse sand.	Modern levelling deposit	0-0.17m
102	Layer	Loose, pink brown mix of coarse sand, gravel and crushed brick.	Modern levelling deposit	0.17-0.37m
103	Layer	Loose, light pink brown mix of roughly, crushed concrete, brick, coarse sand and gravel.	Modern levelling deposit	0.37m-0.59m
104	Layer	Loose, black, clayey silt, overlaid with geotextile	Modern levelling deposit	0.59m-0.69m
105	Layer	Loose, dark grey mix of roughly, crushed concrete, brick, coarse sand.	Modern levelling deposit	0.36m-0.95m
106	Layer	Loose, light grey, coarse sand with crushed concrete inclusions and angular gravel.	Modern levelling deposit	0.95m-1.3m
107	Layer	Yellow coarse sand and rounded gravels with patches of light blue grey, coarse sand and rounded gravels.	Natural	1.3m+

TRENCH 2 Alignment: NW-SE Ground level: 44.03m OD Length(m): 12.8m Width(m): 2m Depth(m): 1.5m				
Context No.	**Type**	**Description**	**Interpretation**	**Depth(m):**
201	Layer	Loose, dark grey, sand, gravel, demo deposit.	Modern levelling deposit	0m-1.1m
202	Layer	Loose, lighter grey, sand, gravel, demo.	Modern levelling deposit	1.1m-1.5m
203	Layer	Loose, orange natural, sand, gravel.	Natural	1.5m+

TRENCH 3 Alignment: NNW-SSE Ground level: 44.06m OD Length(m): 13m Width(m): 2m Depth(m): 1.3m				
Context No.	**Type**	**Description**	**Interpretation**	**Depth(m):**
301	Layer	Loose, dark grey (modern), sand, gravel, demolition material.	Modern levelling deposit	0m-0.7m
302	Layer	Loose, light grey (modern), sand, gravel, demolition material.	Modern levelling deposit	0.7m-1.3m
303	Layer	Loose, orange natural, sand, gravel.	Natural	1.3m+

TRENCH 4 Alignment: N-S Ground level: 44.05m OD Length(m): 15m Width(m): 2m Depth(m): 1.3m				
Context No.	**Type**	**Description**	**Interpretation**	**Depth(m):**
401	Layer	Loose, sand, gravel, demo soil.	Modern levelling deposit	0m-0.75m
402	Layer	Loose, grey sand, sand, gravel, stones.	Modern levelling deposit	0.75m-1.05m
403	Layer	Loose, orange natural, sand, gravel.	Natural	1.05m+

TRENCH 5 Alignment: NNW-SSE Ground level: 44.02m OD Length(m): 17m Width(m): 2m Depth(m): 1.55m				
Context No.	**Type**	**Description**	**Interpretation**	**Depth(m):**
501	Layer	Loose, dark grey, sand, gravel, demo deposit.	Modern levelling deposit	0m-1.4m
502	Layer	Loose, lighter grey, sand, gravel, levelling deposit.	Modern levelling deposit	1.4m-1.55m
503	Layer	Loose, orange natural, sand, gravel.	Natural	1.55m+

TRENCH 6 Alignment: N-S Ground level: 44.03m OD Length(m): 14m Width(m): 0.2m Depth(m): 1.6m				
Context No.	**Type**	**Description**	**Interpretation**	**Depth(m):**
601	Layer	Dark grey mix of crushed brick, concrete, coarse sand and gravel.	Modern levelling deposit	0m-0.3m
602	Layer	Loose, pink brown mix of coarse sand, gravel and crushed brick.	Modern levelling deposit	0.3m-0.5m
603	Layer	Loose, light pink brown mix of roughly crushed concrete, brick, coarse sand and gravel.	Modern levelling deposit	0.5m-0.7m
604	Fill of [605]	Loose black gravel and silty clay. Fill of [605].	Modern backfill	0.7m-1.6m+
605	Cut	Square shape in plan, vertical sides, and base was not reached. Feature was 3m wide	Modern pit	0.7m-1.6m+
606	Fill of [607]	Loose black gravel and silty clay with occ. glass and metal	Modern backfill	0.7m-1.6m+
607	Cut	E-W aligned linear trench with vertical sides. Feature was 4m wide.	Modern trench	0.7m-1.6m+
608	Layer	Loose, dark grey mix of coarse sand, crushed concrete, brick and gravel overlaid with geotextile	Modern levelling deposit	0.7m-0.9m
609	Layer	Loose, light grey coarse sand with crushed concrete inclusions and angular flints.	Modern levelling deposit	0.9m-1.5m
610	Layer	Yellow coarse sand and rounded gravel.	Natural	1.5m+

TRENCH 7 Alignment: N-S Ground level: 44.02m OD Length(m): 8.18m Width(m): 1.2m Depth(m): 1.5m				
Context No.	**Type**	**Description**	**Interpretation**	**Depth(m):**
700	Layer	Concrete slab layer.	Modern pavement	0m-0.19m
701	Structure	NE-SW aligned live water service.	Modern services	0.19m-1.5+
702	Layer	Loose, coarse yellow sand.	Modern levelling deposit	0.19m-0.39m
703	Layer	Loose, greyish brown coarse sandy gravel with frequent modern building rubble inclusions.	Modern levelling deposit	0.39m-0.69m
704	Layer	Loose, black coarse sandy gravel (possibly clinker) with frequent modern building rubble inclusions.	Modern levelling deposit	0.69m-1.19m
705	Fill of [706]	Loose, dark greyish brown sandy silt with modern landfill inclusions.	Modern backfill	1.19m-1.5m+
706	Cut	Cut of linear NE-SW aligned trench with vertical sides. Base was not reached. Exposed width was 1m.	Modern trench	1.19m-1.5m+
707	Layer	Loose, light greenish grey, silty coarse sand with moderate frequented modern building rubble inclusions.	Modern levelling deposit	1.19m-1.39m
708	Layer	Loose, dark orange sandy gravel with embedded brick rubble in top of layer.	Modern levelling deposit	1.39m-1.5m
709	Layer	Yellow and grey gravels.	Natural	1.5m+

14 APPENDIX 3 – SPECIFICATION

SPECIFICATION FOR A PROGRAMME OF ARCHAEOLOGICAL INVESTIGATION AND ASSESSMENT OF LAND AT 5 CAIRO NEW ROAD, CROYDON CR0 1XP

Council of the London Borough of Croydon Planning Application: 15/04748/P

Demolition of existing buildings; Erection of a 4/14 (with plant above) storey building comprising 43 two bedroom, 32 studio, 30 one bedroom and 8 three bedroom flats, a use within A3 (restaurant/cafe) and D1 (non residential institution) on the ground floor and new public square including area for commercial use at: 5 Cairo New Road, Croydon, CR0 1XP

1 Introduction and Summary

1.1 Skillcrown Homes Ltd are currently making preparations for the development of land at 5 Cairo New Road, Croydon. The proposed development is to comprise the demolition of the existing building (Plate 1) and erection of 4/14 (with plant above) storey building comprising 43 two bedroom, 32 studio, 30 one bedroom and 8 three bedroom flats, a use within A3 (restaurant/cafe) and D1 (non residential institution) on the ground floor and new public square including area for commercial use (Fig. 1).

A planning application for the proposed developments have been submitted to the London Borough of Croydon and subsequently granted consents with an attached condition (20) stating that:

No development, which shall not include the demolition of the existing buildings, but including excavations for drainage and foundation work shall take place within the site until the applicant has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation which has been submitted by the applicant and approved by the Local Planning Authority. The development shall only be carried out in accordance with the agreed programme.

Reason: To safeguard the heritage of the Borough by providing an adequate opportunity to investigate and excavate archaeological remains on the site before development is carried out, in accordance with Policy UC11 of the Croydon Replacement Unitary Development Plan (The Croydon Plan) 2006 Saved Policies.

1.2 In mitigation of the potential impact that the development may have on the buried archaeological resource and in accordance with the provisions of Planning Policy Statement - Planning for the Historic Environment (2012), in particular Policy 12, and Condition of the planning consents, SWAT. Archaeology proposes to carry out an archaeological investigation to a programme of methodology undertaken in accordance with a note issued by HE GLAAS (dated 2nd November 2015) where Mark Stevenson HE Archaeological Advisor recommended that:

'A condition is recommended to require a staged process of archaeological investigation comprising: first, geo/archaeological evaluation to clarify the nature and extent of surviving remains and environmental context, followed, if necessary, by a fuller excavation/mitigation'.

1.3 All works will adhere to EH GLAAS Archaeology Guidance Papers (AGPs, revised 2009), in particular *AGP No 3; Standards and Practises in Archaeological Fieldwork in London*. The project will also conform to the Institute for Archaeologists (IfA) *Code of Conduct and Standard and Guidance for Archaeological Watching Briefs* (Oct 1994, revised Sept 2001 and 2014).

The archaeological works are to be monitored by HE GLASS.

1.4 The present specification seeks to provide a programme and methodology for undertaking the geo/archaeological evaluation, setting out the objectives, the standards to be attained and the format for reporting through to publication. The archaeological works are being undertaken to assess the potential impact of the proposed development on any buried archaeological features and deposits that may be present within the proposed development area.
The WSI will be submitted to the borough and recommended for approval in advance of the commencement of the evaluation.
The start dates for the fieldwork will be communicated to GLAAS/HE in advance of the evaluation.
GLAAS/HE will be kept up-to-date throughout the progress of the evaluation.
The evaluation trenches will not be backfilled until GLAAS have been given the opportunity to either conduct a site visit or adequate photographs have been provided.

2 Archaeological Potential and Objectives

2.1 The development site is in an Area of Archaeological Potential, details of which have been sourced by the Greater London HER team at gher@historicengland.org.uk
and by the R J Witts Associates desk-based assessment (Oct 2015). The submitted Archaeological DBA shows that the site has a moderate archaeological potential, particularly for prehistoric artefacts and faunal remains (Iron Age) and some evidence of activity from the Roman period. In addition the Later Medieval period is represented by pottery, faunal remains, construction brick material and buried soils noted from excavations by the Croydon Natual History Society and latterly by the Museum of London (MOLA).

2.2 Further details of previous discoveries and investigations within the immediate and wider area may be found in the both the Greater London HER Team and the Archaeological Desk Based Assessment Report (R. J. Witts Associates Oct 2015)) of which the current archaeological team have a copy.

2.3 The principle objective of the Archaeological Evaluation is to establish the presence or absence of any elements of the archaeological resource across the area of the proposed development site.

2.4 To ascertain the extent, depth below ground surface, depth of deposit if possible, character, date and quality of any such archaeological remains by limited sample excavation.

2.5 To determine the state of preservation and importance of the archaeological resource if present.

2.6 The opportunity will also be taken during the course of the archaeological programme to place and assess any archaeology revealed within the context of other recent archaeological investigations in the immediate area and within the setting of the local landscape and topography

2.7 Should archaeological remains be found, further archaeological investigation may be required. This work will be covered by a separate specification and not form part of the present work.

3 Methodology

3.1 In mitigation of the potential impact that the development may have on the buried archaeological resource and in accordance with the provisions of Planning Policy Statement 5 (2010) and Condition (20) of

the planning consent, SWAT. Archaeology are to carry out an Archaeological Evaluation prior to the proposed development.

3.2 This specification seeks to provide a programme and methodology for undertaking this work, setting out the objectives, the standards to be attained and the format for reporting through to publication. The archaeological works are being undertaken to ensure preservation by record of archaeological deposits and features on the site where development will lead to their permanent loss.

3.3 Machine excavation of up to seven trenches of differing lengths from 25m by 1.8m (Fig. 1) with a contingency of up to an area equivalent of one additional trench. The location of the trenches has been amended following advice on the actual site boundary (Figure 1). The excavation will be limited to the removal of topsoil/overburden to expose the uppermost archaeological deposits or the natural geological surface whichever is the higher. Following the clearance of overburden, excavation of any exposed archaeological features in all instances will be undertaken by hand. Any archaeological features exposed will be hand cleaned using a trowel, hoe or other suitable tool and any archaeological features exposed mapped, recorded and photographed. If necessary, hand recovery of cultural material will be augmented by wet or dry screening of 100-200 litre control samples through 10mm mesh. On site screening will not preclude the taking of other bulk soil samples for off-site screening.

3.4 Archaeological features will generally only be sampled to elucidate the stratigraphic sequence and secure datable materials for assessment. Full excavation will not be undertaken at this stage. Should burials be encountered these will not be excavated.

3.5 Care will be taken not to damage archaeological deposits or structures by unnecessary excavation. In particular the underlying natural geological surfaces are not to be reduced to more clearly expose anticipated archaeological features.
Within the limits of the archaeological objectives, a soil sampling programme for bulk screening, palaeo-environmental analysis, and soil micromorphology is to be undertaken if suitable deposits are identified from which data can be retrieved. The Historic England Regional Archaeological Science Advisor will be consulted on the programme.

3.6 Generally, bulk soil samples and sub-samples will be taken from the unexcavated fills of all archaeological features for bulk screening, palaeo-environmental analysis and soil micromorphology. In addition, further soil samples will be taken where required in the form of monolith samples. The stratigraphic position of such samples will be fully recorded.

3.7 A general site safety strategy will be agreed, if necessary in writing, and implemented prior to the commencement of all fieldworks, to include if necessary a risk assessment, a methods statement, safety plans and procedures for safety inspections and the reporting of accidents. Safety procedures are to follow the guidelines established by the Institute of Field Archaeologists in: *Policy statement on Health and Safety* and in the *Standards and guidance* and the practical guidance in the SCAUM manual *Health and Safety in field archaeology*.

3.8 All necessary precautions to the satisfaction of the Statutory or other Service Authorities and the landowner concerned will be taken to avoid interference with or damage to their services, and to comply with any of their Codes of Practice that may be applicable. Should any pipes, cables, ducts or other apparatus be uncovered during the archaeological works the Statutory or other Service Authorities and

landowner concerned will be informed immediately and further works will cease until adequate precautions have been taken for re-instatement or protection of any apparatus.

3.9 Any water drains which may be interfered with, or cut through, will be preserved and pipes or other means be provided so as not to stop or diminish their present usage. Should any drain be uncovered appropriate measures will be provided to convey the water and soil to a suitable outlet and every reasonable precaution taken to protect all property from damage. Temporary or permanent connections to any mains drains pipes or other services will only be made with the prior permission of the relevant Statutory Authority.

3.10 Enquiries as to the position and line of any existing services will be made. Archaeological work will not commence until the presence or otherwise of all such services has been established. The positions, depths and dimensions of all services encountered will be measured and recorded.

3.11 On completion of hand clearance the area of archaeological investigation will be enclosed with appropriate barriers to appropriate safety standards and maintenance. Appropriate hazard signs will also be displayed.

General

3.12 Appropriate security will be provided. Particular care will be taken to avoid the loss of data by unauthorized excavation for archaeological artefacts. Should security problems arise a permanent presence on the site of the investigation may be required.

3.13 Adverse weather may temporarily halt archaeological works. It may be appropriate therefore to provide cover and protection over exposed archaeological features and deposits. Time should be allowed for delays due to bad weather.

3.14 A detailed calendar for the implementation and completion of the archaeological works will be arranged between the archaeological contractor and the HE Archaeological Officer and the dates for both the commencement and completion of the archaeological investigation will be notified to the HE Archaeological Officer.

4. Recording

Notwithstanding the requirements detailed above, the following general procedures will be followed:

4.1 All structures, deposits and finds will be recorded according to accepted professional standards using appropriate recording systems. The recording systems used will be compatible with those used on other similar archaeological excavations within Greater London. The records are to be integrated into the Greater London District HER and the Museum of London Archaeological Officer will allocate site codes and archive numbers. The site archive will be prepared according to the guidelines set out in: *Management of archaeological of projects: Appendix 3* (English Heritage, 2nd edn. 1991).

4.2 All archaeological contexts are to be recorded individually on single context record sheets. A further more general record of the work, comprising a description and discussion of the archaeology is to be maintained as appropriate.

4.3 Supplementary recording systems will be compiled for investigations and samples taken for bulk screening, palaeo-environmental analysis, and soil micromorphology

4.4 A full colour photographic record of all phases of the archaeological works will be kept. The photographic digital film record, as well as the written record of the same, will comprise part of the site archive. Record photographs taken as part of the primary site archive will include a scale, north indicator and header board detailing the site code and context number. More general photography and area and feature photographs taken for publicity, educational or publication purposes may exclude these items.

4.5 More detailed information on the classes and types of records to be compiled during the course of the excavation(s) is to be found in: *Policy and Guidelines for the transfer of archaeological archives within Croydon Borough District.*

4.6 A site plan to indicate the location of the boundaries of the proposed development site and the position of archaeological areas is to be drawn at a scale of 1:100. Plans to indicate the locations of archaeological features are to be drawn to a scale of 1:50, with more detailed plans as necessary. Detailed plans should normally be drawn at a scale of 1:20 and sections at a scale of 1:10. All detailed plans and sections are to be related to the site plans.

4.7 All plans and sections will be drawn on polyester based drawing film, and each plan and/or section will be clearly labelled.

4.8 A site grid will be established across the areas subject to necessity. All field surveying will be preceded by a site visit to clarify the site specific surveying methodology, determine lines of sight and locate appropriate survey points.

4.9 All recording points will be accurately surveyed with an EDM or Total Station to a horizontal accuracy of +/- 500mm., and located to the National Grid.

4.10 A full record of levels above Ordnance Datum of archaeological features and deposits exposed and excavated will be compiled and if necessary a general contour survey of the proposed development area undertaken. Temporary benchmarks may be established, but all heights will be related to approved Ordnance Survey benchmarks. The stations closest to each individual site will be used to minimize error. All levelling to site temporary bench marks will form part of a closed loop back to the point of origin, and will close to within an error of 20mm K, where K is the distance traversed in kilometres. If the error falls outside of this limit, the traverse is to be repeated. Errors will be minimized by equalizing back sights and foresights and ensuring these are less than 100mm.

5 Assessment and Reporting

5.1 The results of the trial trench evaluation will be communicated to Skillcrown Homes Ltd, and the HE Archaeological Officer at the earliest possible opportunity. This will comprise either a brief written statement or an interim report, but will not at this stage include recommendations as to whether further work will or will not be required.

5.2 The site archive will be collated after the works, with all site drawings inked-in, and records and finds cross-referenced and ordered as an internally consistent permanent record. The site archive will comprise

two elements, the documentary (written, drawn, photographic and electronic) record and the material remains recovered. A full archival indexed catalogue of the documentary site archive will be prepared.

5.3 The site archive will include all records created and artefacts and soil samples recovered during the course of the fieldwork and will be suitably marked as such to distinguish these records from those created during post-excavation analysis. No parts of the documentary site archive will be discarded. The documentary site archive will also be distinguished from records created during project management.

5.4 All soil samples and each class or type of artefacts will be clearly and suitably marked and boxed. A full archival catalogue of the material archive will be prepared.

5.5 On completion of the ordering and cataloguing, the site archive will be assessed in accordance with the principles of *Management of Research Projects in the Historic Environment : The MORPHE Project Manager's Guide* (English Heritage, 1st edn, 2006) and a programme of post-investigation analysis will be defined and agreed between Skillcrown Homes Ltd, the archaeological contractor (SWAT Archaeology), LAARC and the HE Archaeological Officer.

5.6 As a minimum the post-excavation analysis will include:

a) the stratigraphic analysis of the results of the archaeological investigation
b) the creation of a context matrix
c) a written description of the stratigraphic analysis
d) the preparation of phased site plans
e) the creation of a context register and an OASIS record

5.7 The material archive will be studied and assessed by type of artefact and outline catalogues prepared including data on the quantity, identification and date of the artefacts assessed. Further conservation of artefacts will be undertaken where appropriate. In addition, appropriately qualified specialists will compile assessments of the various categories of artefacts. These assessments will include an academic justification for the retention of the material remains studied and proposals for the dispersal of artefacts not considered worthy of preservation. Full archive cataloguing of artefacts will not be undertaken at this stage.

5.8 Sub-samples from the soil samples taken for bulk screening, palaeo-environmental analysis and soil micromorphology will be processed as part of the post-excavation analysis where this has not previously been undertaken during the evaluation. To avoid contamination and deterioration as a result of long-term storage it may prove necessary to process all soil samples. Should this prove impractical or unnecessary soil samples are to be stored under appropriate conditions. Finds recovered from bulk screening will be treated as small finds and appropriately recorded. Residues will be retained as part of the site archive. Samples taken of wooden structures or bulk materials such as metallurgical residues will also be retained. Interim summary reports on the results of the processing of soil samples will be compiled by type of artefacts and classes of biological material recovered.

5.9 Dispersal of certain classes of the material site archive, including soil samples, may be appropriate and will follow established procedures and a review of the material within the particular context of the evaluation. A detailed brief setting out the procedures for the retention and dispersal policies for samples and artefacts is to be prepared as part of the post-excavation analysis. This will follow the guidelines set out

in: *Selection, retention and dispersal of archaeological collections: guidelines for use in England, Wales and Northern Ireland* (The Society of Museum Archaeologists, 1993).

5.10 On completion of the ordering of the site archive and as part of the assessment process, a field report on the work will be compiled. This will consist of a brief concise narrative with appropriate illustrations to present an overview of the results of the work undertaken by area and period. This report will be completed within two weeks of the completion of the works and submitted to Skillcrown Homes Ltd and the HE Archaeological Officer. Where significant artefacts have been recovered during the course of the works or where the archaeology recorded is complex, a summary report will be compiled.

5.11 Recommendations for further archaeological work are not to be included within the field report. The report, however, will assess the archaeological importance of any archaeology revealed during the evaluation which will inform the H E Archaeological Officer if further mitigation steps are necessary.

5.12 Should no further archaeological works be required following the completion of the works and the completion of the post-excavation analysis, an appropriate programme of further post-excavation assessment as required will be defined and agreed in writing between Skillcrown Homes Ltd, the archaeological contractor and the HE Archaeological Officer to bring the results of the investigation to publication.

5.13 This will comprise in the first instance an assessment report that will contain as a minimum the following, together with such further work as is justified by the assessment. The post assessment will be completed within one year of the completion of the evaluation and a report submitted to Skillcrown Homes Ltd and the HE Archaeological Advisor.

a) a brief summary of the archaeology of the site

b) a description and interpretation of the archaeology and depositional history of the site and a summary list of features with additional information, including matrices, on stratigraphic relationships.

c) a table showing the classes and numbers of artefacts located and their interpretation if appropriate.

d) a catalogue and discussion of any other finds by category, the level of detail required being determined by the assessment, but with particular attention being paid to all stratified and other datable material and any finds of intrinsic or historic interest.

e) copies of the excavation location plans at 1:100, a plan of the main archaeological features at 1:50, together with more detailed plans and key section drawings, all at appropriate scales and shown relative to a datum level.

f) recommendations for further post-excavation work to attain publication standard.

g) context register

h) An OASIS record

i) representative site photographs

5.14 The results of the works and the importance of any archaeology revealed and recorded during the works will determine the methodologies to be adopted in the preparation of interim field, summary and assessment reports. Should the works reveal little of archaeological importance or significance the assessment and reporting detailed above will not required and a brief summary report only should be prepared.

5.15 Should further archaeological works be required following the completion of the archaeological evaluation, post-excavation analysis and assessment of the results of the work will be incorporated into subsequent programmes of archaeological investigations.

6 General

6.1 Any enquiries or complaints made to the archaeological contractor during the course of any phase of the fieldworks or subsequent post-excavation analysis and assessment from landowners, Statutory Authorities or the public shall be recorded in writing and forwarded immediately to the landowner. The archaeological contractor shall not enter into any written, verbal or electronic communication with landowners, Statutory Authorities or the public without the prior consent of the landowner.

6.2 All artefacts recovered during the excavation shall remain the property of the landowner. The finds may be retained by the archaeological contractor for a period not exceeding 2 years for post-excavation analysis. The artefacts are to be suitably bagged, boxed and marked in accordance with: Walker, K. *Guidelines for the preparation of excavation archives for long-term storage and conservation* (United Kingdom Institute for Conservation, Archaeology Section, 1990) and: *Standards in the museum care of archaeological collections* (Museum and Galleries Commission, 1992).

6.3 On completion of the project, the archaeological contractor is to arrange for the transfer, subject to the landowners consent, of the documentary, photographic and material archive to the appropriate museum (LAARC) and to ensure that the appropriate level of resources for cataloguing, boxing and long term storage are available. Further details, including information on the appropriate storage media and the procedures for the transfer of ownership of artefacts is contained in: *Policy and Guidelines for the transfer of archaeological archives by SWAT Archaeology.*

6.4 The archaeological contractor is to allow the site records to be inspected and examined at any reasonable time, during or after the evaluation, by SkillCrown Homes Ltd and the HE Archaeological Officer.

6.5 Copies of all reports compiled as a result of the excavation and post-excavation archaeological works will be submitted to SkillCrown Homes Ltd. In addition a digital copy of each report to the HE Archaeological Officer and one digital copy of each report to the HER Officer, the Greater London HER Team for inclusion on the County Sites & Monuments Record.

6.6 In undertaking the work the archaeological contractor is to abide by the: *Code of conduct* and the: *Code of approved practice for the regulation of contractual arrangements in field archaeology* of the Institute of Field Archaeologists.

Compiled by: SWAT.Archaeology- Dr Paul Wilkinson MCIfA. 27/07/17(Final) and updated with trench locations 26.10.17PM

Plate 1. Aerial view of site

PLATES

Plate 1: Looking NNE at the site

Plate 2: Looking south at Trench 1

Plate 3: Looking west at representative section of Trench 1

Plate 4: Looking south east at Trench 2

Plate 5: Looking south east at Trench 3

Plate 6: Looking east at representative section of Trench 2

Plate 7: Looking east at representative section of Trench 3

Plate 8: Looking north at Trench 4

Plate 9: Looking east at representative section of Trench 4

Plate 10: Looking NE at modern feature exposed in Trench 5

Plate 11: Looking east at Trench 5

Plate 12: Looking north at representative section of Trench 5

Plate 13: Looking north at Trench 6

Plate 14: Looking west at representative section of Trench 6

Plate 15: Looking south at Trench 7

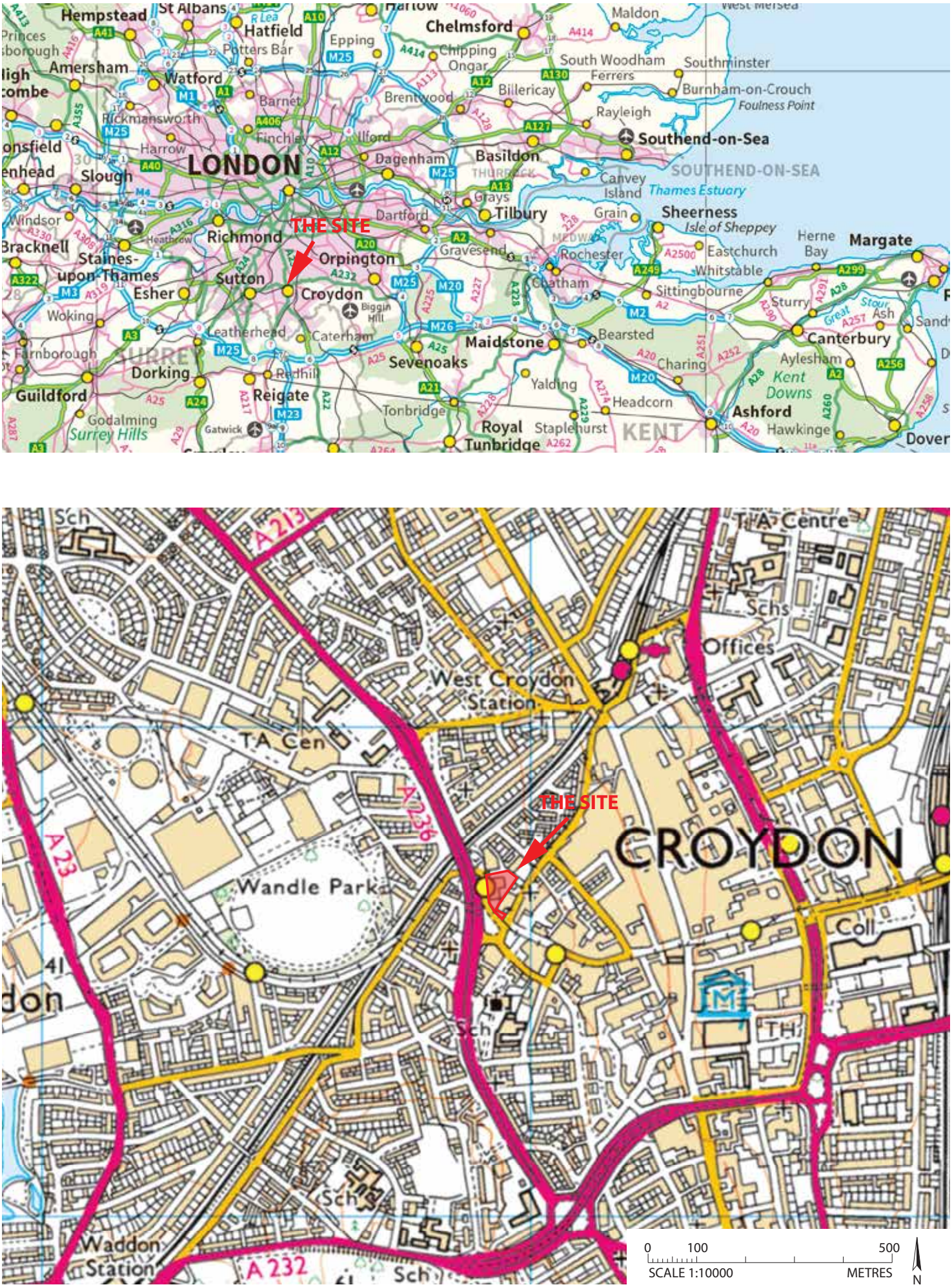


Figure 1: Site location map, scale 1:10000.

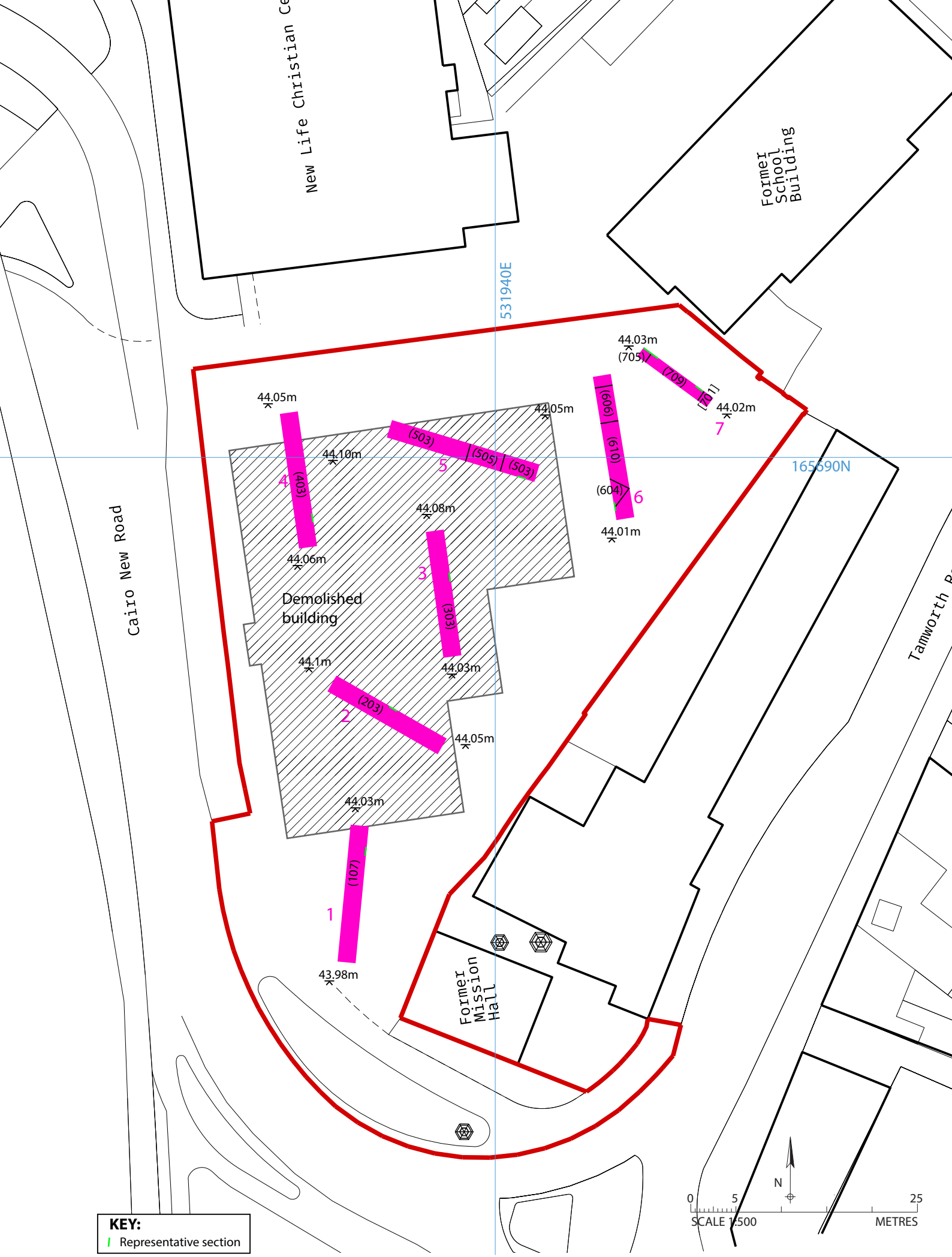


Figure 2: Trench location

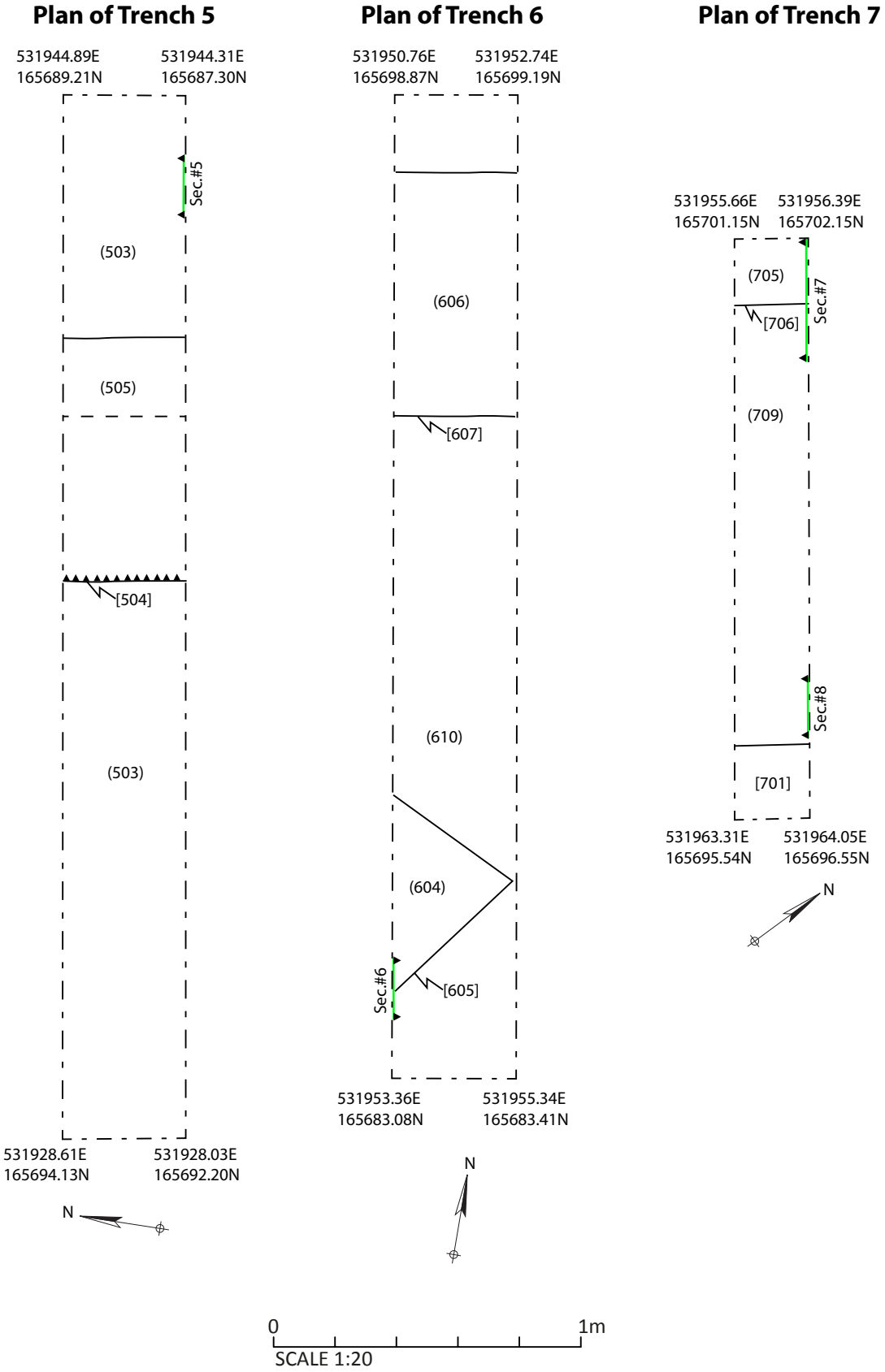


Figure 3: Trench plans

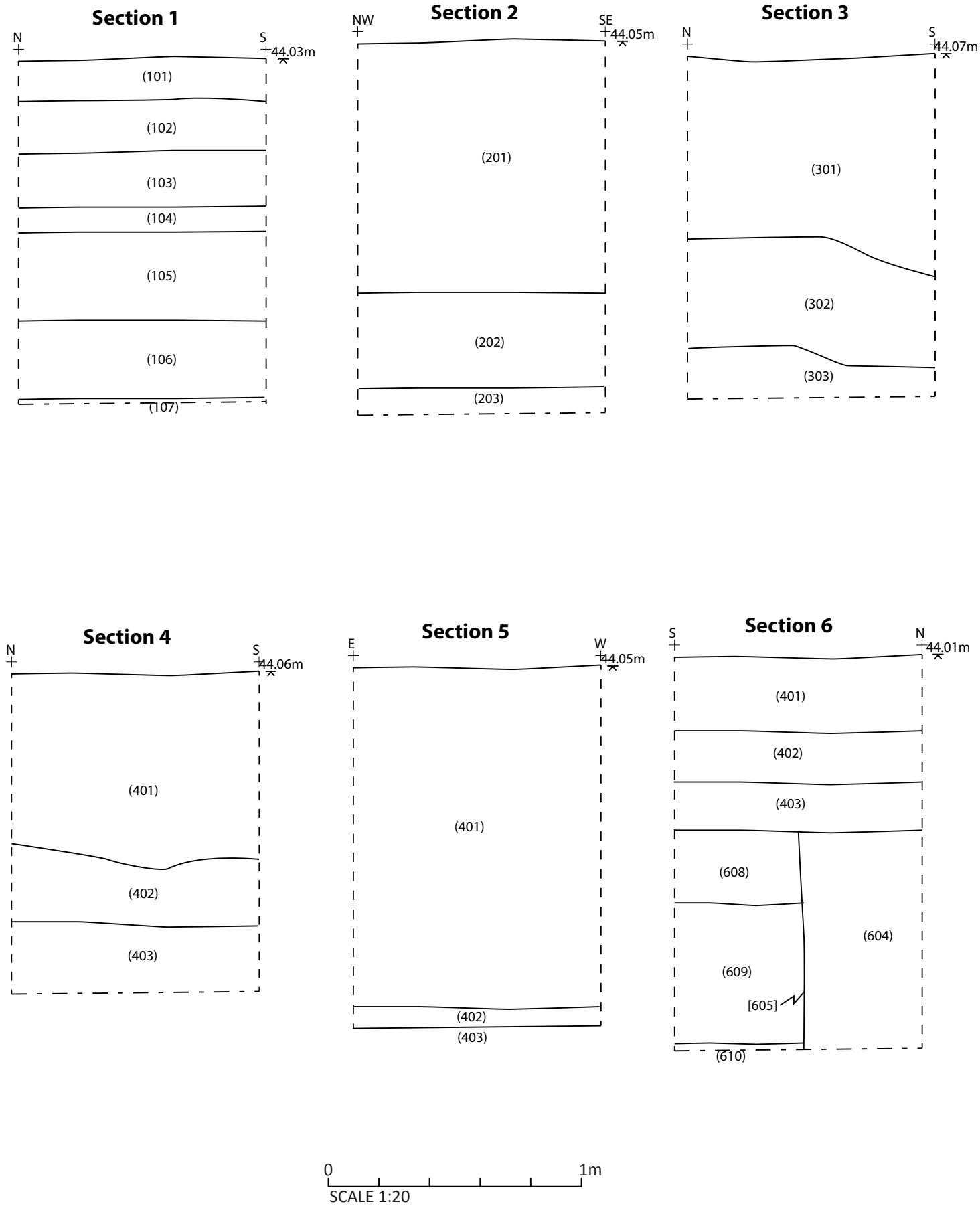
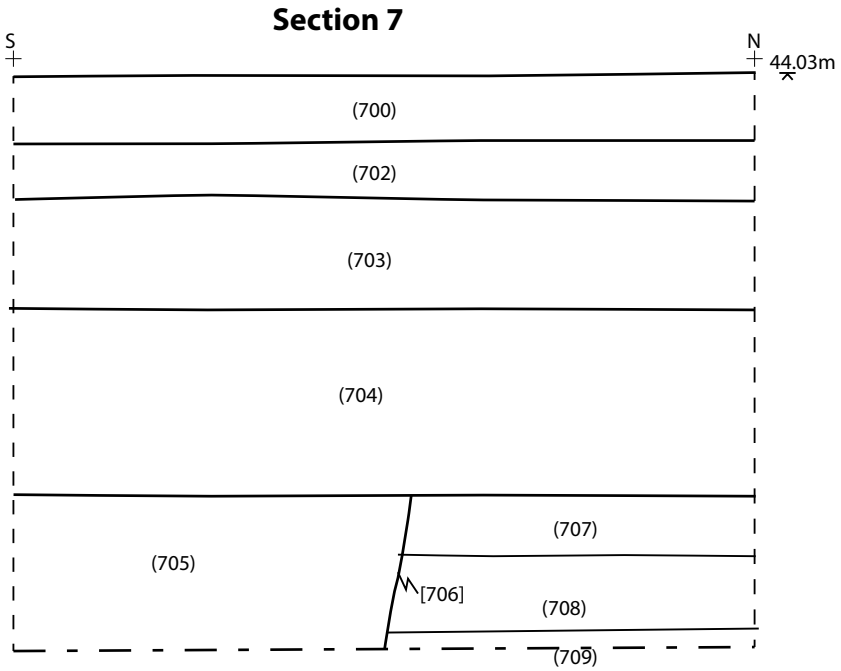


Figure 4: Sections of trench 1 -6



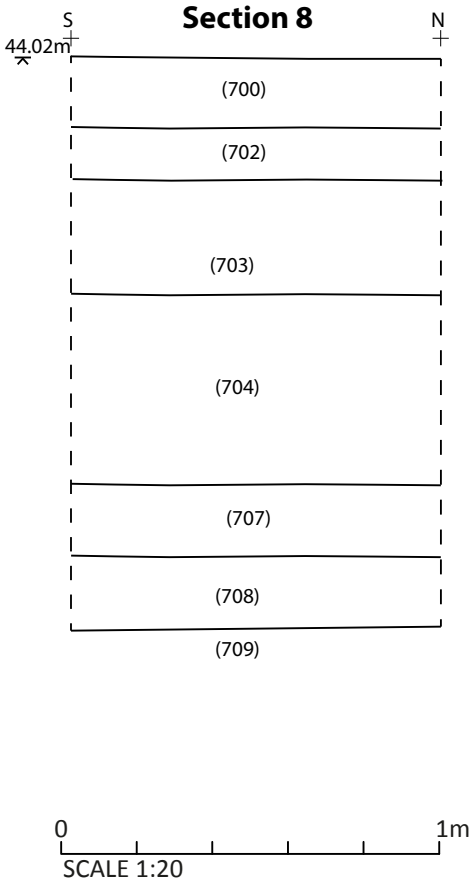


Figure 5: Sections of trench 7