



**WHITGIFT SCHOOL,  
CROYDON, LONDON  
DESK BASED ASSESSMENT**

**CROYDON COUNCIL PLANNING APPLICATION REFERENCE  
21/00606/FUL**

**CULTURAL HERITAGE REPORT NUMBER: 20158**

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## DATA ENTRY FORM

PROJECT INFORMATION	
<b>Project title</b>	Whitgift School, Croydon, London
<b>Description</b>	Retention of 4 Portakabin classroom buildings and temporary car park
<b>Report</b>	Desk Based Assessment
<b>Project start date</b>	March 2021
<b>Project end date</b>	March 2021
<b>Contractor name</b>	Surface Property (Trading Name of Arcus Consultancy Services Ltd.)
<b>Client</b>	Umar Abid. Portakabin.
SITE LOCATION INFORMATION	
<b>Council</b>	Croydon Council
<b>Area</b>	0.08 hectares
<b>Grid References</b>	Centred on NGR 532230, 164000
PROJECT BIBLIOGRAPHY	
<b>Type of publication</b>	Unpublished document/manuscript
<b>Title</b>	Whitgift School Croydon, Desk Based Assessment
<b>Author</b>	Amy Talbot
<b>Date</b>	March 2021

## SUMMARY

A Desk-Based Assessment (DBA) has been undertaken by Surface Property on behalf of Portakabin for the retention of four Portakabin classroom buildings on an existing car park and the installation of a temporary car park for three years (Croydon Council application reference 21/00606/FUL) at the site of Whitgift School, Croydon, London ('The Development').

For the assessment of direct effects, two Core Study Areas (CSAs) were utilised:

- Car Park CSA located 155 metres (m) to the south-west of the main school building where a temporary Supa-Trac car park from Cap-Trac has been laid down with nominal grading of the landscape, and
- Classroom CSA for four Portakabin Classroom buildings consisting of eight classrooms placed on the pre-existing carpark to the adjacent north of the main school building.

A 250 m Study Area, which includes the CSAs and a 250 m radius, was used aid the assessment of the archaeological potential of the CSAs.

No assets are recorded within the CSAs though the Classroom CSA falls within the Croydon Local List boundary for Whitgift School and the boundaries of the Haling Manor County Estate encompass the Classroom CSA and a portion of the Car Park CSA. Within the 250 m Study Area, there are:

- Two Grade II Listed Buildings, NHLE 1358829 Haling Cottage (Whitgift School Headmasters House) and NHLE 1442708 Whitgift School War Memorial;
- Four Locally Listed Buildings;
- Two Archaeological Priority Areas (APA);
- Two non-designated assets relating to the former Haling Park Manor House and Estate, on which Whitgift School is built; and
- 23 Archaeological Finds and Features from previous archaeological interventions.

There is high archaeological potential within the CSAs due to their location within the former grounds of Haling Manor House, as well as wider archaeological finds of prehistoric and roman archaeology within the 250 m Study Area; however, as there is no ground disturbance associated within the Classroom CSA on the existing car park hardstanding with nominal grading with the topsoil layer for the temporary car park (Car Park CSA), there is no effect on potential subsurface deposits.



## 1 INTRODUCTION

A Desk Based Assessment (DBA) has been undertaken by Surface Property on behalf of Portakabin for four Portakabin classroom buildings on an existing car park at the Whitgift School in Croydon and the installation of a temporary car park for three years (Croydon Council application reference 21/00606/FUL). Whitgift School is an independent school for boys aged 10-18, with the requirement for the additional classroom and car park being a by-product of the ongoing COVID-19 pandemic.

### 1.1 Study Area

The temporary classroom Core Study Area (Classroom CSA) is located on the existing car park to the north of the principal school building while the temporary car park Core Study Area (Car Park CSA) is located 155 m to the south-west of the principal school building (Plates 01-03). Whitgift School is centred on NGR 532230, 164000, with the extents and location shown on Figure 1.

A 250 m Study Area, which includes the CSAs and land within a 250 m radius, was used to aid the assessment of the archaeological potential of the CSAs (Figure 1).

The geology of Whitgift School is recorded to be part of the 'Lewes Nodular, Seaford and Newhaven Chalk Formations with no superficial deposits recorded<sup>1</sup>. The Site is recorded to have freely draining acid-based soils<sup>2</sup> and the Natural England (NE) National Character Area (NCA) 114: Thames Basin Lowlands<sup>3</sup> states that: "*The Thames Basin Lowlands National Character Area (NCA) is a low-lying plain within the London Basin. The landscape is generally flat but in places is gently undulating. The underlying geology is predominantly London Clay and part of the North Downs Chalk bedrock, fringed with Thanet Formation and Lambeth Group sediments, underlies Croydon and Sutton*".

The topography is relatively flat, due to the substantial development that had occurred across the Site. The central of the Site reaches approximately 65 m above Ordnance Datum (AOD) and stays level across the 250 m radius.

### 1.2 Development

This document is designed to support a planning application for a retrospective application for four Portakabin Buildings (8 classrooms) located within the existing car park on hardstanding and the installation of a temporary car park to compensate for the loss of the northern carpark for temporary classrooms. The maximum height of the buildings will be 7.1 metres (m) built on two storeys with no ground intrusive works to be carried out within the CSA. The proposed temporary carpark will be built on Supa-Trac<sup>4</sup> temporary car parking and pedestrian flooring. Supa-Trac can be laid on any material including turf, soil, gravel and grass among others and is a self-draining surface made of PPCP material with easy coupling inbuilt. No landscaping is necessary; however, nominal grading within the topsoil horizon may be required to ensure a flat ground surface for the Supa-Trac.

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<sup>1</sup> Geology of Britain View. Available at: <https://mapapps.bgs.ac.uk/geologyofbritain/home.html>. Accessed 02.03.2021.

<sup>2</sup> Cranfield Soil and Agrifood Institute: Soilscales. Available at: <http://www.landis.org.uk/soilscales/>. Accessed 17/11/2020

<sup>3</sup> NCA profile: 114 Thames Basin Lowlands (NE571). Available at: <http://publications.naturalengland.org.uk/publication/5682232412864512?category=587130>. Accessed 02.03.2021

<sup>4</sup> Cap-Trac. Technical Information for Supa-Trac temporary car parking and pedestrian flooring.

## 2 LEGISLATION, POLICY AND GUIDANCE

The assessment has been undertaken taking into account relevant heritage legislation and guidance as outlined below.

### 2.1 Legislation

Statutory protection for archaeology is principally outlined in the Ancient Monuments and Archaeological Areas Act (1979)<sup>5</sup>, as amended by the National Heritage Act (1983)<sup>6</sup>, and nationally important sites are listed in a Schedule of Monuments.

Listed Buildings and Conservation Areas receive protection under the Planning (Listed Buildings and Conservation Areas) Act 1990<sup>7</sup>, as amended by the Enterprise and Regulatory Reform Act (2013)<sup>8</sup>. There is a legal duty under this Act to have '*special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses*'<sup>9</sup> and that '*special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area*'<sup>10</sup>.

### 2.2 National Planning Policy Framework and Guidance

The National Planning Policy Framework (NPPF) sets out the government's planning policies for England in order to achieve sustainable development. In regards to heritage assets, the NPPF seeks to conserve them in a manner appropriate to their significance with further guidance provided by Historic England in regards to managing heritage significance.

In regards to planning applications, the NPPF states:

*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*<sup>11</sup>.

Historic England's Historic Environment Good Practice Advice in Planning: 2; Managing Significance in Decision-Taking in the Historic Environment, states:

*To accord with the NPPF, an applicant will need to undertake an assessment of significance to inform the application process to an extent necessary to understand potential impact (positive or negative) of the proposal and to a level of thoroughness proportionate to the relative importance of the asset whose fabric or setting is affected*<sup>12</sup>.

<sup>5</sup> UK Government (1979) Ancient Monuments and Archaeological Areas Act. Available at [www.legislation.gov.uk/ukpga/1979/46](http://www.legislation.gov.uk/ukpga/1979/46) [Accessed on 2.03.2021]

<sup>6</sup> UK Government (1983) National Heritage Act. Available at <http://www.legislation.gov.uk/ukpga/1983/47> [Accessed on 2.03.2021]

<sup>7</sup> UK Government (1990) (Listed Buildings and Conservation Areas) Act 1990. Available at <http://www.legislation.gov.uk/ukpga/1990/9/contents> [Accessed on 2.03.2021]

<sup>8</sup> UK Government (2013) Enterprise and Regulatory Reform Act 2013. Available at <http://www.legislation.gov.uk/ukpga/2013/24/contents/enacted> [Accessed 02.03.2021]

<sup>9</sup> UK Government (1990) (Listed Buildings and Conservation Areas) Act 1990, as amended. Paragraph 66

<sup>10</sup> Ibid, Paragraph 72

<sup>11</sup> UK Government (2019) National Planning Policy Framework (NPPF), Paragraph 189. Available at [https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment\\_data/file/810197/NPPF\\_Feb\\_2019\\_revised.pdf](https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/810197/NPPF_Feb_2019_revised.pdf) [accessed 02.03.2021].

<sup>12</sup> Historic England (July 2015) Good Practice Advice in Planning: 2; Managing Significance in Decision-Taking in the Historic Environment, Paragraph 11. Available at: <https://historicengland.org.uk/images-books/publications/gpa2-managing-significance-in-decision-taking/gpa2/> [accessed 02.03.2021]

In order to meet the requirements of a significance assessment, a Desk-Based Assessment, as defined by the Chartered Institute for Archaeologists (ClfA) Standards and Guidance for Historic Desk-Based Assessment<sup>13</sup> has been undertaken. A 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, and the impact of the proposed development on the significance of the historic environment, or will identify the need for further evaluation.'<sup>14</sup>

Conservation Principles<sup>15</sup> states that significance means the heritage value of an asset due to its heritage interest, i.e., why a place matters from a heritage point of view. According to this definition, significance is encompassed by four values: evidential, historical, aesthetic and communal. Managing change to heritage assets and their setting largely takes place within the planning system. Change is only harmful if (and to the extent that) the asset's significance is reduced.

Furthermore, the NPPF states that when determining planning applications, the local planning authority decision should be weighted in regards to the heritage asset's significance and conservation. Specifically, '*the more important the asset, the greater the weight should be*'<sup>16</sup>. The NPPF states that substantial harm to nationally designated heritage should be '*exceptional*' to '*wholly exceptional*'<sup>17</sup>. Where development proposals lead to less than substantial harm, this harm should be weighed against the public benefits of the proposals<sup>18</sup>. This public benefit often needs to be reconciled with other, usually interrelated environmental interests<sup>19</sup>.

In regards to non-designated heritage, the NPPF requires a balanced judgement in regards to the scale of any harm or loss and the significance of the asset<sup>20</sup>.

### 2.3 Local Policy

The Local Policy can be found within The Croydon Local Plan, adopted 2018<sup>21</sup>.

Policy specific to the historic environment includes:

- Policy DM18: Heritage assets and conservation

*DM18.1 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 in accordance with the following:*

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<sup>13</sup> Chartered Institute for Archaeologists (2020) Standard and Guidance for Historic Environment Desk-Based Assessment, Published December 2014, Updated October 2020 [Online] Available at:

[http://www.archaeologists.net/sites/default/files/ClfAS%26GHIA\\_3.pdf](http://www.archaeologists.net/sites/default/files/ClfAS%26GHIA_3.pdf) [Accessed 02.03.2021]

<sup>14</sup> Historic England (July 2015) Good Practice Advice in Planning: 2; Managing Significance in Decision-Taking in the Historic Environment, Paragraph 12.3-12.4.

<sup>15</sup> Historic England (2008) Conservation Principles. Available at: <https://historicengland.org.uk/images-books/publications/conservation-principles-sustainable-management-historic-environment/conservationprinciplespoliciesandguidanceapril08web/> [Accessed 02.03.2021]

<sup>16</sup> NPPF (2019), Section 16, Paragraph 193

<sup>17</sup> Ibid, Paragraph 194

<sup>18</sup> Ibid, Paragraph 196

<sup>19</sup> Historic England (2008) Conservation Principles, Paragraph 150

<sup>20</sup> NPPF (2019), Paragraph 197

<sup>21</sup> Croydon Local Planb. 2018. Available at: <https://new.croydon.gov.uk/planning-and-regeneration/planning/planning-policy/croydons-development-plan/local-plan-2018>. Accessed 03.03.2021

- a. Development affecting heritage assets will only be permitted if their significance is preserved or enhanced;
- b. Proposals for development will only be permitted if they enhance the setting of the heritage asset affected or have no adverse impact on the existing setting;
- c. Proposals for changes of use should retain the significance of a building and will be supported only if they are necessary to keep the building in active use; and
- d. Where there is evidence of intentional damage or deliberate neglect to a heritage asset, its current condition will not be taken into account in the decision-making process.

*DM18.2 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.

*DM18.3 To preserve and enhance Listed Buildings, Scheduled Monuments and Registered Parks and Gardens within the borough, the Council will determine all development proposals that affect these heritage assets in accordance with the following:*

- a. Substantial harm to or loss of a Grade II Listed Building or Registered Park and Garden should be exceptional;
- b. Substantial harm to or loss of a Grade I or II\* Listed Building or a Scheduled Monument should be wholly exceptional; and
- c. All alterations and extensions should enhance the character, features and setting of the building or monument and must not adversely affect the asset's significance.

## 2.4 Locally Listed Building Guidance

The Croydon Local List of Buildings of Architectural or Historic Significance<sup>22</sup> adopted 2006 is a Supplementary Planning Document (SPD) and a material consideration. The purpose of 'the Local List is intended to recognise these buildings so that they can be properly considered when development proposals are submitted to the Council. Although no additional statutory protection is imposed on Locally Listed Buildings, Council policy encourages their retention and expects all proposals for alterations and extensions to be sympathetic to the building's architectural character'<sup>23</sup>.

The key objectives of the SPD are identified as<sup>24</sup>:

- 1. To provide an explanation of the purpose of the Local List of Buildings of Architectural or Historic Interest;
- 2. To address key issues arising from buildings being included on the List; and
- 3. To promote awareness of architecture and the historic environment

<sup>22</sup> Croydon Local List of Buildings or Architectural or Historic Significance. 2006. Available at. [https://new.croydon.gov.uk/sites/default/files/Planning/Conservation%20areas/Guidance%20on%20locally%20listed%20buildings%20\(SPDI%20part%20A\).pdf](https://new.croydon.gov.uk/sites/default/files/Planning/Conservation%20areas/Guidance%20on%20locally%20listed%20buildings%20(SPDI%20part%20A).pdf). Accessed 03.03.2021

<sup>23</sup> Ibid

<sup>24</sup> Ibid

For buildings to be included within the Local List they have to meet two of the following criteria<sup>25</sup>:

- *Authenticity: Buildings and groups selected for the local list should be substantially unaltered and retain the majority of their original features;*
- *Architectural significance: Buildings which are of good architectural quality or are good examples of a particular building type;*
- *Historical significance: Buildings which represent specific architectural and social building periods or which are associated with, local historical events, the development of Croydon, well known people or noted designers;*
- *Technical significance: Buildings that display exceptional innovation and craftsmanship;*
- *Townscape Value: Buildings and/or groups of buildings which due to their form, massing, appearance and positive role in the streetscene, such as key corner buildings, local landmarks, uniformly designed terraces.*

The setting of the building plays a key role within the Local List as *in addition to the intrinsic qualities of buildings on the local list, their setting may also enhance the appearance of the building. The Council will consequently seek to protect the character and setting of such buildings*<sup>26</sup>.

### 3 AIMS AND METHODOLOGY

#### 3.1 Aims

The aim of this Desk Based Assessment (DBA) is to:

- Establish the baseline information regarding archaeology and heritage assets within the CSAs and the 250 m Study Area;
- To establish the archaeological potential for unknown buried archaeology to survive within the CSAs;
- To assess the potential for the Development to directly harm archaeological resources; and
- Where appropriate, make recommendation to mitigate harm and/or enhance archaeological assets.

#### 3.2 Methodology

The appraisal of physical effects considers effects upon features of cultural heritage interest, where sites or potential sites / buried archaeology are in danger of being disturbed or destroyed. Physical effects are likely to occur during construction and are permanent and irreversible.

The following methodology follows those guidelines as outlined in the Chartered Institute for Archaeologists' Standard and Guidance Paper for historic environment desk-based assessment<sup>27</sup>.

An archival search was undertaken in order to identify records of known archaeological features which have the potential to be affected by the Development. This archive search

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<sup>25</sup> Ibid 23.

<sup>26</sup> Ibid 23.

<sup>27</sup> Chartered Institute for Archaeologists (2020) Standard and Guidance for Historic Environment Desk-Based Assessment, Published December 2014, Updated October 2020 [Online] Available at: [http://www.archaeologists.net/sites/default/files/CIfAS%26GHIA\\_3.pdf](http://www.archaeologists.net/sites/default/files/CIfAS%26GHIA_3.pdf) [Accessed 13/10/2020]

collected data falling within the 250 m Study Area to inform the assessment of the physical and ground-based archaeological potential of the CSAs from the following sources:

- National Heritage List for England Datasets (NHLE) including;
  - Database of World Heritage Sites;
  - Database of Scheduled Monuments;
  - Database of Listed Buildings;
  - Database of Inventoried Garden and Designed Landscapes; and
  - Database of Inventoried Battlefields.
- Conservation Areas;
- Greater London Historic Environment Records (GLHER) Consulted on 1<sup>st</sup> March 2021;
- The National Collection of Aerial Photography (NCAP); and
- Cartographic evidence.

The results of this search have informed the archaeological baseline and archaeological potential of the CSAs. This baseline has then been cross-referenced with the Development footprint to assess the potential for harm to archaeological resources situated within the Development footprint. All non-designated assets and heritage assets within the CSAs were considered for direct effects. A separate Heritage Statement considers changes to setting.

Due to Covid-19 restrictions documentary sources were consulted digitally as local repositories (museums, libraries, archives, etc.) were not accessible. Consultation was undertaken with Historic England Archives however they were unable to provide information due to Covid-19 during the preparation of this DBA.

## 4 RESULTS

Within the CSAs there are no designated or non-designated assets.

Within the 250 m Study Area there are:

- Two Listed Buildings;
- Four Locally Listed Buildings;
- Two Archaeological Priority Areas; and
- 23 Archaeological Finds and Features.

The results of this DBA are summarised below with full details found within the heritage gazetteers in Section 8.

### 4.1 National Heritage List for England

There are no designated assets within the CSAs, and no World Heritage Sites, Scheduled Monuments, Registered Parks and Gardens or Inventoried Battlefields within the 250 m Study Area.

There are two Listed Buildings within the 250 m Study Area as detailed in Table 1 and shown on Figure 2. Full details of these are found in the Heritage Gazetteer in Section 8.

**Table 1: Designated Heritage Assets**

NHLE	Grade	Name	Distance from the Development
1358829	II	Haling Cottage (Whitgift School Headmasters House)	300 m E of Classroom CSA

1442708	II	Whitgift School War Memorial	200 m E of Classroom CSA
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## 4.2 Locally Listed Building Results

The GLHER recorded four Locally Listed Buildings (LLB) within the 250 m Study Area as detailed in Table 2 and shown on Figure 2. Full details of these are found in the Heritage Gazetteer in Section 8.

**Table 2: Locally Listed Buildings**

HER	GLHER Reference	Name	Distance from the Development
DLO34357	MLO10188 4	Haling Park Road, (No.23),	198 m SE Car Park CSA
DLO34358	MLO10188 5	Haling Park Road, (No.69), [Haling Court],	254 m W of Main School Building
DLO34883		Violet Lane, [St Dominic's Church],	204 m N Classroom CSA
DLO34907	MLO10243 4	Warham Road, (No.25),	241 m N Classroom CSA

Whitgift School on Nottingham Road is recorded as a Locally Listed Building within the Croydon Local List. The current Whitgift School at Haling Park on Nottingham Road was built in 1930 and opened in 1931 by HRH Prince George on the possible site of the Manor House of Haling Park (GLHER MLO71866). Previously Whitgift School was located on George Street (North End), Croydon and was built in 1596 by John Whitgift, Archbishop of Canterbury. Whitgift School was originally attached to the North End Hospital for the poor however the move to Nottingham Road was necessitated by the need for a larger school site. The current water gardens on the present school site were opened by Sir David Attenborough<sup>28</sup>.

## 4.3 Archaeological Priority Areas

The 250 m Study Area lies within the Croydon Metropolitan Centre with the Tier 2 Archaeological Priority Area (APA) London to Brighton Roman Road<sup>29</sup> 50 m to the west and the Pampisford Road APA 54 m to the south-west (Figure 2).

Historic England records the London to Brighton Roman Road APA as:

*The settlement of Croydon developed during the Roman period because it was situated on the road at a convenient stopping distance from Londinium. The APA is classed as Tier 2 because it is a corridor of land centred along a Roman road.*

*It is not known precisely where the centre of the Roman settlement was situated but if its location was established it could help to clarify how the road passed through it. If the road passed to the west of Croydon town centre it may have encountered boggy conditions close to the Wandle which would have been liable to flooding. In later centuries it was these wet conditions that influenced the focus of the medieval settlement to move eastwards towards the market area. The eastern route through the centre of Croydon may have therefore been the more likely route that the road followed.*

<sup>28</sup> School History. Available at. <https://www.whitgift.co.uk/about-us/school-history#>. Accessed 11.03.2021

<sup>29</sup> Historic England: Archaeological Priority Area Croydon. 2016. Available at. <https://historicengland.org.uk/content/docs/planning/apa-croydon-pdf/>. Accessed 03.03.2021

*It is also possible that the route split into two different routes at Broad Green and converged at a point to the south of Croydon town centre possibly where Southbridge Road meets South End. It was also at Croydon that the London to Brighton road crossed a lesser Roman road which ran from east to west along the foot of the North Downs. Remains of this road were encountered in Lower Coombe Street. Few other Roman settlements or sites along the road have been identified but should nevertheless be anticipated within the boundaries of the APA<sup>30</sup>.*

The GLHER recorded that *"The London to Brighton Roman road, sometimes referred to as the London to Portslade Roman road, is one of three major routes that led south from London along with the London to Lewes road and Stane Street. Together they linked London with the south coast and the iron producing and corn growing areas of Sussex"*<sup>31</sup>.

Pampisford Road is designated an APA due to the recovery of flint extraction observed within the area during positive archaeological interventions. As such the GLHER recorded that *'It is possible that an associated settlement developed within the APA during the prehistoric period'*<sup>32</sup>.

#### 4.4 Greater London HER

Both CSAs fall within MLO98533, the historic boundary of Haling Manor Country Estate (Figure 3) as shown on Figure 8, OS Mapping 1896.

The Classroom CSA also lies within MLO104050 which relates to the current Whitgift School building and the associated designed landscape locally listed by Croydon Council (Figure 3). This building and landscape dates from the 1930s when Whitgift School moved to its current location from George Street.

There are two other non-designated assets within the 250 m Study Area:

- MLO16225 Haling Park, Brighton Road site of medieval and post medieval manor house which dates from 1202 to 1935; and
- MLO71866 Haling Park Manor at Whitgift School which dates from 1066 to 1539; and

Non-Designated heritage assets are shown on Figure 3 with full details in the Heritage Gazetteer in Section 8.

Within the Croydon Local List of Historic Parks and Gardens<sup>33</sup> Haling Grove at St Augustine's Avenue lies within the former Haling Manor Country Estate, which was sold for buildings in 1850. There are little other documentary sources beyond what is discussed in Section 4.5 Cartographic and Section 5 Baseline about Haling Park and Manor.

#### 4.5 Historic Landscape Characterisation

The GLHER recorded two Historic Landscape Characters (HLC Figure 4) within the CSAs and the 250 Study Area:

- HLC 732 'Haling Park' encompasses the Classroom CSA and the northern portion of the Car Park CSA to the south-west of the School. This area was formally parkland with earlier farmland.

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<sup>30</sup> Ibid

<sup>31</sup> Greater London Designation Full Report. GLHER. 2021

<sup>32</sup> Ibid.

<sup>33</sup> Historic Parks and Gardens. 2008. Available at: <https://www.croydon.gov.uk/sites/default/files/articles/downloads/parks-and-gardens-part1.pdf>. Accessed 11.03.2021



- HLC 660 'Selsdon and Sanderstead' relates to 'Detached, Semi and Terraces' (DST) Housing style as its current use. However historically the landscape formed farmland which included the area of HLC 732, until 1896 (Figure 8) when the landscape begins transforming into a DST landscape. HLC 660 is predominantly recorded towards the north, north-west and west of the 250 m Study Area and southern portions of the Car Park CSA.

Within the south-west of the 250 m Study Area lies HLC 642 'Purley Way Play Fields' which are currently used for recreational purposes. Historically the landscape formed an airfield described as *'the first international airport in the UK'*<sup>34</sup>. The airport opened in 1920 and flew Imperial Airways which was Britain's first national airline<sup>35</sup>. A notable event associated with this airport was that Amy Johnson made her record-breaking flight to Australia from Croydon on 5<sup>th</sup> May 1930<sup>36</sup>. The airport later became used for World War II military operations, however, became disused in 1959 with the development of London Heathrow<sup>37</sup>.

#### 4.6 Cartographic Study

The earliest map which depicts the CSAs was created by John Cary in 1794 "Cary's New Map of England And Wales, With Part of Scotland), Sheets 25-26"<sup>38</sup>. This shows the main roads: Croham Road, Selsdon Road and the A235. The CSAs appear to have no buildings built at that time and are likely to be historic farmland (Plate 2).

Ordnance Survey First Edition 1871-1872 (Figure 7): This map depicts the existing car park CSA in the north as designed parkland labelled as 'Haling Park' and the temporary car park CSA in the south as farmland. This map depicts evidence of a building upon the location of the former Manor House, while the present location of Grade II (NHLE 1358829) Haling Cottage (Whitgift School Headmasters House) is also recorded as 'Haling Cottages' on this map. There is little building expansion of Croydon below Haling Park, with the surrounding landscape beyond the Park still recorded as enclosed farmland with multiple instances of smaller farmsteads and hamlets. The South Coast Railway recorded to the north-west of the map indicates that wider infrastructure and the development of Croydon has been established.

Ordnance Survey Second Edition 1896 (Figure 8): This map records a detailed view of Haling Park including the building present within the centre, which is potentially Haling Manor. While there are little changes within the extent of the Parkland, the previous expanses of farmland as observed on the 1871-1872 map have started to be transformed into a terraced landscape, with the Park surrounded by road development and housing. The current location of the temporary carpark (Car Park CSA) is observed to be within an enclosed

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<sup>34</sup> Croydon Airport and Purley Way West Playing Field. Available at: <https://croydoncentralparks.wordpress.com/2019/06/15/croydon-airport-and-purley-way-west-playing-field/#:~:text=The%20Purley%20Way%20West%20playing,RAF%20Battle%20of%20Britain%20memorial>. Accessed 10.03.2021

<sup>35</sup> Ibid.

<sup>36</sup> Ibid.

<sup>37</sup> Ibid.

<sup>38</sup> David Rumsey Map Collection. Available at: [https://www.davidrumsey.com/luna/servlet/detail/RUMSEY~8~1~37037~1210043:Sheets-25-26--Cary-s-England-Wale?title=Search+Results%3A+List\\_No+equal+to+%270132.016%27&thumbnailViewUrlKey=link.view.search.url&fullTextSearchChecked=&dateRangeSearchChecked=&showShareIIIIFLink=true&helpUrl=https%3A%2F%2Fdoc.lunaimaging.com%2Fdisplay%2FV75D%2FLUNA%2BViewer%23LUNAVIEWER-LUNAVIEWER&showTip=false&showTipAdvancedSearch=false&advancedSearchUrl=https%3A%2F%2Fdoc.lunaimaging.com%2Fdisplay%2FV75D%2FSearching%23Searching-Searching](https://www.davidrumsey.com/luna/servlet/detail/RUMSEY~8~1~37037~1210043:Sheets-25-26--Cary-s-England-Wale?title=Search+Results%3A+List_No+equal+to+%270132.016%27&thumbnailViewUrlKey=link.view.search.url&fullTextSearchChecked=&dateRangeSearchChecked=&showShareIIIIFLink=true&helpUrl=https%3A%2F%2Fdoc.lunaimaging.com%2Fdisplay%2FV75D%2FLUNA%2BViewer%23LUNAVIEWER-LUNAVIEWER&showTip=false&showTipAdvancedSearch=false&advancedSearchUrl=https%3A%2F%2Fdoc.lunaimaging.com%2Fdisplay%2FV75D%2FSearching%23Searching-Searching). Accessed 03.03.2021

garden or allotment associated with a terraced house. This likely refers to the features observed on Plate 3 as observed in Section 4.6 Aerial Photography.

Ordnance Survey Fifth Edition 1933-1938 (Figure 9): There are few complete maps between 1896 and 1933 of Whitgift School and the surrounding area. However, the 1933-1938 map is the first map where Whitgift School in its current form is recorded. While 'Haling Park' is still recorded on the map, the grounds surrounding the School are now recorded as 'Playing Fields'. The Detached, Semi and Terraces (HLC 660) buildings have fully enclosed the space around the parkland and now form the extent of the current buildings and landscape around the school. While there are still no recorded features within the Classroom CSA, the Car Park CSA is depicted to lie over gardens or allotments associated with the terraced housing to the south (Plate 3). This map also shows the extents of the Purley Way playing fields as they are currently recorded today, however there is no indication as to the location of the Croydon Airport as recorded in Section 4.5.

Ordnance Survey Seventh Edition 1958-1965 (Figure 10): There is little change on this map from the current depictions of Croydon and the area of Whitgift School. The post 1930's expansion of Croydon continues to the south and west of the CSAs and the 250 m Study Area with more areas being developed into housing. However, the CSAs remain unchanged, with no further school expansions or designed landscapes recorded on the current OS map.

#### 4.7 Aerial Photography

Aerial photography held by the National Collection of Aerial Photography (NCAP) and Historic England aerial photography records were consulted for the site. Due to the ongoing COVID-19 restrictions Historic England were unable to provide further aerial photography assistance. A search of the NCAP recorded 28 images covering the CSAs and the 250 m Study Area with only one digitised from 2000 with no additional features noted.

LiDAR was consulted through the National Library of Scotland<sup>39</sup> however due to the built-up landscape of the Detached, Semi and Terraces (HLC 660) buildings, no additional features were noted.

Satellite imagery depicted the Classroom CSA, where Portakabin classrooms are located, to be a tarmacked carpark while in the southern temporary Car Park CSA is recorded to be grassland with a road observed on the western periphery, and enclosed trees to the eastern periphery. There is no change observed within the CSA from satellite imagery until 2003 where it is observed that the treeline to the south of the current temporary car park extended halfway into the grassland with some potential allotments or housing plots observed (Plate 3) however by 2006 the extent of the grassland is as current.

#### 4.8 Walkover Survey

A Walkover Survey was undertaken on Wednesday 3<sup>rd</sup> March 2021. The weather was poor, with overcast rain, however visibility was good.

The walkover survey focussed on the area of temporary Car Park CSA and the Portakabin Classroom CSA. The survey confirmed that the Supa-Trac material for the temporary carpark was placed on minimally graded ground, while the Portakabin classrooms are located entirely within the existing carpark tarmacked areas.

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<sup>39</sup> Natural Library of Scotland (online). Available at: [https://maps.nls.uk/geo/explore/side-by-side/#zoom=15&lat=51.35954&lon=-0.10215&layers=1&right=LIDAR\\_DTM\\_2m](https://maps.nls.uk/geo/explore/side-by-side/#zoom=15&lat=51.35954&lon=-0.10215&layers=1&right=LIDAR_DTM_2m). Accessed 10.03.2021

#### 4.9 Previous archaeological interventions

No Previous Archaeological Interventions were recorded within the CSAs (Figure 5).

Four Previous Archaeological Interventions were recorded within the Whitgift School grounds by the GLHER (Table 3, Figure 5).

**Table 3: Previous Events within Whitgift School.**

EvUID	Event Type	Organisation	Year
ELO196	Trial Trench	AOC Archaeology Group	1996
ELO1317	Watching Brief	AOC Archaeology Group	2002
ELO2395	Watching Brief; Trial Trench	Archaeology South East	2004
ELO6618	Watching Brief	Archaeology South East	2005

In 2002 AOC Archaeology Group undertook a programme of archaeological investigation for the construction of a block of flats on the grounds of Whitgift House. They recorded a large ditch and a metalled track, both of presumed post-medieval date<sup>40</sup>. The previous work ELO196 in 1996 was poorly recorded with potential Bronze-Age flint recovered.

In 2005 Archaeology South-East (ASE) undertook a programme of archaeological investigation during the redevelopment of the School Site. No archaeological features were identified<sup>41</sup> either from the ELO2395 2004 Watching Brief and Trenching or the 2005 Watching Brief.

Within the wider 250 m Study Area the GLHER recorded 20 previous archaeological interventions (Table 4, Figure 5):

**Table 4. Previous Archaeological Interventions**

EvUID	Event Type	Finds	Organisation	Year
ELO181	Watching Brief	19 <sup>th</sup> Century Quarry Pit.	Museum of London Archaeology Service	2001
ELO3648	Trial Trench, Excavation	No description of event within HER. Potentially the same as ELO9189.	Croydon Natural History and Scientific Society	N/A
ELO5061	Excavation	Shell tempered pottery recovered alongside Mesolithic and post-medieval finds.	Croydon Natural History and Scientific Society	1990
ELO6618	Watching Brief	No archaeological artefacts or finds.	Archaeology South-East	2005
ELO6625	Trial Trench	No archaeological artefacts or finds.	Pre-Construct Archaeology	2005
ELO6702	Watching Brief	Undated post-hole recorded.	Pre-Construct Archaeology	2006
ELO7269	Desk Based Assessment	No finds recorded from DBA.	CgMs Consulting	2007

<sup>40</sup> AOC Archaeology. 2002. An Archaeological Watching Brief at Whitgift House, 76 Brighton Road, South Croyden. Available at <https://archaeologydataservice.ac.uk/library/browse/issue.xhtml?recordId=1052620&recordType=GreyLit>. Accessed 10.03.2021

<sup>41</sup> Thorne, A. 2005. An Archaeological Watching Brief on Land at Whitgift School, Croydon. Archaeology South-East. Available at <https://archaeologydataservice.ac.uk/library/browse/issue.xhtml?recordId=1021499&recordType=GreyLit>. Accessed 10.03.2021

EvUID	Event Type	Finds	Organisation	Year
ELO7297	Watching Brief	Residual prehistoric flint and a historic trackway recorded.	Compass Archaeology	2006
ELO7956	Watching Brief	Prehistoric Flint recorded.	Pre-Construct Archaeology	2008
ELO8840	Trial Trench	No archaeological artefacts or finds.	Thames Valley Archaeological Services	2009
ELO9177	Desk Based Assessment	No finds recorded from DBA.	Lawson-Price Environmental	1995
ELO9189	Trial Trench	95 pieces of struck flint were recovered from the site. Two sherds of Romano-British pottery were recovered. Three sherds of medieval pottery were recovered. Post-medieval bedding trenches were recorded and are thought to be associated with the garden of Haling Manor.	Croydon Natural History and Scientific Society	1996
ELO11391	Watching Brief and Strip Map Record	No archaeological artefacts or finds.	Archaeological Solutions Ltd	2010
ELO12226	Trial Trench	No archaeological artefacts or finds.	Archaeology South East	2011
ELO12226	Trial Trench	No archaeological artefacts or finds.	Archaeology South East	2011
ELO12226	Trial Trench	Post Hole containing 19 <sup>th</sup> century clay pipe, CBM and animal bone.	Archaeology South East	2011
ELO12298	Desk Based Assessment	No finds recorded from DBA however the assessment recorded a high Neolithic and Bronze Age potential	CgMs Consulting	2011
ELO13068	Trial Trench	No archaeological artefacts or finds.	South East London Archaeological Unit	1996
ELO18641	Desk Based Assessment	High potential for Parkland to survive.	Stoke-on-Trent Archaeology Service	2018
ELO20793	Watching Brief	No archaeological artefacts or finds.	Pre-Construct Archaeology	2020

## 5 BASELINE

### 5.1 Baseline

#### 5.1.1 Prehistoric

No prehistoric finds spots were recovered from the CSA's however three prehistoric findspots were recovered from the wider Whitgift School grounds (Figure 6):

- MLO77808 was recorded within the school buildings during a building extension and is noted within the GLHER as 'Worked Flint-Unknown'. Due to the material of the artefact being flint this findspot can be assigned to the prehistoric period. This findspot occurred within the previous archaeological event ELO2395 'Watching Brief

and Trial Trench’ by ASE in 2004. No other finds or features were recorded within this event, and as such MLO77808 is likely to be an isolated find.

- MLO8966 lies within the western School grounds, 158 m west of the main buildings. It was recorded as a ‘Core, Axe, Flake’ however it is not clear whether these names reflect a singular object or multiple finds. It is not associated with an event and dates from the early-Neolithic to the Bronze-Age. It is associated with a late medieval Pottery Kiln or Oven (MLO1507).
- MLO7596 lies within the southern school buildings and was recovered during event ELO196 ‘Trial Trench’ recorded by AOC Archaeology in 1996 with works to the southern extension of Whitgift School. It has been dated to the Bronze-Age and is recorded as ‘colluvium’ indicating that the soil-deposit dated from the prehistoric.

Within the 250 m Study Area a further six prehistoric findspots were recorded (Table 5).

**Table 5. Prehistoric Finds**

MonUID	Period	Type	Associated Event
MLO19625	Neolithic	Axe (Neolithic)	
MLO5778	Mesolithic	Flake (Mesolithic)	ELO5061
MLO67382	Prehistoric	Lithic Implement (Prehistoric)	ELO3648, ELO9189
MLO67471	Bronze Age	LITHIC IMPLEMENT (Late Neolithic To Late Bronze Age)	ELO3648, ELO9189
MLO9088	Bronze Age	AXE (Late Neolithic To Late Bronze Age)	
MLO98530	Prehistoric	Struck Flint (Prehistoric); Burnt Flint (Prehistoric); Ceramic (Unknown)	ELO7269, ELO7956

On the periphery of the south-west of the 250 m Study Area also lies MLO98556 which is identified as a ‘Flint Scatter’ (Figure 6) and is associated with ELO7297 ‘Watching Brief’ by Compass Archaeology in 2006.

The River Wandle<sup>42</sup> likely encouraged prehistoric inhabitants to the area where it has remained settled, however there is little documentary evidence supporting this. The Historic England document regarding the Croydon APA 2.11: Pampisford Road (Section 4.2) is the main source of information regarding the prehistoric period at Croydon. It notes that:

*Since 1994 excavations that have taken place at Joshua Close, Columbine Avenue and along Pampisford Road have recovered more than 250 pieces of struck and burnt flint which date from the Neolithic to Iron Age periods. A further 55 pieces of worked flint which may date to the Bronze Age were found during the construction of a pipe line along the eastern side of Purley Way Playing Fields. Seams of flint are present approximately 1 metre below the surface and it appears that flint nodules were being extracted from the underlying chalk during the prehistoric period. After being extracted the nodules would have been worked on which would have produced the flakes that have been found. However, with the exception of an Iron Age clay spindle whorl found at Columbine Avenue, no tools have been found within the APA. This suggests that the flint nodules were either being worked into tools then taken away or were worked on briefly before being taken elsewhere for further refinement.*

<sup>42</sup> Croydon. Available at: <https://www.british-history.ac.uk/london-environs/vol1/pp170-201>. Accessed 11.03.2021

*It is possible that an associated settlement developed within the APA during the prehistoric period. The site is situated on an area of high ground to the west of where the ground descends steeply to where the Wandle River would have previously flowed and is therefore a potentially attractive location for a prehistoric settlement. Such a settlement may have been relatively small and used solely by the flint extraction workers or it may have been more substantial and lived in by the workers and their families. However, no evidence for a settlement has been found apart from undated post holes that were found during excavations at 238 Pampisford Road and 3-5 Waddon Way<sup>43</sup>.*

There is moderate to high potential for prehistoric archaeology to remain within the School grounds and the 250 m CSA. While there have been no recent findings of prehistoric assets, they are the greatest quantity of finds, indicating there could be wider settlement evidence for Croydon dating from the prehistoric that has yet to be uncovered.

### **5.1.2 Roman (43 AD – 410 AD)**

No Roman finds were recorded within the CSA; however, one find was recorded within the wider 250 m Study Area. A fragment of Roman pot (MLO67472) was found within event ELO9189 'Trial Trench' in 1996 by the Croydon Natural History and Scientific Society. This event also recorded finds from the prehistoric and the medieval (Figure 6).

The location of MLO67472 is within the APA 2.19 London to Brighton Roman Road (Section 4.2). The wider Roman history of Croydon relates to the Roman Road which travels from London (Londinium) to Surrey and potentially included a staging-post 'Mansio' within the area<sup>44</sup>.

*Historic England notes that 'Croydon developed due to the Roman road and its convenient location approximately ten miles south of central London. It is not known precisely where the centre of the Roman settlement was situated but if its location was established it could help to clarify how the road passed through it. If the road passed to the west of Croydon town centre it may have encountered boggy conditions close to the Wandle which would have been liable to flooding. In later centuries it was these wet conditions that influenced the focus of the medieval settlement to move eastwards towards the market area. The eastern route through the centre of Croydon may have therefore been the more likely route that the road followed.*

*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<sup>45</sup>.*

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<sup>43</sup> Historic England, London Borough of Croydon, Archaeological Priority Areas Appraisal, 2016. Available at: <https://historicengland.org.uk/content/docs/planning/apa-croydon-pdf/>. Accessed 11.03.2021

<sup>44</sup> Davison, Jim; Potter, Geoff (1998). "Excavations at 14 Whitgift Street, Croydon, 1987–88 and 1995". London Archaeologist. 8: 227–232. Available at: <https://archaeologydataservice.ac.uk/library/search/searchResults.xhtml>. Accessed 11.03.2021

<sup>45</sup> Historic England, London Borough of Croydon, Archaeological Priority Areas Appraisal, 2016. Available at: <https://historicengland.org.uk/content/docs/planning/apa-croydon-pdf/>. Accessed 11.03.2021

There is little further documentary evidence on this road due to the precise location of the route being unknown. This combined with the no finds of Roman date within the Study Area suggest that there is low potential to encounter Roman archaeological remains within the limited footprint of the Development.

### **5.1.3 Early Medieval (410 – 1066) to Medieval (1066 - 1485)**

Within the Domesday Book Croydon was recorded to have 73 households in 1086, with 48 villagers and one Church<sup>46</sup> which potentially dated from the Anglo-Saxon period. The Domesday Book recorded the Archbishops of Canterbury in 1086 as Ralph 'the man of Lanfranc'<sup>47</sup> and Restold, of which little information is recorded<sup>48</sup>.

There is one recorded archaeological feature recorded within the Whitgift School grounds (Figure 6). MLO1507 Pottery Kiln/ Oven has provisional dates from 1066-1539, indicating it was potentially of late medieval date, however it is not associated with an event. The GLHER accompanying document notes that it was recovered during building work, and was tentatively associated with the historic figure 'Ralph Dede Halinge, 1202', however no further sourced information could be recovered. The word DEDE translates to the present-day usage of 'Deed'<sup>49</sup>. Therefore, the land of Halinge (Haling) was given by deed to 'Ralf' in 1202.

Within the wider 250 m Study Area there is one recorded Early Medieval find (MLO5788) pottery located within event ELO5061 'Excavation' by the Croydon Natural History and Scientific Society in 1990, while two fragments of Medieval pottery (MLO67384 and MLO67473) were recorded within events ELO3648 (Potentially the same as ELO9189). Two 'Bedding Trenches' (MLO67385 and MLO67474) dating from the post-medieval were also recorded (Figure 6) within this event by the Croydon Natural History and Scientific Society in 1996 (Figure 5).

Due to the paucity of early medieval and medieval finds within the Study Area, there is low potential to encounter subsurface medieval remains within the CSAs.

### **5.1.4 Post-Medieval (1485 – 1900)**

While there is vast documentary evidence relating to the wider Croydon Borough, the little mentioned of Haling Park and the Nottingham Road areas specifically. The British History Online (BHO) documentary source only records the following regarding Haling Park, translated from the original dating 1792.

*"The earliest record that I find relating to the manor of Haling, mentions, that it was given by Hugh Warham to Henry VIII. in exchange for other lands (fn. 47). It continued in the crown till the reign of Queen Mary, when it was granted to Sir John Gage, Knight (fn. 48). By the attainder of John Gage, Esquire, in the next reign, it reverted to the crown, and was leased to Charles Earl of Nottingham (fn. 49), the celebrated Lord Admiral, who frequently made it his residence, and died there in the year 1624 (fn. 50). Soon afterwards the Gage family appear to have been again in possession, for they alienated the manor, in the second year of Charles I. to Christopher Gardiner, Esquire (fn. 51). It continued to be the property of the Gardiners till 1707, when it was conveyed by them to Edward Stringer, Esq. who dying without issue, his*

<sup>46</sup> Domesday Book. Available at. <https://opendomesday.org/place/TQ3265/croydon/>. Accessed 11.03.2021

<sup>47</sup> PASE Domesday. Available at. <http://domesday.pase.ac.uk/Domesday?op=5&personkey=52127>. Accessed 11.03.2021

<sup>48</sup> Ibid

<sup>49</sup> A History of Croydon. Available at. [https://archive.org/stream/historyofcroydon00stei/historyofcroydon00stei\\_djvu.txt](https://archive.org/stream/historyofcroydon00stei/historyofcroydon00stei_djvu.txt). Accessed 11.03.2021

widow brought it into the Parker family, and her grandson, William Parker Hamond, Esq. is the present proprietor<sup>50</sup>.

It is interesting to note that Nottingham Road is likely to be named after Charles, Earl of Nottingham who had been a resident of Haling Park Manor House.

One post medieval find was also recorded within the 250 m Study Area (MLO5789) within event ELO5061; however, no further detail was provided as to the nature of the find (Figure 6).

The school lies within the grounds of the former manor house, the foundations of which are believed to be below the main school building (Figure 3). As such there is high potential for finds relating to the grounds or manor building to be located within the school grounds.

### 5.1.5 Modern (1900-Current AD)

The modern development of Whitgift School and the wider Haling Park and Nottingham Road Area was influenced by the growing population from the 1930s as Croydon expanded. Croydon had become a borough of London in 1883<sup>51</sup> and as the demand for shops and housing grew as did the infrastructure, including the move to the current location of Whitgift School and the opening of the Croydon International Airport.

From the mid-19<sup>th</sup> century Croydon became a 'leisure town' with the opening of a series of pleasure gardens and spa on the present 'Spa Hill', as well as Croydon being a venue for arts, fetes and circuses which attracted crowds from London. From 1987 the borough of Croydon received a series of funds that enabled the growth of its museums and local Croydon culture<sup>52</sup>.

As the modern period is well documented, there is low potential to encounter modern deposits of significance.

## 5.2 Archaeological Potential

The review of the baseline data collected and the current site conditions indicates that the CSA's have high potential for the recovery of Prehistoric and Post-Medieval remains with a low potential for the recovery of Roman, Medieval and Modern remains, as detailed in Table 6. However, as there is no ground disturbance associated within the Classroom CSA on the existing car park hardstanding with nominal grading with the topsoil layer for the temporary car park (Car Park CSA), there is no potential for effect on unknown subsurface deposits.

**Table 6: Summary of Archaeological Potential**

Period	Visibility within 250 m study area	Presence or Absence of sites within 250 m study area	Likelihood of further Discoveries within the Site
Prehistoric	No visible features within CSA	Presence determined by substantial findspots	High

<sup>50</sup> British History Online: Croydon. Available at. <https://www.british-history.ac.uk/london-environs/vol1/pp170-201#fnn48>. Accessed 11.03.2021

<sup>51</sup> Croydon Borough's History. Available at. <https://www.southlondonclub.co.uk/blog/a-brief-inside-look-into-croydon-boroughs-history#:~:text=Croydon%20wasn't%20always%20a,its%20inhabitants%20at%20only%20365.&text=Croydon%20was%20first%20mentioned%20in,the%20book%20was%20officially%20published.> Accessed 11.03.2021

<sup>52</sup> Ibid



Period	Visibility within 250 m study area	Presence or Absence of sites within 250 m study area	Likelihood of further Discoveries within the Site
Roman	No visible features within CSA	Presence determined by documentary sources and solo findspot	Low
Medieval	No visible features within CSA	Presence determined by documentary sources and occasional find spots	Low
Post-Medieval	No visible features within CSA	Presence determined by documentary sources and occasional find spots as well as the role of Haling Manor.	High
Modern	Whitgift School Building and grounds observed	Presence recorded through the current school building.	Low

## 6 POTENTIAL EFFECTS

### 6.1 Direct Effects

Direct effects are physical alterations which may affect either known sites or currently unknown buried and otherwise unrecorded archaeology. Direct or physical effects may damage or destroy archaeological features and are usually permanent and irreversible. These effects are likely to occur during construction.

Within the 250 m Study Area, there are four previously recorded archaeological interventions (Section 4.8) with associated finds, as well as a potential event which resulted in the find of the Pottery Kiln/ Oven and a potential Neolithic-Early Bronze Age core. As such, the archaeological potential for prehistoric archaeological remains is high. Regarding known archaeology, the site of the school is on the known location of the Haling Park and Manor House and as such there is high potential for late medieval subsurface remains relating to the building and grounds.

Nominal grading within topsoil horizon may be undertaken on the location of the proposed carpark (Car Park CSA) and no grading undertaken for the location of the classrooms (Classroom CSA). This is due to the use of the Supa-Trac material which can be laid onto pre-existing surfaces. As such there will be no direct effects upon potential archaeological remains within the CSA, and no mitigation is required.

## 7 CONCLUSION

There will be no direct effects upon archaeological remains within the Site. This is due to the temporary buildings being built on previous hardstanding and where previous hardstanding was not present, a temporary Supa-Trac material was placed down with nominal grading within the topsoil horizon.

## 8 HERITAGE GAZEETTER

### 8.1 Listed Buildings

There are no Listed Buildings within the CSA, however there are two within the 250 m Study Area and shown on Figure 2:

**Table 7. Listed Buildings within the 250 m Study Area.**

NHLE	Name	Grade	Distance from Development
1358829	HALING COTTAGE (WHITGIFT SCHOOL HEADMASTER'S HOUSE)	II	313 m E
1442708	Whitgift School War Memorial	II	198 m E

### 8.2 Locally Listed Buildings

There are no Locally Listed Buildings within the CSA, however there are four within the 250 m Study Area and shown on Figure 2:

**Table 8. Locally Listed Buildings.**

HER	GLHER	Name	Distance from Development
DLO34357	MLO101884	Haling Park Road, (No.23),	198 m SE Carpark CSA
DLO34358	MLO101885	Haling Park Road, (No.69), [Haling Court],	254 m W School Building
DLO34883	N/A	Violet Lane, [St Dominic's Church],	204 m N Classroom CSA
DLO34907	MLO102434	Warham Road, (No.25),	241 m N Classroom CSA

### 8.3 Archaeological Priority Areas

There are two Archaeological Priority Areas within the 250 m Study Area and shown on Figure 2:

**Table 9. Archaeological Priority Areas.**

DesignatedUID	Tier	Name	Area (Ha)
DLO37709	Tier II	London to Brighton Roman Road	135.33
DLO37709	Tier II	London to Brighton Roman Road	67.52
DLO37730	Tier II	Pampisford Road	31.49

### 8.4 Non-Designated Assets within CSAs

There are two Non-Designated Assets within the CSAs and shown on Figure 3:

**Table 10. Non-Designated Assets**

MonUID	Name	Type	Date Range	Description
MLO104050	Haling Park Road [Whitgift School], South Croydon, CR2 6YT {19th century Institutional Grounds}	School; Ornamental Pond; Park; Playing Field; Garden; Water Garden	1596 to 2050	Whitgift School occupies former parkland of Haling Park, and vestiges of the earlier planting remain in the school grounds and a copse from the medieval woodland.
MLO98533	Haling Park, Croydon {medieval manorial estate and post medieval house and gardens}	Country Estate; Manor; Formal Garden; Park	1066 to 1867	Haling Manor is mentioned as early as 1202, and appears on a series of 18th to 20th century maps. Whilst it is thought that the area was probably agricultural during the medieval period, by the 16th century formal gardens and then parkland had replaced.

### 8.5 Non-Designated Assets within 250 m Study Area

There are two Non-Designated Assets within the 250 m Study Areas and Shown on Figure 3:

**Table 11. Non-Designated Assets**

MonUID	Name	Type	Date Range	Description
MLO16225	Haling Park, Brighton Road, Croydon {site of medieval and post medieval manor house}	Manor House	1202 to 1935	This is the approximate site of the medieval and post medieval house of Haling Manor, later Haling Park. It is thought that the house itself survived, although the estate was sold off for development in 1867, until before 1935.
MLO71866	WHITGIFT SCHOOL	Manor House	1066 to 1539	None

### 8.6 Archaeological Finds and Features

There are a total of 23 Archaeological Finds and Features within the 250 m Study Area (Figure 6):

**Table 12. Archaeological Finds and Features.**

MonUID	Name	Mon Type	Date Range	Finds
MLO103796	Haling Park Road (Nos 65-67), Croydon {19th century posthole}	Post Hole	Post Medieval	ANIMAL REMAINS (Post Medieval); CLAY PIPE (SMOKING) (Post Medieval to Modern)

MonUID	Name	Mon Type	Date Range	Finds
MLO1507	WHITGIFT SCHOOL	Pottery Kiln; Oven	Medieval	POT (Medieval)
MLO75696	Whitgift School	Findspot; Colluvium	Bronze Age	NA
MLO77808	Whitgift School	Findspot	Prehistoric	WORKED FLINT (Unknown)
MLO8966	Hailing Park Road, South Croydon, Croydon {Neolithic to Bronze Age flints}	Findspot	Early Neolithic to Early Bronze Age	CORE (Early Neolithic to Early Bronze Age); AXE (TOOL) (Early Neolithic to Early Bronze Age); FLAKE (Early Neolithic to Early Bronze Age)
MLO5778	20 HALING PARK RD	Findspot	Mesolithic	FLAKE (Mesolithic)
MLO5788	Haling Park Road (No 20) {Early Medieval pottery}	Findspot	Early Medieval	POTTERY (Early Medieval/Dark Age)
MLO5789	20 HALING PARK RD	Findspot	Post Medieval	FIND UNCLASSIFIED (Post Medieval)
MLO67382	61-61A HALING PARK RD	Findspot	Prehistoric	LITHIC IMPLEMENT (Prehistoric)
MLO67384	61-61A HALING PARK RD	Findspot	Medieval	POT (Medieval)
MLO67385	61-61A HALING PARK RD	Bedding Trench	Post Medieval	NA
MLO67471	61-61A HALING PARK RD	Findspot	Bronze Age	LITHIC IMPLEMENT (Late Neolithic to Late Bronze Age)
MLO67472	61-61A HALING PARK RD	Findspot	Roman	POT (Roman)
MLO67473	61-61A HALING PARK RD	Findspot	Medieval	POT (Medieval)
MLO67474	61-61A HALING PARK RD	Bedding Trench	Post Medieval	NA
MLO75680	22 Haling Park Road	Quarry Pit	Post Medieval	NA
MLO76759	Whitgift House	Ditch; Path; Made Ground	Post Medieval	NA
MLO9088	ST ANNS WAY	Findspot	Bronze Age	AXE (Late Neolithic to Late Bronze Age)
MLO98036	Waddon Way (No's 3- 5), Croydon	Post Hole	Unknown	
MLO98155	Waddon Way (3-5), Croydon	Post Hole	Unknown	
MLO98530	Pampisford Road, 248- 250, Croydon {prehistoric burnt flint and struck flint}	Findspot	Prehistoric	STRUCK FLINT (Prehistoric); BURNT FLINT (Prehistoric); CERAMIC (Unknown)

MonUID	Name	Mon Type	Date Range	Finds
MLO98556	Purley Way Playing Fields [north eastern corner] {residual prehistoric flint}	Flint Scatter	Bronze Age	FLAKE (Prehistoric); DEBITAGE (Prehistoric); SCRAPER (TOOL) (Prehistoric); BURNT FLINT (Prehistoric)

9 PLATES



Plate 1. Site Location



Plate 2. Cary's 1794 Map Excerpt<sup>53</sup>

<sup>53</sup> John Cary 1794 England, Scotland and Wales Map, Sheets 25-26. Available at [https://www.davidrumsey.com/luna/servlet/detail/RUMSEY~8~1~37037~1210043:Sheets-25-26--Cary-s-England-Wale?title=Search+Results%3A+List\\_No+equal+to+%270132.016%27&thumbnailViewUrlKey=link.view.search.url&fullTextSearchChecked=&dateRangeSearchChecked=&showShareIIIIFLink=true&helpUrl=https%3A%2F%2Fdoc.lunaimaging.com%2Fdisplay%2FV75D%2FLUNA%2BViewer%23LUNAVIEWER-LUNAVIEWER&showTip=false&showTipAdvancedSearch=false&advancedSearchUrl=https%3A%2F%2Fdoc.lunaimaging.com%2Fdisplay%2FV75D%2FSearching%23Searching-Searching](https://www.davidrumsey.com/luna/servlet/detail/RUMSEY~8~1~37037~1210043:Sheets-25-26--Cary-s-England-Wale?title=Search+Results%3A+List_No+equal+to+%270132.016%27&thumbnailViewUrlKey=link.view.search.url&fullTextSearchChecked=&dateRangeSearchChecked=&showShareIIIIFLink=true&helpUrl=https%3A%2F%2Fdoc.lunaimaging.com%2Fdisplay%2FV75D%2FLUNA%2BViewer%23LUNAVIEWER-LUNAVIEWER&showTip=false&showTipAdvancedSearch=false&advancedSearchUrl=https%3A%2F%2Fdoc.lunaimaging.com%2Fdisplay%2FV75D%2FSearching%23Searching-Searching). Accessed 10.03.2021



Plate 3. Satellite Imagery from 2003 demonstrating previous garden allotment areas within current location of Car Park CSA



Plate 4. Supa-Trac on pre-existing hardstanding facing east.



Plate 5. Supa-Trac on pre-existing hardstanding facing south



Plate 6. Minimal grading observed for in vicinity of Car Park CSA. Facing east.





Plate 7. Designed water feature facing south-east from Whitgift School



Plate 8. View north-east from main school building of Classroom CSA with temporary classrooms built on pre-existing hardstanding



Plate 9. East facing view of Portakabin classrooms screened by the main school building.

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**10 FIGURES**

