

# Archaeological Desk-Based Assessment in advance of Development at 24 Sutton Avenue, Seaford, East Sussex

NGR 549251 098909



SWAT. Archaeology  
The Office, School Farm Oast, Graveney Road,  
Faversham, Kent ME13 8UP

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

## Contents

<i>List of Figures</i> .....	<i>iii</i>
<i>List of Plates</i> .....	<i>iii</i>
1. SUMMARY.....	4
2. INTRODUCTION.....	6
2.1 Planning Background .....	6
2.2 The Proposed Development .....	7
2.3 Projects Constraints .....	7
2.4 Geology and Topography.....	7
3. AIMS AND OBJECTIVES.....	10
3.1 Introduction .....	10
3.2 Desktop Study – Institute For Archaeologists (revised 2011) .....	10
4. METHODOLOGY .....	12
4.1 Desk-Based Assessment.....	12
4.1.1 Archaeological databases .....	12
4.1.2 Historical documents .....	12
4.1.3 Cartographic and pictorial documents .....	12
4.1.4 Aerial photographs .....	13
4.1.5 Geotechnical information .....	13
4.1.6 Secondary and statutory resources .....	13
5. ARCHAEOLOGICAL AND HISTORICAL DEVELOPMENT .....	13
5.1 Introduction .....	14
5.2 Scheduled Monuments, Listed Buildings Historic Parks & Gardens and Conservation Areas .....	14
5.3 Palaeolithic, Mesolithic, Neolithic and Bronze Age .....	14
5.4 Iron Age.....	15
5.5 Romano-British .....	16
5.6 Anglo-Saxon .....	16
5.7 Medieval.....	16
5.8 Post-Medieval .....	17
5.9 Modern .....	17
5.10 Undated .....	18
5.11 Cartographic Sources and Map Regression .....	18
5.12 Aerial Photographs .....	19

6. ARCHAEOLOGICAL POTENTIAL .....	19
6.1 Palaeolithic, Mesolithic, Neolithic and Bronze Age .....	19
6.4 Anglo-Saxon .....	19
6.5 Medieval .....	19
6.6 Post-Medieval .....	20
7. IMPACT ASSESSMENT .....	20
7.1 Existing Impacts .....	20
7.2 Proposed Impacts .....	20
8. MITIGATION .....	20
9. OTHER CONSIDERATIONS .....	21
9.1 Archive .....	21
9.2 Reliability/limitations of sources .....	21
9.3 Copyright.....	21
10. ACKNOWLEDGEMENTS .....	21
11. REFERENCES & BIBLIOGRAPHY .....	22

### **List of Plates**

- Plate 1. Google Earth 2004
- Plate 2. Development site, facing south
- Plate 3. Development site, facing north-west

### **List of Figures**

Fig.1 Site of Proposed development

Appendix 1. Large scale OS maps, 1873-2012

Appendices 2, 3, 4.

Ronald Simson existing plans, existing site plan, and comparison of new development



**Archaeological Desk-Based Assessment in Advance of Development at 24 Sutton Avenue, Seaford, East Sussex**

**NGR: 549251 098909**

**1 SUMMARY**

*SWAT Archaeology (Swale & Thames Survey Company) has been commissioned to carry out an archaeological desk-based assessment of the proposed development at 24 Sutton Avenue, Seaford, East Sussex as part of the current Planning Permission for Demolition of Cheneys Care Home and extensions to Ronald Simson House to provide extra care accommodation of 35 one and two bed flats and communal/support facilities, plus office accommodation and associated car parking and highways alterations (LW/11/0407). A Condition (1) attached to the Planning Permission says:*

*1. No demolition or development shall take place within the area indicated (this would be the area of archaeological interest) until the applicant, or their agents or successors in title, has/have secured the implementation of a programme of archaeological works in accordance with a written scheme of investigation which has been submitted to and approved in writing by the Local Planning Authority and carried out in accordance with that approval.*

*Reason: The development is likely to disturb remains of archaeological interest, having regard to National Policy Statement 5: Planning for the Historic Environment.*

Greg Chuter, Assistant County Archaeologist on 8<sup>th</sup> May 2012 listed a programme of archaeological works that will be required to fulfil the obligations of the Condition and these included:

Produce a *written scheme of investigation* (WSI) for:

1. an archaeological watching brief.
2. an historic standing building survey (English Heritage level 2) and targeted additional recording during demolition work if required.
3. this document will need to include a desk based assessment and historic map regression of this area of Seaford.

4. maintain a watching brief during all intrusive ground works on site, including the controlled excavation of the foundation and service trenches. The building contractor will need to be aware that delays in his work schedule may occur due to sampling and recording of archaeological deposits
5. carry out post-excavation analysis and produce a report of the findings

*Greg Chuter has indicated that he will be able to recommend partial discharge of the condition in order to allow construction work to start once the WSI has been approved and will be in a position to recommend full discharge once the final report has been approved.*

*This Desk-based Assessment (part 3 of above) examines the wide variety of archaeological data held by East Sussex County Council and other sources.*

### **1.1 History of the site**

The site is a large plot, prominent in the locality as it fronts Sutton Avenue to the north, Links Road to the east and Rother Road to the south. The site is located within a residential area, characterised by detached dwellings set in spacious gardens which gives a low density character to the area. On site at present are three distinct elements of development. To the north east corner of the site is a three storey detached property, Falfield, that accommodates 9 residential flats. To the north-west corner, is Ronald Simson House, which was built around 1900 and is used as offices for Sussex Housing and Care Company.

Between these two buildings and running on a south axis across the site is the Cheney's residential home, which is a two storey 55-bed care home.

Planning permission was sought to demolish the existing Cheney's care home and erect a new development which would provide 35 self contained extra care apartments and one staff flat. The new development would include a 2.5 storey block as an infill between Ronald Simson House and Falfield, thus creating a frontage along Sutton Avenue. The development would then extend at 2.5 storeys to the south of the site, in approximately the same location as the existing Cheney's development, thus providing a frontage to Links Road and Rother Road as currently exists.

This block would contain 35 independent units, consisting of 25 one bedroom flats and 10 two bedroom flats, with associated facilities such as communal lounge and garden, new vehicular access from Rother Road, and on-site parking for 28 cars.

Of the units proposed, 20 are to be for affordable housing, which equates to 57% of the overall number of units. 1.3 As part of the site redevelopment, it is proposed to demolish an existing side extension to Ronald Simson House to allow vehicular access to the rear of the building for staff parking. A new 2 storey flat roofed extension is proposed to the rear (south) of the building.

This building would then be retained as the Headquarters of Sussex Housing and Care.

## **2 INTRODUCTION**

### **2.1 Planning Background**

National Planning Policy Framework (2012)

It is worth quoting from this long awaited planning document, in particular Section 12, pages 30-34.

#### **12. Conserving and enhancing the historic environment**

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

- the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
- the wider social, cultural, economic and environmental benefits that conservation of the historic environment can bring;
- the desirability of new development making a positive contribution to local character and distinctiveness; and
- opportunities to draw on the contribution made by the historic environment to the character of a place (para.126).

128. In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed

using appropriate expertise where necessary. Where a site on which development is proposed includes or has the potential to include heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation.

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

130. Where there is evidence of deliberate neglect of or damage to a heritage asset the deteriorated state of the heritage asset should not be taken into account in any decision.

NPPF paragraphs 131; 134; 135; 139; 140 and 141 are also relevant to consider.

The principles and policies set out in this section apply to the heritage-related consent regimes for which local planning authorities are responsible under the Planning (Listed Buildings and Conservation Areas) Act 1990, as well as to plan-making and decision-taking.

*This Desk-Based Assessment therefore forms part of the initial stage of the archaeological investigation and is intended to inform and assist in decisions regarding archaeological mitigation for the proposed development and associated planning applications.*

## **2.2 The Proposed Development**

The proposed development will comprise demolition of Cheney's Care Home and extensions to Ronald Simson House to provide extra care accommodation of 35 one and two bed flats and communal/support facilities, plus office accommodation and associated car parking and highways alterations (LW/11/0407).

## **2.3 Project Constraints**

No project constraints were encountered during the data collection for this assessment.

## **2.4 Geology and Topography**

The town lies on the coast near Seaford Head, roughly equidistant between the mouths of the River Ouse and the Cuckmere. The Ouse valley was a wide

tidal estuary with its mouth nearly closed by a shingle bar, but the tidal mudflats and salt marshes have been "inlined" (protected from the tidal river by dykes) to form grassy freshwater marshes (grazing marsh). To the north the town faces the chalk downland of the South Downs, and along the coast to the east are the Seven Sisters chalk cliffs, and Beachy Head. This stretch of coast is notified for its geological and ecological features as Seaford to Beachy Head Site of Special Scientific Interest.

The River Ouse used to run parallel to the shore behind the shingle bar, entering the sea close to Seaford. However, a major storm in the 16th century broke through the bar at its western end, creating a new river mouth close to the village then called Meeching but renamed Newhaven. Part of the former channel of the river remains as a brackish lagoon.

The town formerly had excellent beaches, which were supplied by long shore drift constantly moving sand along the coast from west to east. However, in the early 20th century a large breakwater was constructed at Newhaven Harbour and the harbour entrance was regularly dredged. These works cut off the supply of fresh sand to the beach. By the 1980s the beach at Seaford had all but vanished, the shoreline becoming steep, narrow and largely composed of small boulders. This made Seaford attractive to water sports enthusiasts (since water visibility was good and there was a rapid drop-off into deep water) but it discouraged more general seaside visitors. So in 1987 a massive beach replenishment operation was carried out, in which around 1 million tonnes of material was dredged from sandbanks out to sea and deposited on the shore. During a severe storm in October of the same year a substantial amount of the deposited material on the upper part of the beach was washed out past low tide level, leading to questions in the House of Commons. The beach has been topped up several times since then, giving the town a broad beach of sand and shingle.

The Geological Survey of Great Britain (1:50,000) shows that the geology of the site and its surrounds consists of Newhaven Chalk Formation. The valley sides appear to preserve a capping of Tertiary deposits of the Lambeth Group. Their valley side

position would suggest that tectonic folding is controlling both the survival of Tertiary deposits and the formation of dry valley systems in the local area.

## **2.5 A Brief History of Seaford**

The Martello tower (MES 1710) which is one of the main features of the area was part of defences built when Napoleon threatened to cross the 'ditch' (the English Channel) in 1803.

103 towers were built from Aldeburgh in Suffolk around the coast to Eastbourne. This one in Seaford, the 74th on the south coast, was built as an after-thought, when it was realised there was not adequate defence for Newhaven and Tide mills .

They were based on the design of a tower on the island of Corsica noted by Admiral Jervis (commanding HMS Victory) when he attempted to recapture it for loyalist islanders from French rebels The Motella tower, so called because of myrtle bushes growing around, became corrupted to Martello.

The land in Seaford was purchased in 1806 and the tower built between then and 1810 at the cost of £18,000 using half a million bricks. Two others, which would have provided covering fire, were planned but never built so this tower was the last in the chain, although many others have been built worldwide

A waterproof brick 'dry moat' was made before the construction of the tower could be started because it was below sea level. This had a central slate lined cistern to receive rain water, through pipes built into the walls from the roof. Above this, a three storey tower consisted of:-

- a storage area and gunpowder magazine at moat level,
- a living area for an officer and 24 men at ground level
- and the roof housed the 24 pounder cannon, now replaced by a 32 pounder.

The access to the tower would have been across a 'draw bridge' on the landward side of the tower, unfortunately this was destroyed when the cannon fell on it while being moved by John Lee in 1880.

Admiral Nelson's victory in HMS Victory at Trafalgar brought the tower's military life to an end, but the strong construction provided homes for Signallers, Excise men, a company of sappers and miners who came to explode the face of Seaford Head, but by 1873 was in danger of being washed away and sold by the War Office in 1880.

In 1910 the Tower changed hands again and the new owner replaced the Draw Bridge with a railway carriage and opened Tea rooms and a roller skating rink in the Moat and finally built living accommodation on the roof.

In the late 1930s the seaward side of the moat was covered with decking to link with the Esplanade.

In 2004, after an intensive refurbishment of the building by Lewes District Council supported by a large grant from the Heritage Lottery Fund and other sources, the Tower became the property of Seaford Town Council.

### **3 AIMS AND OBJECTIVES**

#### **3.1 Introduction**

The Desk-Based Assessment was commissioned by Denne Ltd in order to support a planning application for the development of the site at 24 Sutton Avenue. Lewes District Council planners have requested a programme of archaeological works.

#### **3.2 Desktop Study – Institute for Archaeologists (revised 2011)**

This desktop study has been produced in line with archaeological standards, as defined by the Institute for Archaeologists (revised 2011). A desktop, or desk-based assessment, is defined as being:

*“A programme of study of the historic environment within a specified area or site on land, the inter-tidal zone or underwater that addresses agreed research and/or conservation objectives. It consists of an analysis of existing written, graphic, photographic and electronic information in order to identify the likely heritage assets,*

*their interests and significance and the character of the study area, including appropriate consideration of the settings of heritage assets and, in England, the nature, extent and quality of the known or potential archaeological, historic, architectural and artistic interest. Significance is to be judged in a local, regional, national or international context as appropriate". (2011)*

The purpose of a desk-based assessment is to gain an understanding of the historic environment resource in order to formulate as required:

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

IFA (2011)



## **4 METHODOLOGY**

### **4.1 Desk-Based Assessment**

#### *4.1.1 Archaeological databases*

The local Historic Environment Record (HER) held at East Sussex County Council was requested to provide a list catalogued sites and finds within 1km of the environs of 24 Sutton Avenue.

The Archaeology Data Service Online Catalogue (ADS) and was also used. The search was carried out within an 1km radius of the proposed development site (20/11/12), but with additional data from the surrounding area.

The Portable Antiquities Scheme Database (PAS) was also used (20/11/12) as an additional source as the information contained within is not always transferred to the local HER.

#### *4.1.2 Historical documents*

Publications dealing with the medieval and post-medieval communities of Seaford were consulted (06/12/12) at East Sussex Record Office (ESRO) during the writing of this assessment and included amongst other publications Pelhams 'The exportation of wool from Sussex in the late thirteenth century', SAC 74 (1933), and the early documentary evidence for Seaford as researched by Martin Bell and published in 'Excavations at Bishopstone', SAC 115(1977).

#### *4.1.3 Cartographic and pictorial documents*

A full map regression exercise was undertaken during this assessment. Research was carried out using resources offered by the Internet and Ordnance Survey Historical mapping (Appendix 1), and historical maps retained by The East Sussex Record Office (ESRO). Maps studied at the ESRO included the Yeakell and Gardner 1778 map, the Ordnance Survey Surveyors draft map c.1805 and the Seaford Tithe map of 1839.

It is noteworthy that the ten historical Ordnance Survey maps 1873-2012 (Appendix 1) show that urban development starts late in the area of Sutton Avenue. The only feature in the vicinity of 24 Sutton Avenue in 1873 is an 'old chalk pit'. By 1899 the first road appears-Southdown Road west of the development site, and by 1910 Sutton Avenue is built with five plots laid out and houses built including 24 Sutton Avenue. By 1938 the landscape has been transformed with the area in the locality of Sutton Avenue fully developed. In 1963 part of the extension at 24 Sutton Avenue is built to be joined in 1975 by the rest of the extension, both parts destined to be demolished under the present Planning Permission.

#### 4.1.4 Aerial photographs

Aerial photographs of 1940, 1945, 6<sup>th</sup> Sept 1999 and 28<sup>th</sup> June 2004 were studied but no areas of archaeological significance noted (ukaerialphotos.com), also GoogleEarth images taken on 31/12/01, 31/12/03, 31/12/04, 15/7/05, 31/12/05, 31/12/06, 15/4/07, 31/12/08, 2/6/09 were also viewed.

#### 4.1.5 Geotechnical information

No geotechnical information was available at the time of this study.

#### 4.1.6 Secondary and statutory resources

Secondary and statutory sources, such as regional and periodic archaeological studies, landscape studies; dissertations, research frameworks and websites are considered appropriate to this type of study and have been included within this assessment where necessary. Among the documents read for this study were the 'Seaford Historic Character Assessment Report' by Roland Harris (March 2005). Mark Gardiner's 'Aspects of the history and archaeology of medieval Seaford' (SAC 133) 1995. Victoria County History 2, (1907). 'An Historical Atlas of Sussex', (1999). 'The Archaeology of Sussex', by David Rudling, (2003).

## 5 ARCHAEOLOGICAL AND HISTORICAL DEVELOPMENT

Prehistoric	Palaeolithic	c. 500,000 BC – c.10,000 BC
	Mesolithic	c.10,000 BC – c. 4,300 BC
	Neolithic	c. 4.300 BC – c. 2,300 BC
	Bronze Age	c. 2,300 BC – c. 600 BC
	Iron Age	c. 600 BC – c. AD 43
Romano-British		AD 43 – c. AD 410
Anglo-Saxon		AD 410 – AD 1066
Medieval		AD 1066 – AD 1485
Post-medieval		AD 1485 – AD 1900
Modern		AD 1901 – present day

**Table 1 Classification of Archaeological Periods**

## **5.1 Introduction**

The Archaeological record within the area around the development site is diverse and comprises possible activity dating from one of the earliest human period in Britain (the Neolithic) through to the post-medieval period. 24 Sutton Avenue is situated in area with numerous archaeological sites in the vicinity. The geographic and topographic location of 24 Sutton Avenue is within a landscape that has been the focus of trade, travel and communication since the Neolithic.

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

## **5.2 Scheduled Monuments, Listed Buildings Historic Parks & Gardens and Conservation Areas**

No scheduled monuments, historic parks & gardens are recorded within the confines of the proposed development site.

## **5.3 Prehistoric (Palaeolithic, Mesolithic, Neolithic and Bronze Age)**

The Palaeolithic represents the earliest phases of human activity in the British Isles, up to the end of the last Ice Age. The East Sussex HER records one find of Palaeolithic date within the one kilometre radius of the Site. This refers to an unprovenanced ovate handaxe found locally in 1910 (MES 1703).

The Mesolithic period reflects a society of hunter-gatherers active after the last Ice Age. Many Mesolithic sites in Sussex are represented by concentrations of flintwork rather than by settlement sites. The East Sussex HER records two Mesolithic sites within the one kilometre radius of the development site. These refer to a series of microliths found at Hawks Brow, immediately south-east, in 1929

(MES1702) and a collection of unprovenanced flints found locally in 1910 (MES1703). In addition, recent work on Seaford Head golf course (HER 041/12) in the course of the demolition of a WW2 gun emplacement a collection of Mesolithic flints, fire cracked flints and a few sherds of Romano-British pottery were retrieved.

The Neolithic period, the beginning of a sedentary lifestyle based on agriculture and animal husbandry is represented within the assessment area by The East Sussex HER records three Neolithic sites within the one kilometre radius of the development site. All three relate to finds of flint artefacts (Sites MES 1703, MES1702, MES 1694). The first and last are poorly provenanced. Fire fractured flint was recovered from Norwich Beds sand at 41 Fitzgerald Avenue (EES 14517). At 2 The Close, Seaford, two evaluation trenches in 2011 exposed a sandy layer containing Neolithic and Bronze age flintwork (EES 15016).

The Bronze Age, a period of large migrations from the continent and more complex social developments on a domestic, industrial and ceremonial level is also represented at Six Bronze Age sites are located within the one kilometre radius of the development site. One entry refers to a possible barrow excavated on the Gore in 1868 (MES 1700). The other five relate to a flint arrowhead found on the golf course (MES 1689), and poorly provenanced finds of a flint dagger (MES 1706), flint artefacts (Sites MES 1703, MES 1694) and pottery (MES 1702).

#### **5.4 Iron Age**

The Iron Age is, by definition a period of established rural farming communities with extensive field systems and large 'urban' centres. Iron Age entries are located within the one kilometre radius of the development site. One of the entries concerns a midden containing Iron Age pottery found on Hawks Brow (MES 1702), while the other three comprise poorly provenanced finds of presumably Later Iron Age coins, two Gaulish and one Durotrigan (from Dorset), found locally in the 1870s (MES 1695, MES 1696, MES 1697).

## **5.5 Romano-British**

The Romano-British period is the term given to the Romanised culture of Britain under the rule of the Roman Empire, following the Claudian invasion in AD 43, Britain then formed part of the Roman Empire for nearly 400 years.

The predominant feature of the Roman infrastructure within Sussex is arguably the extensive network of Roman roads connecting administrative centres: the towns to military posts and rural settlements (villas, farmsteads and temples) increasing the flow of trade, goods, communications and troops

The assessment area includes several records from this period. The East Sussex HER lists six Roman entries within the one kilometre radius of the development site. Hawks Brow, to the east, has produced a number of finds of Roman material that suggest a settlement focus of some kind on the hill (MES 1702). Other discoveries in close proximity include a Roman cemetery (MES 1701) and a number of cremation burials that might relate to a second cemetery nearer the sea (MES 1714). A Roman road (Margary No. 144) is thought to extend from the cemetery area northwards towards the Downs, roughly following the line of Arundel Road and part of Alfriston Road (MES 2667). The area has also produced gold coins of Constantius II and a small bronze figurine, both of which are poorly provenanced (MES 1708, MES 1688). The evidence suggests a significant Roman settlement on the western slopes of Seaford Head, exploiting the sheltered natural harbour, the location of which is unknown.

## **5.6 Anglo-Saxon**

Two Anglo-Saxon entries exist within the one kilometre radius of the development site. There is a general entry relating to Saxon settlement in the town (MES 6) and an Anglo-Saxon settlement identified by Nicola Banister from documentary evidence (MES 19366).

## **5.7 Medieval**

The development site lies to the east of the medieval town of Seaford. The East Sussex HER lists ten medieval entries within the one kilometre radius of the site. One

entry is a general reference to the medieval borough (MES 1750), eight others detail individual buildings of medieval date or significant medieval deposits found during archaeological excavations in the town. The tenth entry relates to the former medieval Hospital of St. Leonard, the exact location of which is unknown (MES 1690). Recent investigations at Saxon Lane (EES 14287) revealed 22 archaeological features mainly of 13/14<sup>th</sup> century date and including one medieval timber framed building. At 21 Blatching Hill, Seaford 11/12<sup>th</sup> century medieval pottery sherds were found in the vicinity of the site (EES 14769).

### **5.8 Post-Medieval**

The Post Medieval period within the assessment area is represented by four post-medieval entries within the one kilometre radius of the development site. These relate to an unlocated windmill (MES 3), Martello Tower No. 74, built in 1805-6 for coastal defence (MES 1710), the Seaside Convalescent Home, a specialist building which succeeded Corsica Hall in 1874 (MES 62), and a Royal Observer Corps monitoring post (MES 7920).

### **5.9 Modern**

Modern development within the assessment area has been limited to domestic housing. The development site itself is dominated by two splendid buildings constructed about 1900 in the red brick Edwardian style. One, called Ronald Simson House is particularly splendid. The styles and structural forms of these Edwardian houses did not just appear overnight, and it should be seen as a continuation of those which were built in the last decade of the 19th century in the Sussex area. The greatest influence came from revivalist architects working in the 1870s and 80s, who, rather than just copying details directly from historic buildings, took the spirit of old timber framed and brick manor and farm houses and created new forms, which reflected rather than mimicked them. The Queen Anne style, with its upright buildings of fine red brick, Dutch gables and white framed windows, as well as the revival of vernacular forms with black and white timber, hanging wall tiles, weatherboarding and rough finish renders used to clad houses, which today are generally referred to as 'arts and crafts', were both popular. By the 1890s speculative

builders were providing many of these details on the terraces and larger detached houses for the more fashion conscious middle classes. The Edwardians also had a love for white painted woodwork with delicate fretwork and turned balusters featured on porches and balconies. Richly coloured patterned glass in the upper part of windows continued the cheerful theme with Art Nouveau designs of stylised foliage a distinctive form.

Behind these facades the structure of a building like Ronald Simson had changed from those produced fifty years earlier. Houses were taller with higher ceilings. Basements and cellars had fallen from favour and two storey rear extensions with bathrooms in the upper room on better class housing (an additional bedroom in others) provided a better working environment for servants (even a modest middle class family would expect to have a live-in maid). Large bay windows, the full height of the facade, were a prominent display designed to impress and lighten the interior. Terraces were now stepped back from the pavement with a small front garden and brick wall proudly marking the limits of the property. Doorways could be recessed a couple of feet into the house or set under a porch, which ran the full length of the facade, with black and white, terracotta or beige ceramic tiles fitted on the step and along the hall within. Who Ronald Simson was has not been ascertained, but documentary search will be continued.

By contrast the 1980's extension called Cheneys, which is the subject of demolition and a EH Level 2 survey has little in the way of architectural pretensions with its white UPV windows, its half-timbered facade in black-painted plywood, and its false 'thirty-style' chimneys.

#### **5.10 Undated**

There is no East Sussex HER undated records that fall within the assessment area.

#### **5.11 Cartographic Sources and Map Regression**

A rapid map regression exercise carried out on the proposed development area has shown that the site was undeveloped up until the early 20<sup>th</sup> century. Ten detailed maps of the area consulted at the ESRO and OS historic mapping dating from 1873

up to 2012 show the area to be farmland until the building of five houses in Sutton Avenue in 1910.

### **5.12 Aerial Photographs**

Aerial photographs of 1940, 1945, 6<sup>th</sup> Sept 1999 and 28<sup>th</sup> June 2004 were studied but no areas of archaeological significance noted (ukaerialphotos.com), also GoogleEarth images taken on 31/12/01, 31/12/03, 31/12/04, 15/7/05, 31/12/05, 31/12/06, 15/4/07, 31/12/08, 02/6/09 were also viewed.

## **6 ARCHAEOLOGICAL POTENTIAL**

### **6.1 Palaeolithic, Mesolithic, Neolithic and Bronze Age**

The potential for finding remains that date prior to the Iron Age within the confines of the proposed development is considered **moderate**.

### **6.2 Iron Age**

The potential for finding remains dating to the Iron Age within the confines of the development site is also considered **moderate**.

### **6.3 Romano-British**

The presence of Romano-British archaeology in the research area, though small but concentrated suggests that further archaeological remains associated with this period could extend into the proposed development site. The potential is therefore to be considered as **moderate**.

### **6.4 Anglo-Saxon**

Anglo-Saxon archaeology within the assessment area has been represented by a two records (MES 7, MES 19366). However, the presence of the later intensive farming activity prior to early 20<sup>th</sup> century development suggests the potential for finding remains dating to the Anglo-Saxon period on the development site is considered as **low**.

### **6.5 Medieval**

The presence of medieval archaeology within the assessment area is poorly represented. The potential for finding remains dating to the medieval period is therefore considered as **low**.



## **6.6 Post-Medieval**

Evidence for post-medieval occupation in the area is abundant with a number of farms in the vicinity. The potential for finding remains dating to the post-medieval period is therefore considered as **high**.

## **7 IMPACT ASSESSMENT**

### **7.1 Existing Impacts**

The search area is for the most part, subject to previous development in the 1980's and it is likely the impact of this earlier development will have been high. Not only through the build of the housing, but a site visit indicated that massive and intrusive landscaping with terraces and ponds will have had a significant impact on any surviving buried archaeology. The subsequent projected demolition of the Cheneys building and the ripping out of the foundations and ground floor slabs will also have a major impact on any surviving archaeology.

### **7.2 Proposed Impacts**

At the time of preparing this archaeological desk-top study, the extent of the proposed development consists of demolition of existing care facilities and the building of new extra care facilities. The impact of this development will be high.

### **7.3 Conclusions**

In keeping with the proposals set out in the National Planning Policy Framework (2012) this desk-based assessment fulfils these requirements and complies with the relevant tests for the historic environment as set out in National Policy.

## **8 MITIGATION**

The purpose of this archaeological desk-based assessment was to provide an assessment of the contextual archaeological record, in order to determine the potential survival of archaeological deposits that maybe impacted upon during any proposed construction works.

The assessment has generally shown that the area to be developed is within an area of **moderate** archaeological potential.

## **9 OTHER CONSIDERATIONS**

### **9.1 Archive**

Subject to any contractual requirements on confidentiality, two copies of this desk-based assessment will be submitted to East Sussex County Council within 6 months of completion.

### **9.2 Reliability/limitations of sources**

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

### **9.3 Copyright**

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

## **10 ACKNOWLEDGEMENTS**

The author would like to thank Denne Ltd for commissioning this report. My thanks are extended to Sophie Unger, Historic Environment Record Officer, and Greg Chuter, Assistant County Archaeologist, and the staff at the East Sussex Record Office.

**Paul Wilkinson PhD., MifA., FRSA.**

**11/12/2012**

## 11 REFERENCES & BIBLIOGRAPHY

IFA (revised 2011) STANDARD AND GUIDANCE for historic environment desk-based assessment.

National Planning Policy Statement 2010: Planning for the Historic Environment. TSO (The Stationery Office)

National Planning Policy Framework 2012.

HER data East Sussex County Council 2012 and published material held by the East Sussex Record Office.



Plate 1. GoogleEarth 2004, development site circled

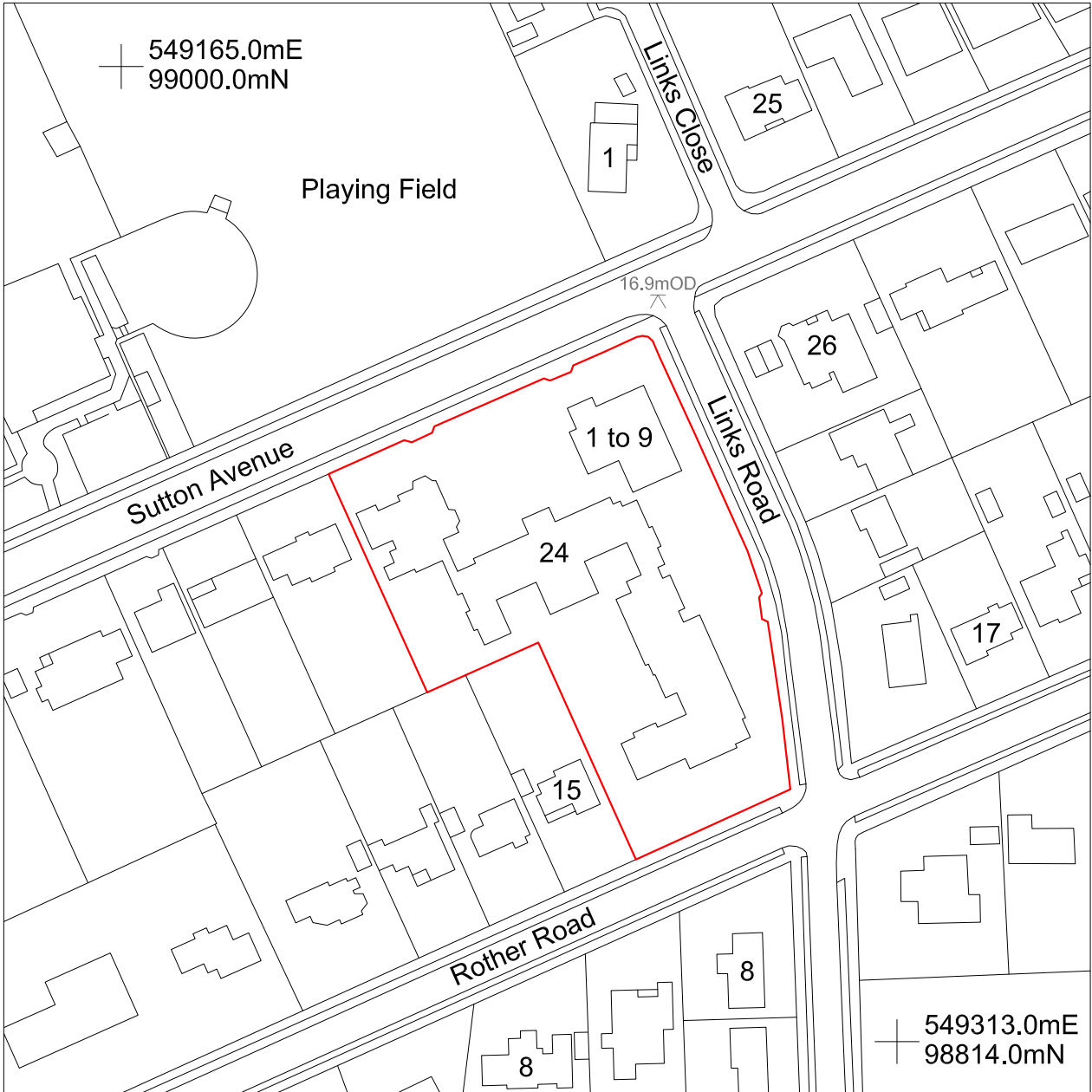
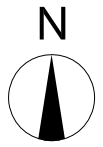


Plate 2. Development site, buildings to be demolished, facing south





Plate 3. Development site, buildings to be demolished, facing north-west



1:1250@A4



Figure 1: Location of site

**Site Details:**

SUSSEX HOUSING & CARE,  
RONALD SIMSON HOUSE, 24,  
SUTTON AVENUE, SEAFORD,  
BN25 4LG

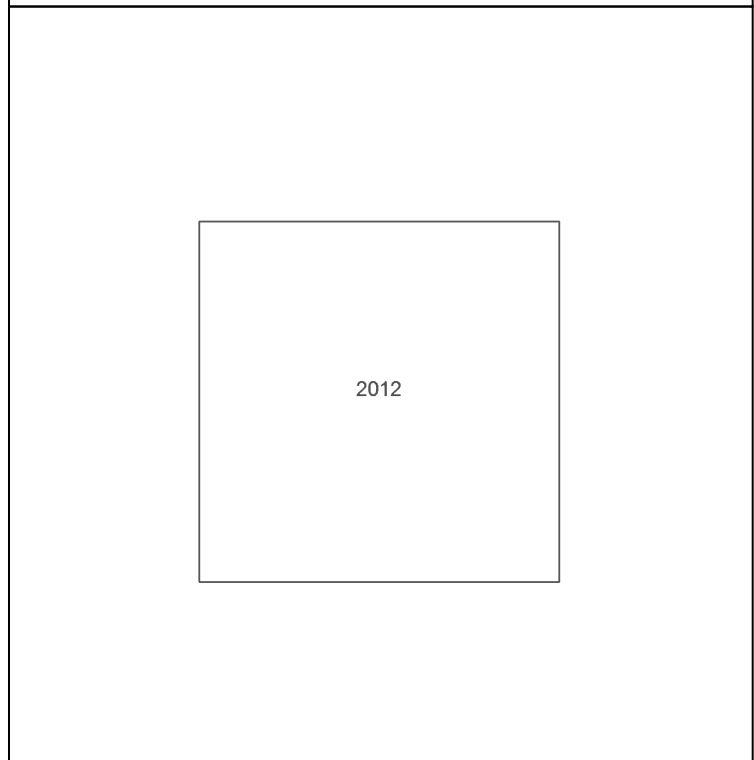
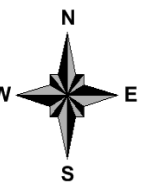
**Client Ref:** PW2  
**Report Ref:** GS-540825  
**Grid Ref:** 549248, 98906

**Map Name:** MasterMap

**Map date:** 2012

**Scale:** 1:1,250

**Printed at:** 1:2,500

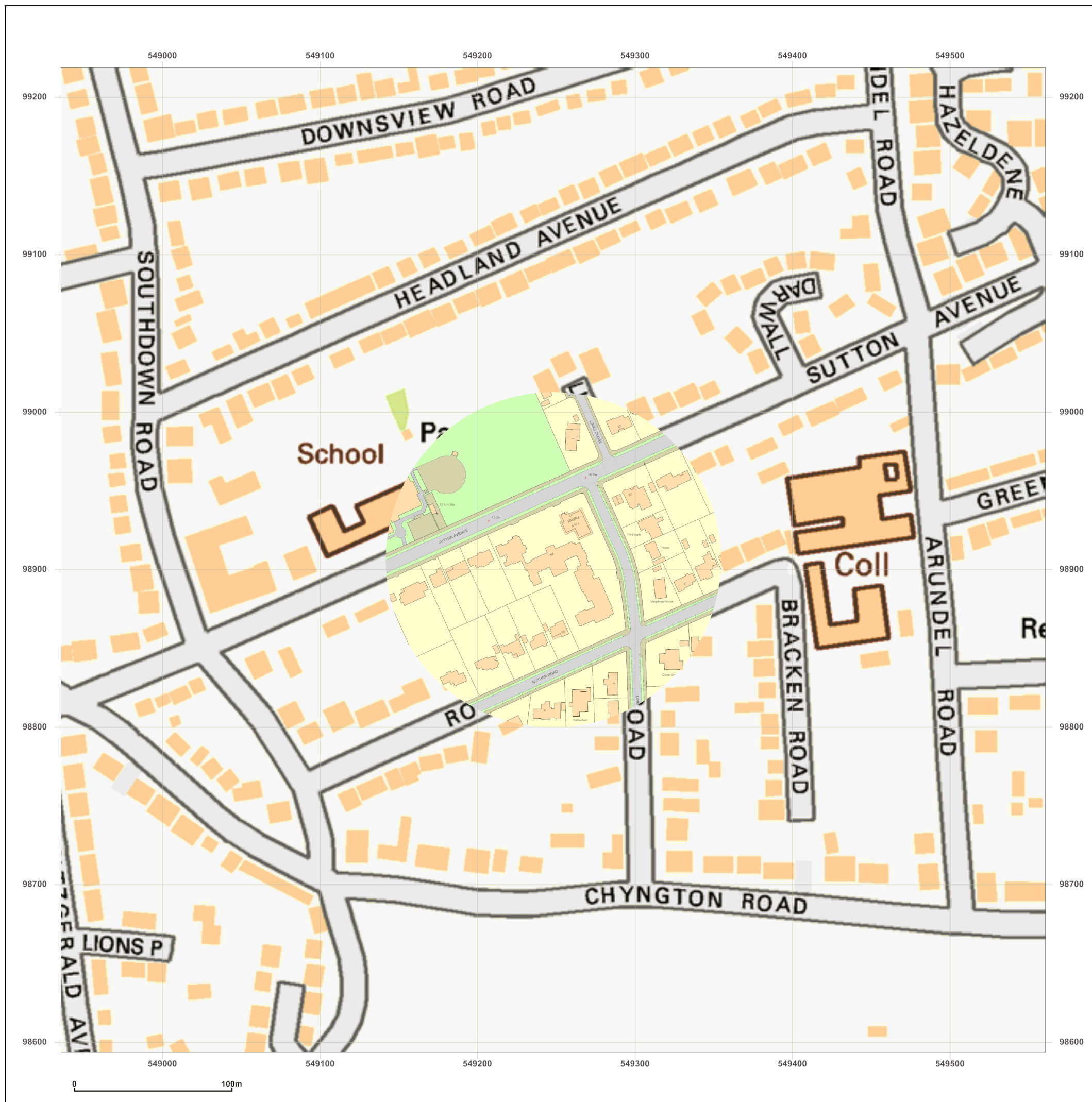


Produced by  
GroundSure Environmental Insight  
T: 08444 159000  
E: [info@groundsure.com](mailto:info@groundsure.com)  
W: [www.groundsure.com](http://www.groundsure.com)

**Crown copyright all rights reserved. Licence No: 100035207**

Production date: 20 November 2012

To view map legend click here [Legend](#)





**Site Details:**

SUSSEX HOUSING & CARE,  
RONALD SIMSON HOUSE, 24,  
SUTTON AVENUE, SEAFORD,  
BN25 4LG

**Client Ref:** PW2  
**Report Ref:** GS-540825  
**Grid Ref:** 549248, 98906

**Map Name:** National Grid

**Map date:** 1988-1993

**Scale:** 1:1,250

**Printed at:** 1:2,500



<p>Surveyed N/A Revised N/A Edition N/A Copyright N/A Levelled N/A</p>	<p>Surveyed 1967 Revised 1988 Edition N/A Copyright 1988 Levelled 1967</p>	<p>Surveyed N/A Revised N/A Edition N/A Copyright 1993 Levelled N/A</p>
<p>Surveyed N/A Revised N/A Edition N/A Copyright N/A Levelled N/A</p>	<p>Surveyed N/A Revised N/A Edition N/A Copyright 1993 Levelled N/A</p>	<p>Surveyed N/A Revised N/A Edition N/A Copyright 1993 Levelled N/A</p>



Produced by  
GroundSure Environmental Insight  
T: 08444 159000  
E: [info@groundsure.com](mailto:info@groundsure.com)  
W: [www.groundsure.com](http://www.groundsure.com)

**Crown copyright all rights reserved. Licence No: 100035207**

Production date: 20 November 2012

To view map legend click here [Legend](#)



**Site Details:**

SUSSEX HOUSING & CARE,  
RONALD SIMSON HOUSE, 24,  
SUTTON AVENUE, SEAFORD,  
BN25 4LG

**Client Ref:** PW2  
**Report Ref:** GS-540825  
**Grid Ref:** 549248, 98906

**Map Name:** National Grid

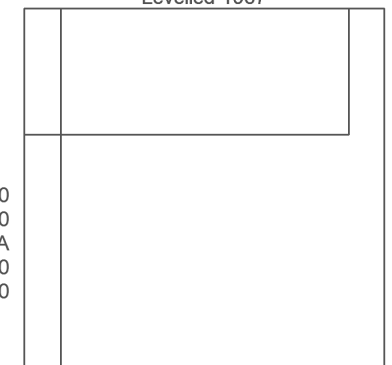
**Map date:** 1987-1990

**Scale:** 1:1,250

**Printed at:** 1:2,500



Surveyed N/A  
Revised N/A  
Edition N/A  
Copyright 1987  
Levelled 1967



Surveyed 1970  
Revised 1990  
Edition N/A  
Copyright 1990  
Levelled 1970



Produced by  
GroundSure Environmental Insight  
T: 08444 159000  
E: [info@groundsure.com](mailto:info@groundsure.com)  
W: [www.groundsure.com](http://www.groundsure.com)

**Crown copyright all rights reserved. Licence No: 100035207**

Production date: 20 November 2012

To view map legend click here [Legend](#)





**Site Details:**

SUSSEX HOUSING & CARE,  
RONALD SIMSON HOUSE, 24,  
SUTTON AVENUE, SEAFORD,  
BN25 4LG

**Client Ref:** PW2  
**Report Ref:** GS-540825  
**Grid Ref:** 549248, 98906

**Map Name:** National Grid

**Map date:** 1986-1989

**Scale:** 1:1,250

**Printed at:** 1:2,500



Surveyed 1967  
Revised 1987  
Edition N/A  
Copyright 1987  
Levelled 1967

Surveyed 1967  
Revised 1986  
Edition N/A  
Copyright 1986  
Levelled 1967

Surveyed 1970  
Revised 1987  
Edition N/A  
Copyright 1987  
Levelled 1970

Surveyed 1967  
Revised 1989  
Edition N/A  
Copyright 1989  
Levelled 1967



Produced by  
GroundSure Environmental Insight  
T: 08444 159000  
E: [info@groundsure.com](mailto:info@groundsure.com)  
W: [www.groundsure.com](http://www.groundsure.com)

**Crown copyright all rights reserved. Licence No: 100035207**

Production date: 20 November 2012

To view map legend click here [Legend](#)



**Site Details:**

SUSSEX HOUSING & CARE,  
RONALD SIMSON HOUSE, 24,  
SUTTON AVENUE, SEAFORD,  
BN25 4LG

**Client Ref:** PW2  
**Report Ref:** GS-540825  
**Grid Ref:** 549248, 98906

**Map Name:** National Grid

**Map date:** 1974-1975

**Scale:** 1:1,250

**Printed at:** 1:2,500



Surveyed 1973  
Revised 1973  
Edition N/A  
Copyright 1974  
Levelled 1967

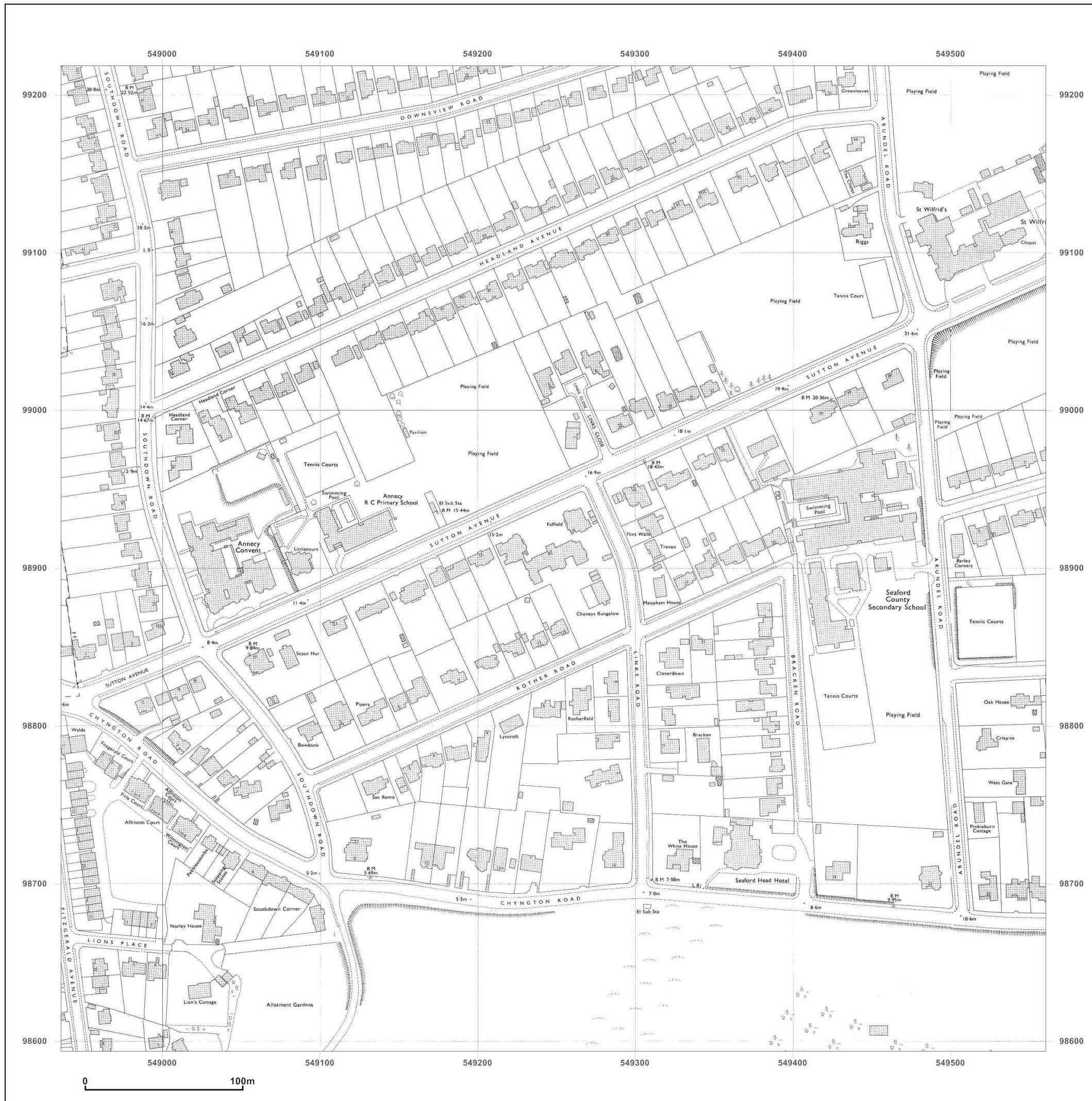
Surveyed 1974  
Revised 1974  
Edition N/A  
Copyright 1975  
Levelled 1967

Surveyed 1974  
Revised 1974  
Edition N/A  
Copyright 1975  
Levelled 1967

Surveyed 1973  
Revised 1973  
Edition N/A  
Copyright 1974  
Levelled 1967

Surveyed 1973  
Revised 1973  
Edition N/A  
Copyright 1974  
Levelled 1967

Surveyed 1973  
Revised 1973  
Edition N/A  
Copyright 1974  
Levelled 1967



Produced by  
GroundSure Environmental Insight  
T: 08444 159000  
E: [info@groundsure.com](mailto:info@groundsure.com)  
W: [www.groundsure.com](http://www.groundsure.com)

**Crown copyright all rights reserved. Licence No: 100035207**

Production date: 20 November 2012

To view map legend click here [Legend](#)



**Site Details:**

SUSSEX HOUSING & CARE,  
RONALD SIMSON HOUSE, 24,  
SUTTON AVENUE, SEAFORD,  
BN25 4LG

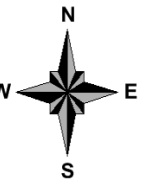
**Client Ref:** PW2  
**Report Ref:** GS-540825  
**Grid Ref:** 549248, 98906

**Map Name:** National Grid

**Map date:** 1962-1963

**Scale:** 1:2,500

**Printed at:** 1:2,500



Surveyed 1963  
Revised 1963  
Edition N/A  
Copyright 1964  
Levelled 1951

Surveyed 1962  
Revised 1962  
Edition N/A  
Copyright 1963  
Levelled 1951



Produced by  
GroundSure Environmental Insight  
T: 08444 159000  
E: [info@groundsure.com](mailto:info@groundsure.com)  
W: [www.groundsure.com](http://www.groundsure.com)

**Crown copyright all rights reserved. Licence No: 100035207**

Production date: 20 November 2012

To view map legend click here [Legend](#)





**Site Details:**

SUSSEX HOUSING & CARE,  
RONALD SIMSON HOUSE, 24,  
SUTTON AVENUE, SEAFORD,  
BN25 4LG

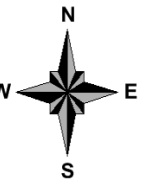
**Client Ref:** PW2  
**Report Ref:** GS-540825  
**Grid Ref:** 549248, 98906

**Map Name:** County Series

**Map date:** 1938

**Scale:** 1:2,500

**Printed at:** 1:2,500



Surveyed 1938  
Revised 1938  
Edition N/A  
Copyright N/A  
Levelled N/A



Produced by  
GroundSure Environmental Insight  
T: 08444 159000  
E: [info@groundsure.com](mailto:info@groundsure.com)  
W: [www.groundsure.com](http://www.groundsure.com)

**Crown copyright all rights reserved. Licence No: 100035207**

Production date: 20 November 2012

To view map legend click here [Legend](#)







**Site Details:**

SUSSEX HOUSING & CARE,  
RONALD SIMSON HOUSE, 24,  
SUTTON AVENUE, SEAFORD,  
BN25 4LG

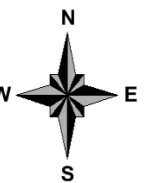
**Client Ref:** PW2  
**Report Ref:** GS-540825  
**Grid Ref:** 549248, 98906

**Map Name:** County Series

**Map date:** 1927

**Scale:** 1:2,500

**Printed at:** 1:2,500



Surveyed 1927  
Revised 1927  
Edition N/A  
Copyright N/A  
Levelled N/A



Produced by  
GroundSure Environmental Insight  
T: 08444 159000  
E: [info@groundsure.com](mailto:info@groundsure.com)  
W: [www.groundsure.com](http://www.groundsure.com)

**Crown copyright all rights reserved. Licence No: 100035207**

Production date: 20 November 2012

To view map legend click here [Legend](#)

**Site Details:**

SUSSEX HOUSING & CARE,  
RONALD SIMSON HOUSE, 24,  
SUTTON AVENUE, SEAFORD,  
BN25 4LG

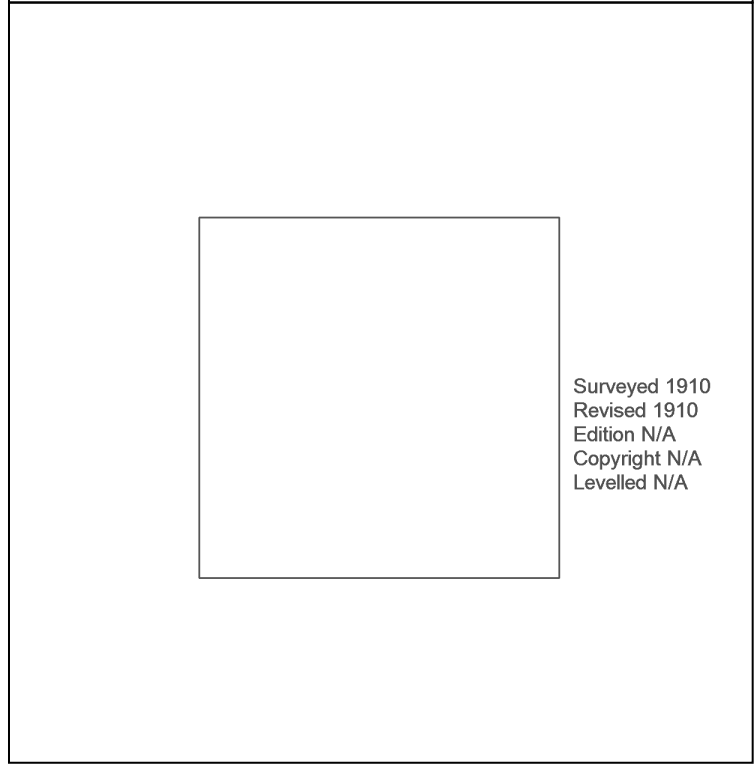
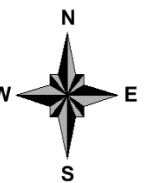
**Client Ref:** PW2  
**Report Ref:** GS-540825  
**Grid Ref:** 549248, 98906

**Map Name:** County Series

**Map date:** 1910

**Scale:** 1:2,500

**Printed at:** 1:2,500



Surveyed 1910  
Revised 1910  
Edition N/A  
Copyright N/A  
Levelled N/A



Produced by  
GroundSure Environmental Insight  
T: 08444 159000  
E: [info@groundsure.com](mailto:info@groundsure.com)  
W: [www.groundsure.com](http://www.groundsure.com)

**Crown copyright all rights reserved. Licence No: 100035207**

Production date: 20 November 2012

To view map legend click here [Legend](#)



**Site Details:**

SUSSEX HOUSING & CARE,  
RONALD SIMSON HOUSE, 24,  
SUTTON AVENUE, SEAFORD,  
BN25 4LG

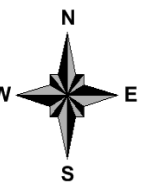
**Client Ref:** PW2  
**Report Ref:** GS-540825  
**Grid Ref:** 549248, 98906

**Map Name:** County Series

**Map date:** 1899

**Scale:** 1:2,500

**Printed at:** 1:2,500



Surveyed 1899  
Revised 1899  
Edition N/A  
Copyright N/A  
Levelled N/A

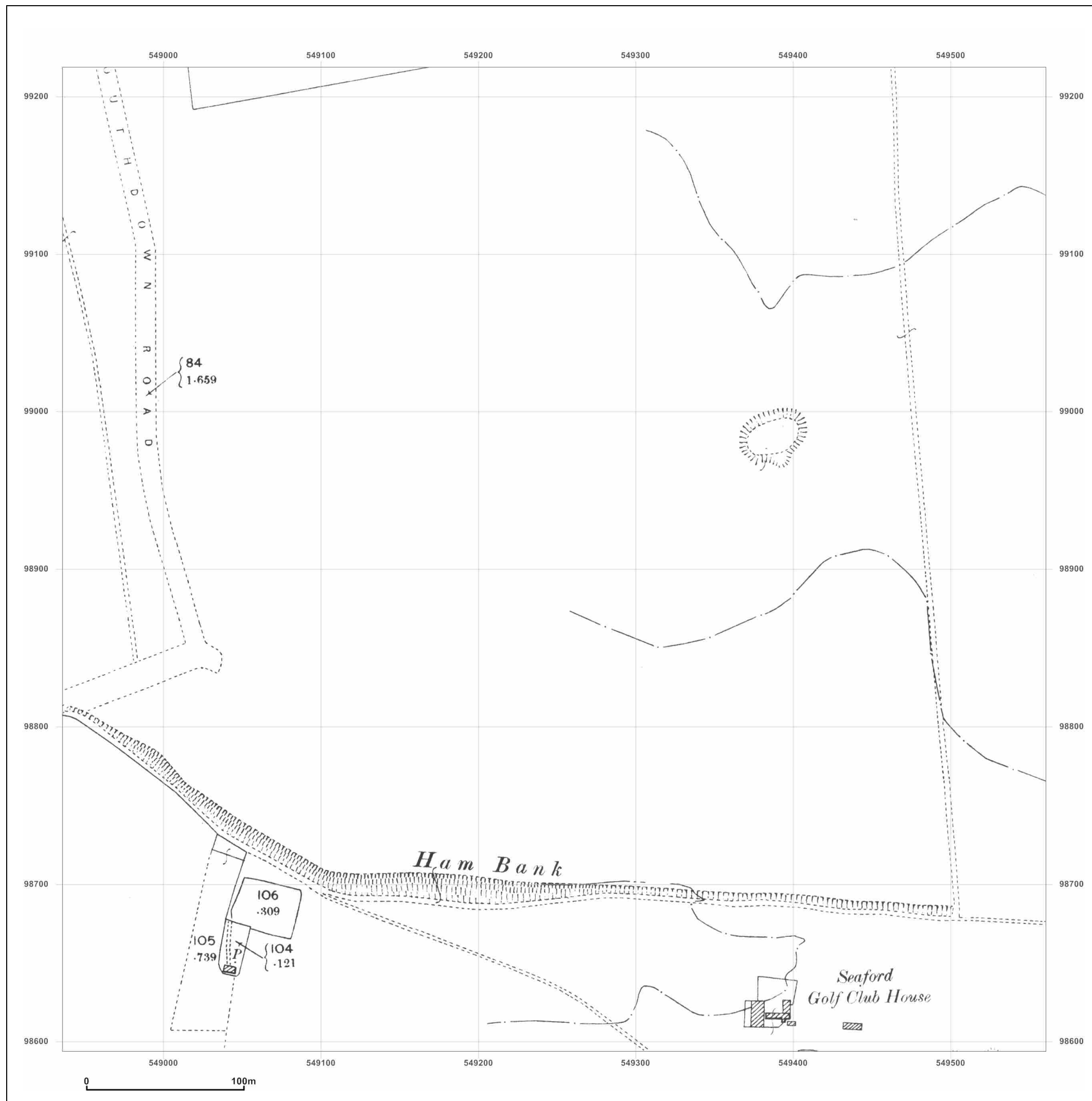


Produced by  
GroundSure Environmental Insight  
T: 08444 159000  
E: [info@groundsure.com](mailto:info@groundsure.com)  
W: [www.groundsure.com](http://www.groundsure.com)

**Crown copyright all rights reserved. Licence No: 100035207**

Production date: 20 November 2012

To view map legend click here [Legend](#)





**Site Details:**

SUSSEX HOUSING & CARE,  
RONALD SIMSON HOUSE, 24,  
SUTTON AVENUE, SEAFORD,  
BN25 4LG

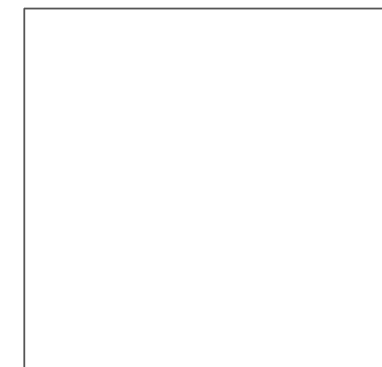
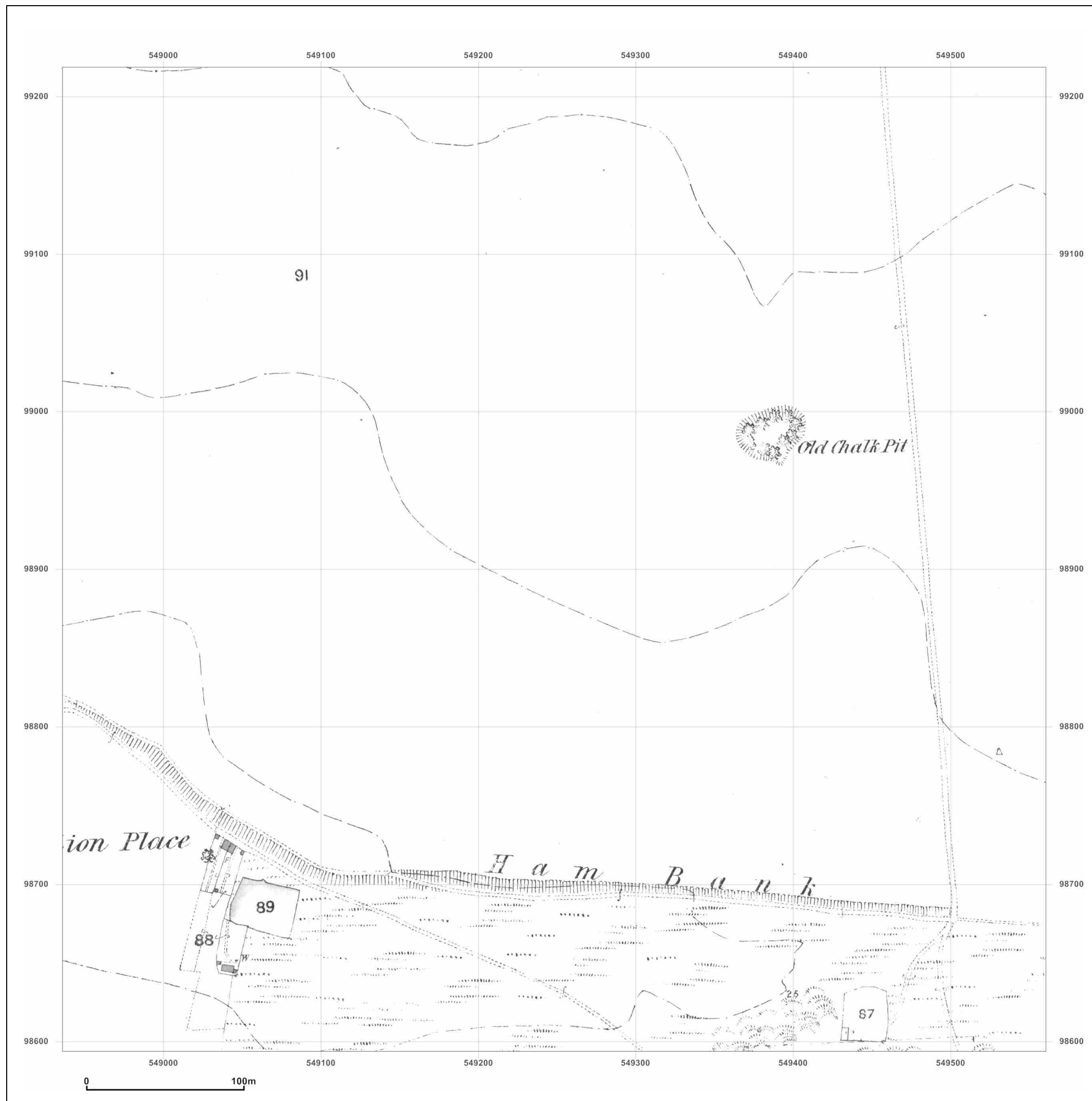
**Client Ref:** PW2  
**Report Ref:** GS-540825  
**Grid Ref:** 549248, 98906

**Map Name:** County Series

**Map date:** 1873

**Scale:** 1:2,500

**Printed at:** 1:2,500



Surveyed 1873  
Revised 1873  
Edition N/A  
Copyright N/A  
Levelled N/A



Produced by  
GroundSure Environmental Insight  
T: 08444 159000  
E: [info@groundsure.com](mailto:info@groundsure.com)  
W: [www.groundsure.com](http://www.groundsure.com)

**Crown copyright all rights reserved. Licence No: 100035207**

Production date: 20 November 2012

To view map legend click here [Legend](#)

# Sussex Housing and Care

**NOTES:**

Do Not Scale.

Report all discrepancies, errors and omissions.

Verify all dimensions on site before commencing any work on site or preparing shop drawings.

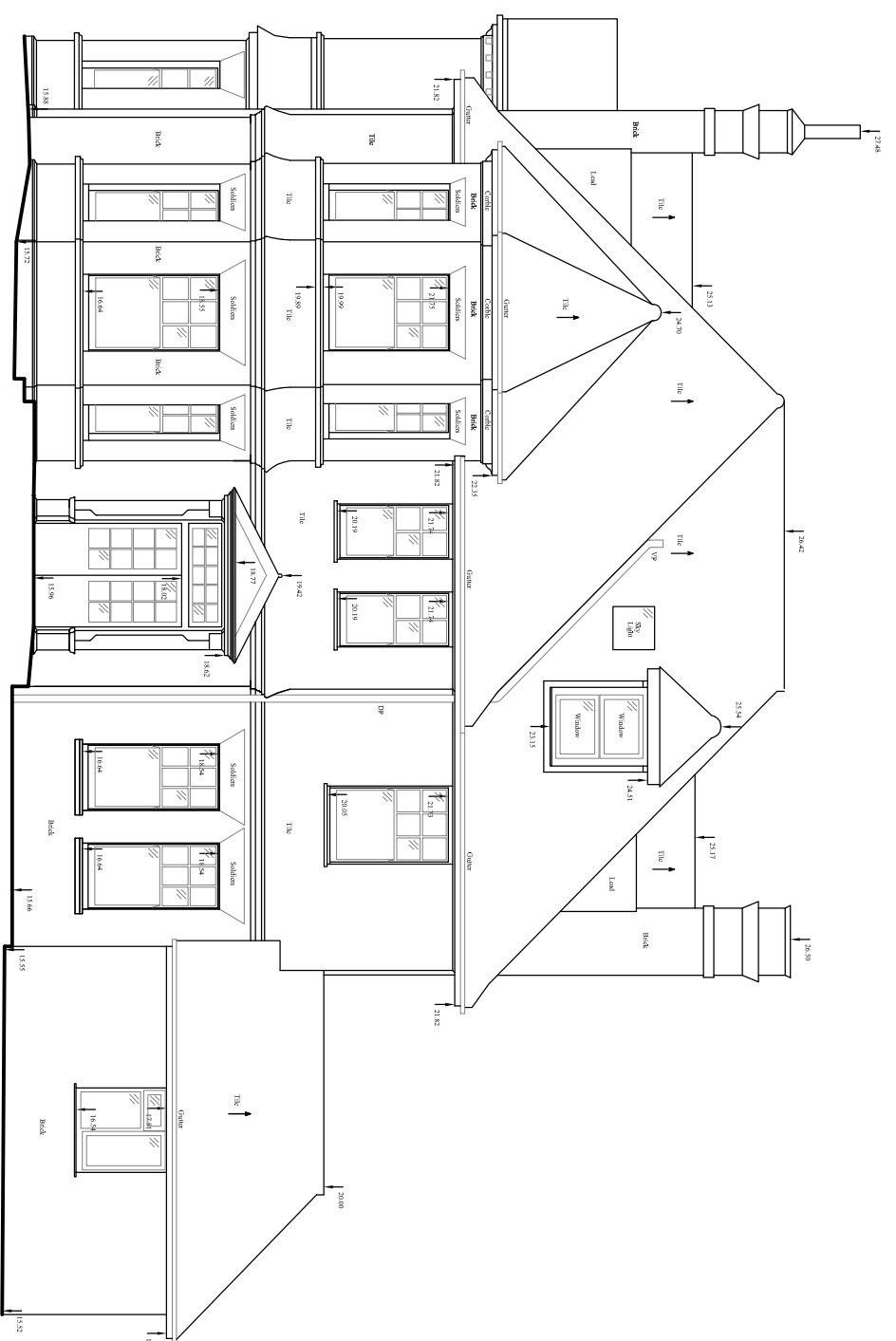
All materials, components and workmanship are to comply with the relevant British Standards, Codes of Practice, and appropriate manufacturers' recommendations that from time to time shall apply.

For all specialist work, see relevant drawings.

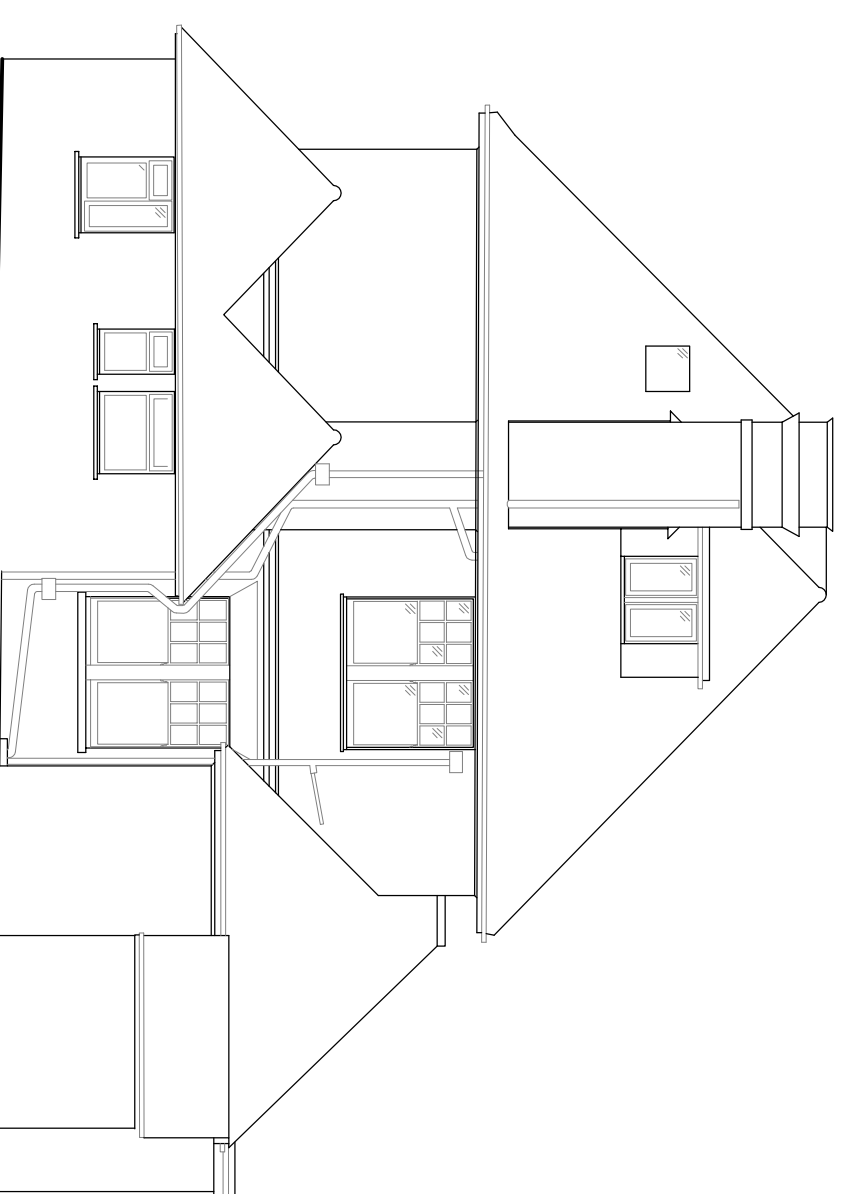
This drawing and design are copyright of Clague LLP.

Registration number: 062337946.

Rev Date Description



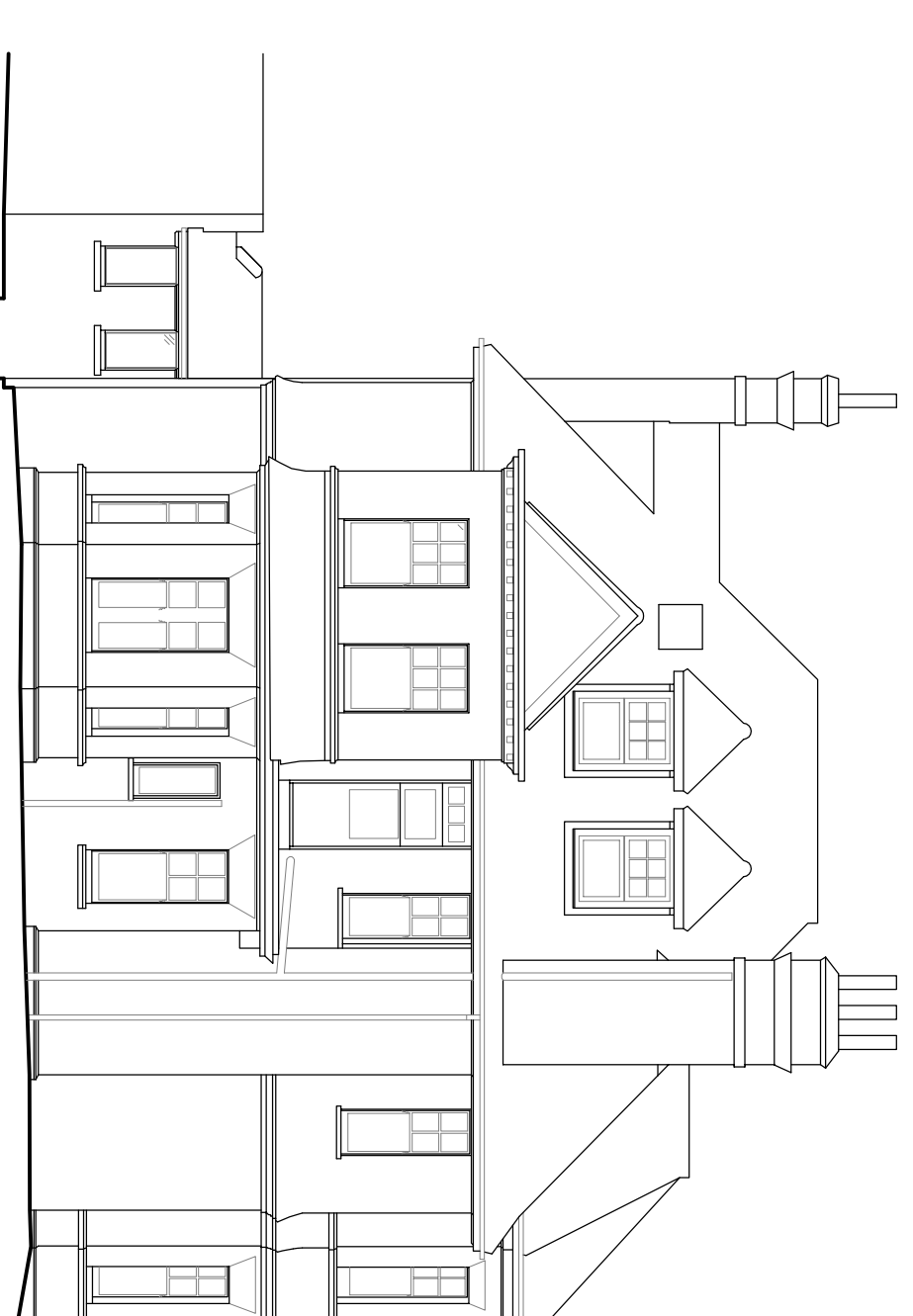
Elevation 1-North



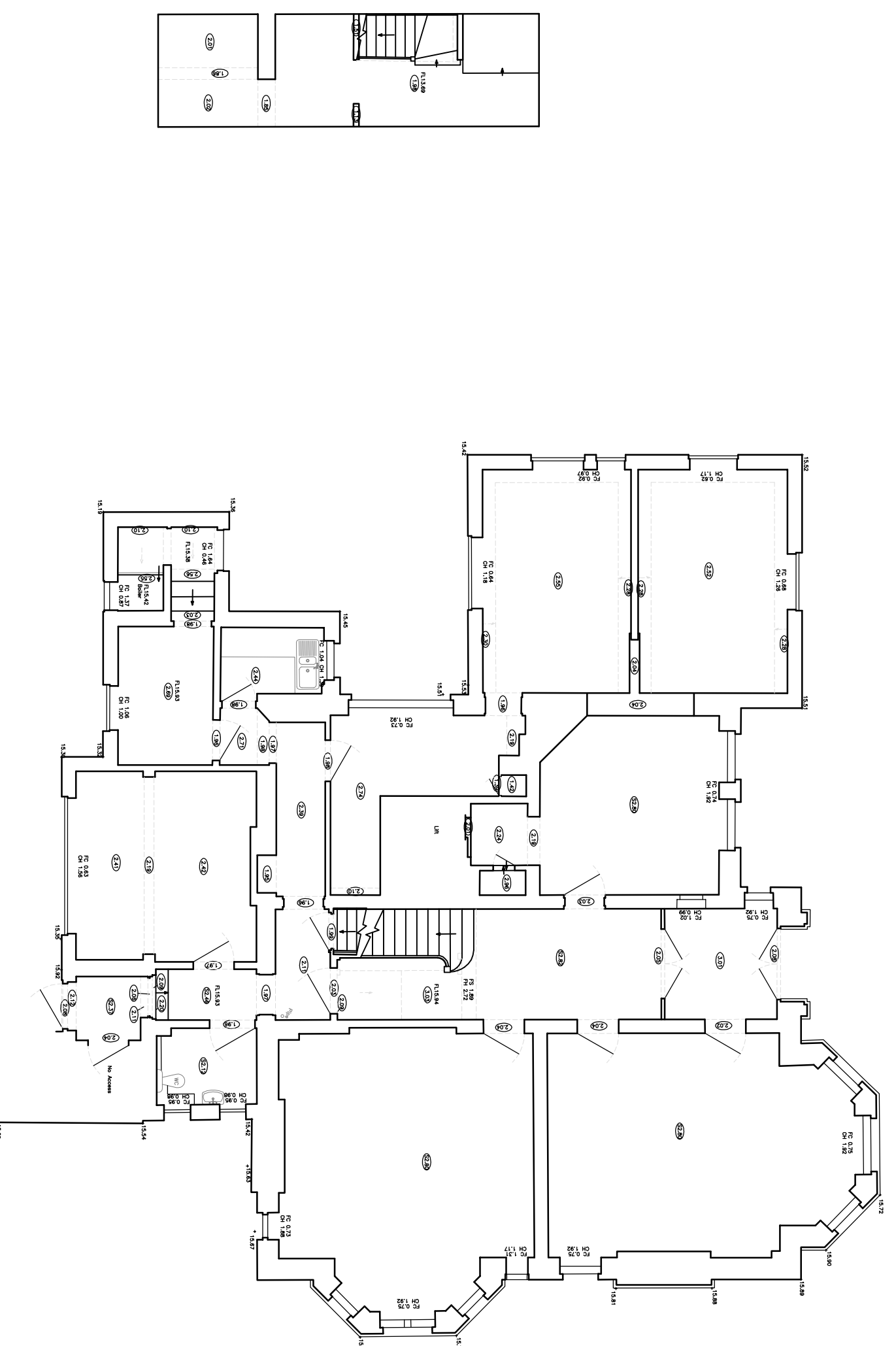
Elevation 4-West



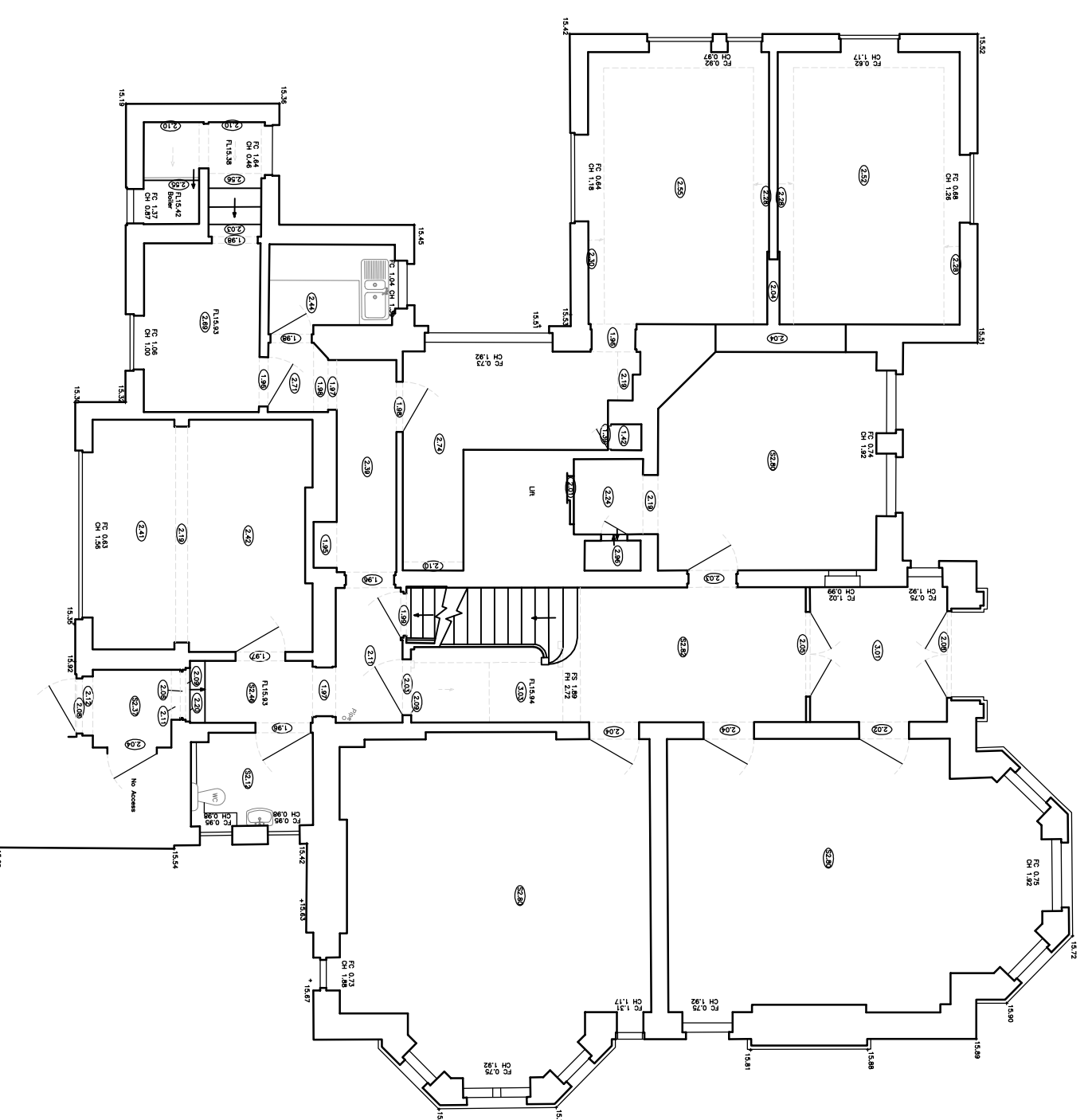
Elevation 3-South



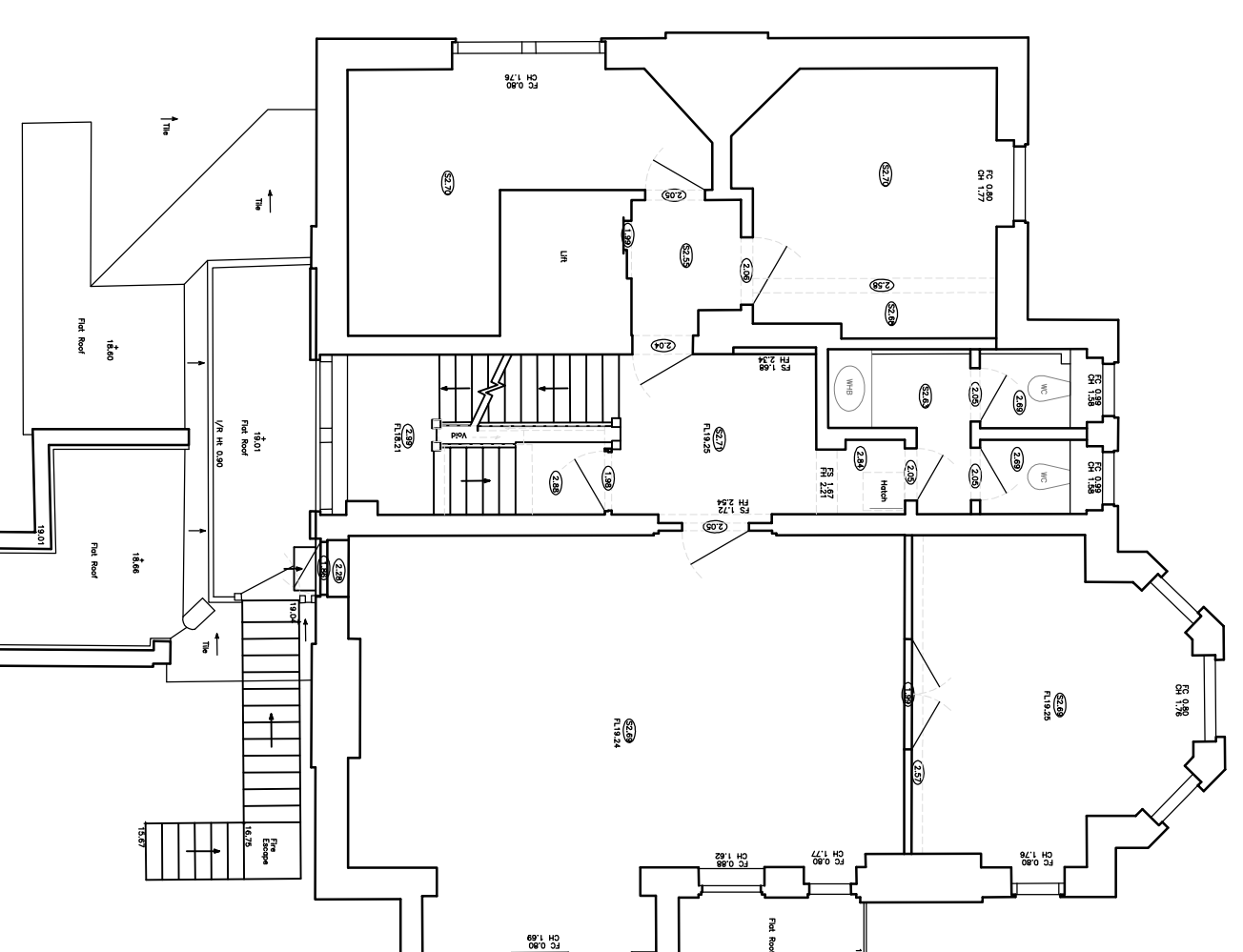
Elevation 2-East



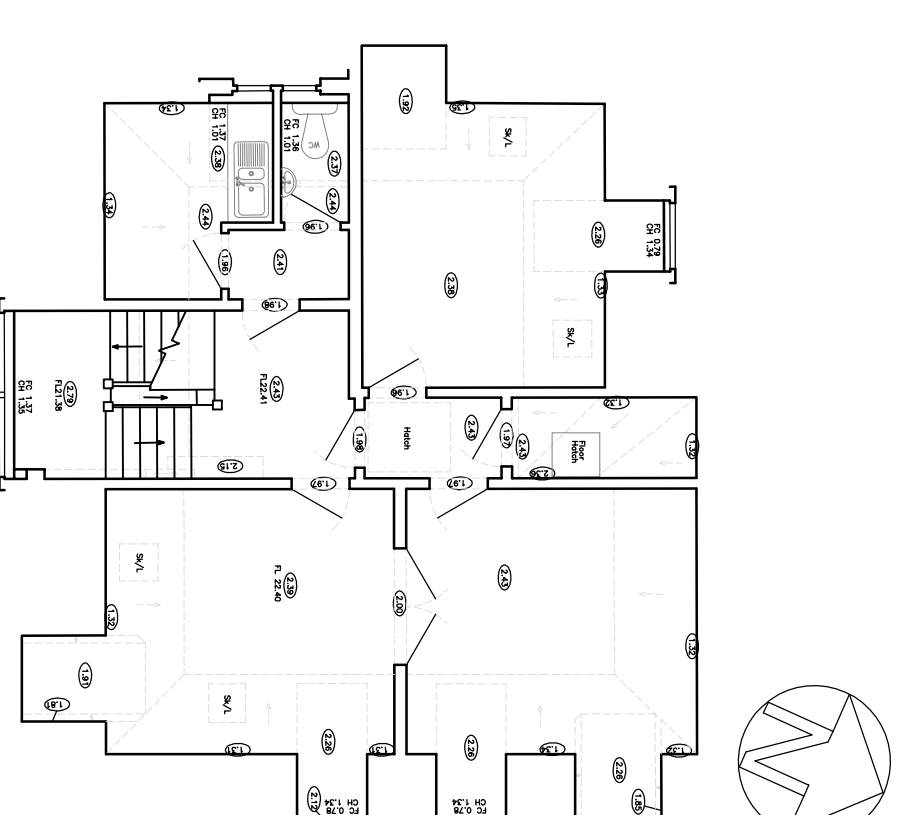
Basement Plan



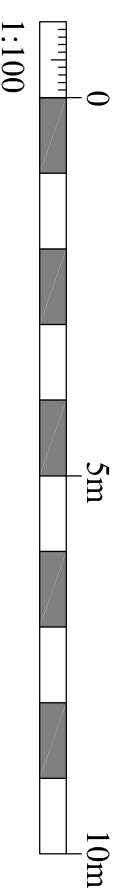
Ground Floor Plan



First Floor Plan



Second Floor Plan



## Proposed Redevelopment of Extra Care Facilities, Seaford

**Project Title**

Sussex Housing and Care  
24 Sutton Avenue  
Seaford  
East Sussex

**Drawing Description**

Proposed Redevelopment of  
Extra Care Facilities  
Ronald Simson House  
Existing Plans and Elevations

**Scale**

1:100 @ A1

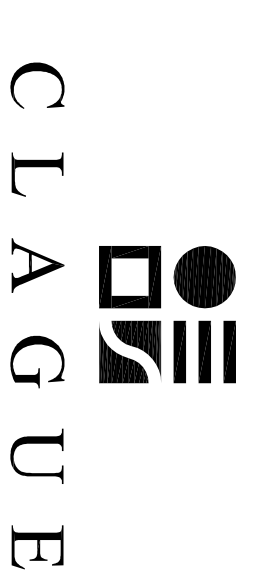
**Drawn by**

JN

**Date**

Sept 2010

**Checked by**



62 BRIDGE GATE, CANTERBURY, KENT CT1 2BH  
TELEPHONE 01227 762060 FAX 01227 762149

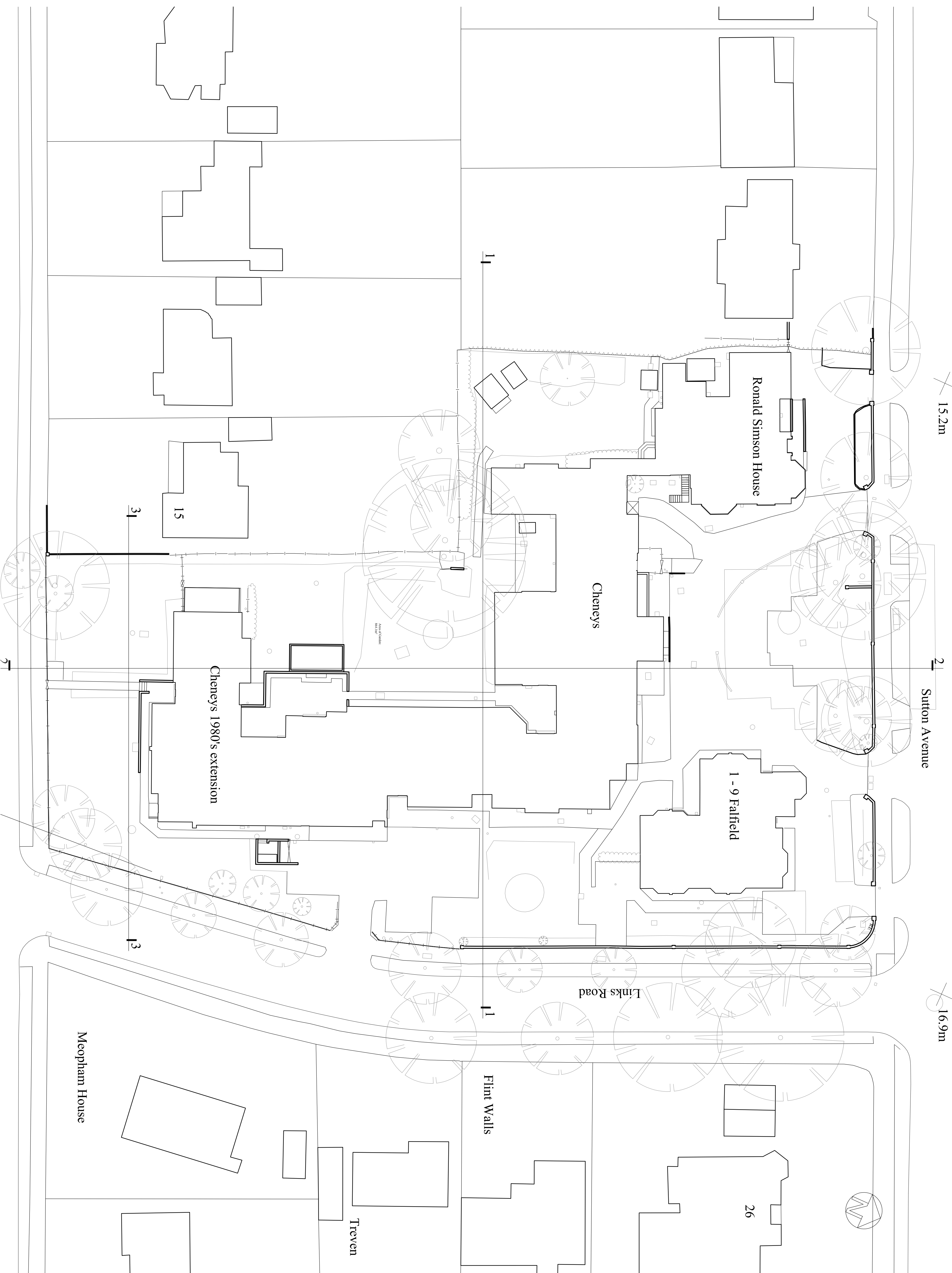
13 NORTH STREET, ASHFORD, KENT TN24 8JF  
TELEPHONE 01235 624554 FAX 01235 610018

1 KINGSBORN, COVE, RITTLING ROAD,  
HARRINGTON, HERTFORDSHIRE, AL5 3RL  
TELEPHONE 01582 765102 FAX 01582 462149

ARCHITECTS HISTORIC BUILDING CONSULTANTS  
INTERIOR DESIGNERS URBAN DESIGNERS

Drawing Number 19515A/13 Revision

# Sussex Housing and Care



NOTES:  
Do Not Scale.

Report all discrepancies, errors and omissions.  
Verify all dimensions on site before commencing any work on site or preparing shop drawings.

All materials, components and workmanship are to comply with the relevant British Standards, Codes of Practice, and appropriate manufacturer's recommendations that from time to time shall apply. For all specialist work, see relevant drawings.

This drawing and design are copyright of Clague LLP

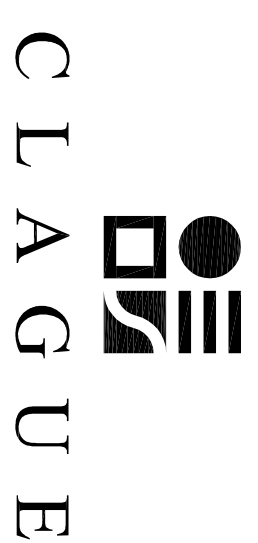
Registration number 06333946

Rev	Date	Description
Rev A	17/03/11	Minor Amendments - Planning base

Project Title  
**Sussex Housing and Care**  
24 Sutton Avenue  
Seaford  
East Sussex

Drawing Description  
**Proposed Redevelopment of Extra Care Facilities Existing Site Plan**

Scale	Drawn by
1:200 @ A1	JN
Date	Checked by
July 2010	



6 BRIDGE GATE, CANTERBURY, KENT CT1 2BH  
TELEPHONE 01227 762600 FAX 01227 762189  
13 NORTH STREET, ASHFORD, KENT TN24 8LF  
TELEPHONE 01233 624354 FAX 01233 610018  
1 KINGSPOURNE COURT, TILTON ROAD,  
HARPENDEN, HERTFORDSHIRE, AL5 3RL  
TELEPHONE 01582 765102 FAX 01582 462149

ARCHITECTS HISTORIC BUILDINGS CONSULTANTS  
INTERIOR DESIGNERS URBAN DESIGNERS

## Proposed Redevelopment of Extra Care Facilities, Seaford

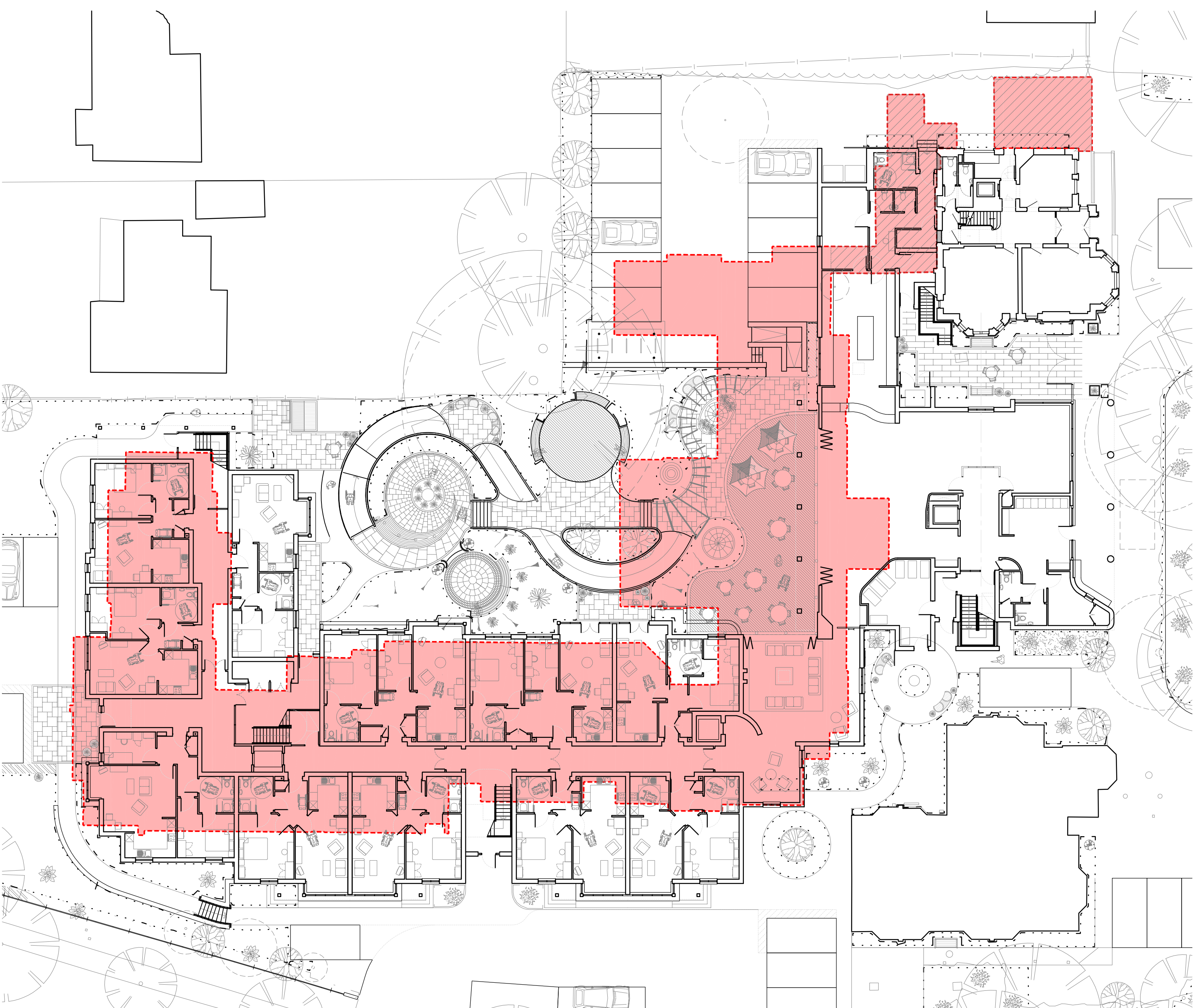
0m 10m 20m 30m 40m 50m

Drawing Number  
**19515A/09**

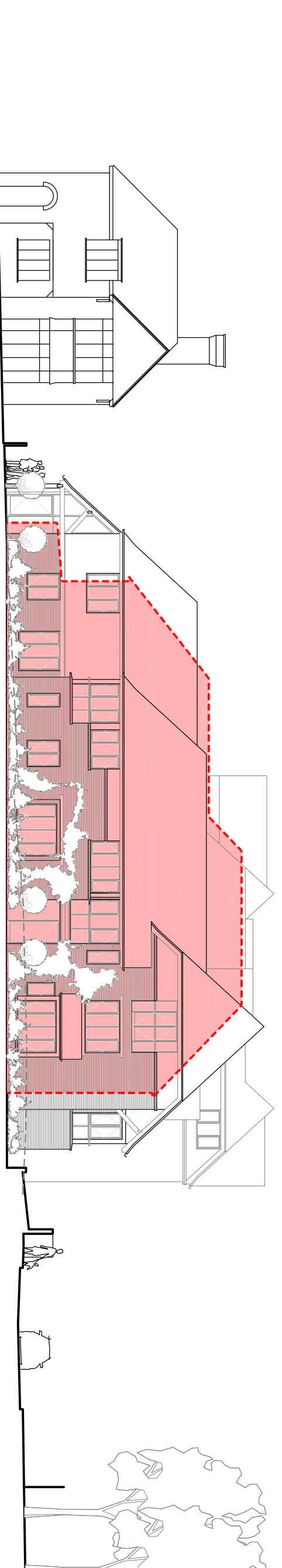
Revision  
**A**



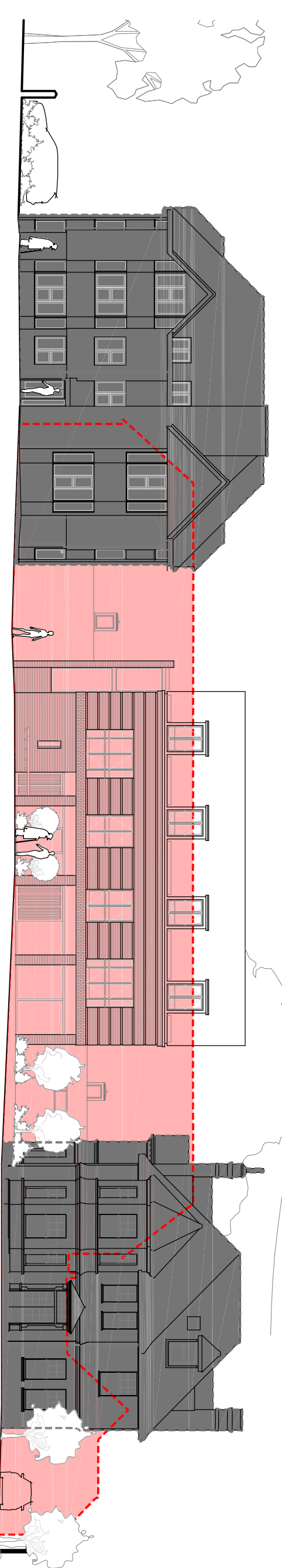
# Sussex Housing and Care



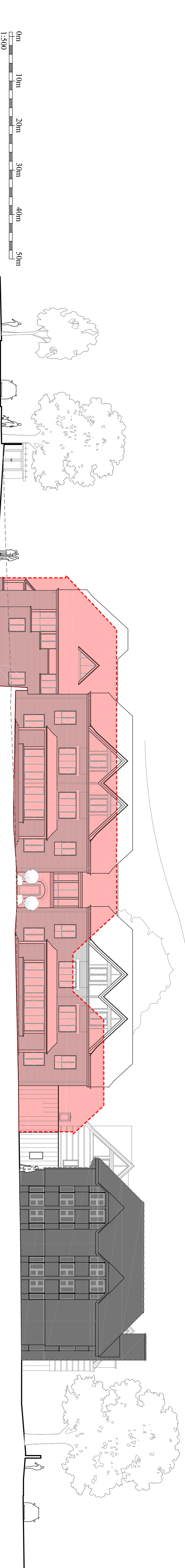
Site Plan showing outline of existing buildings



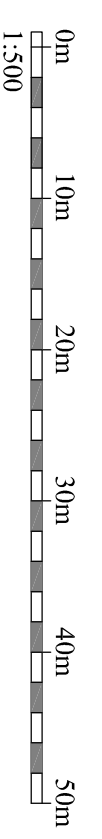
13. Rother Road Elevation showing outline of existing buildings



3. Sutton Avenue Elevation showing outline of existing buildings



4. Links Road Elevation showing outline of existing buildings



NOTES:  
Do Not Scale.

Report all discrepancies, errors and omissions.

Verify all dimensions on site before commencing any work on site or preparing shop drawings.

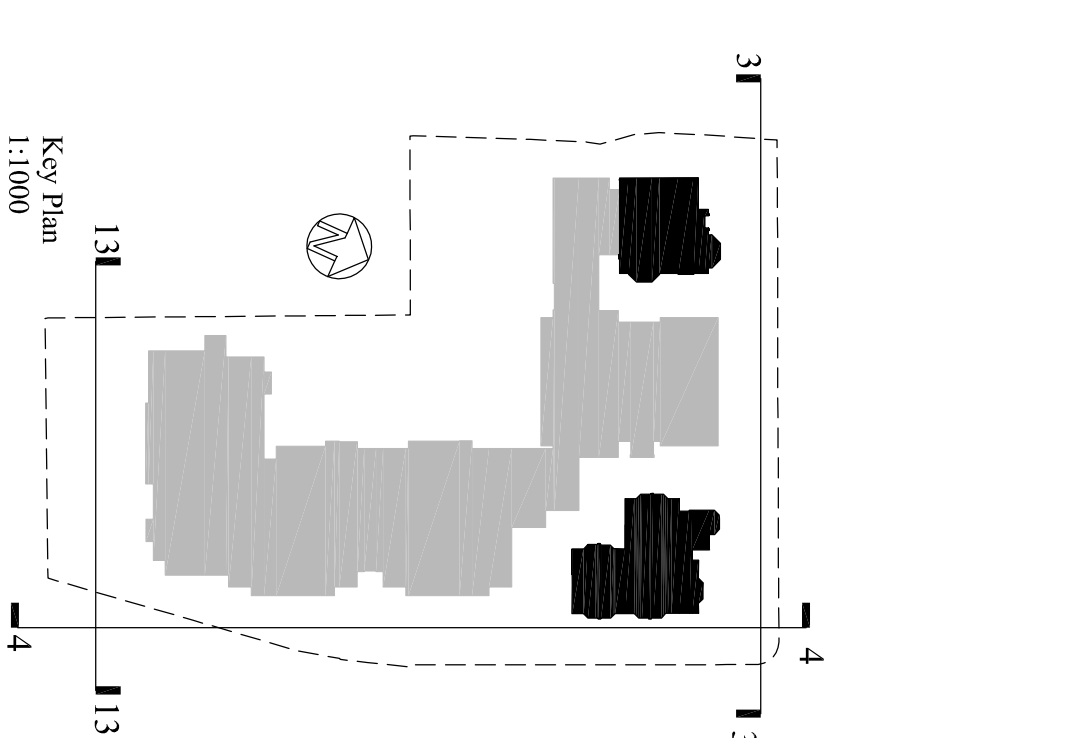
All materials, components and workmanship are to comply with the relevant British Standards, Codes of Practice, and appropriate manufacturer's recommendations that from time to time shall apply.

For all specialist work, see relevant drawings.

This drawing and design are copyright of Clague LLP

Registration number 06323946

Rev Date Description

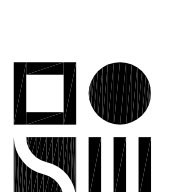


Project Title  
**Sussex Housing and Care**  
24 Sutton Avenue  
Seaford  
East Sussex

Drawing Description  
**Proposed Redevelopment of Extra Care Facilities Comparison of Existing Properties and Proposed Scheme**

Scale  
1:200 @ A1  
Date  
October 2011

Drawn by  
JN  
Checked by



**CLAGUE**

6 BRIDGE GATE, CANTERBURY, KENT CT1 2BH

TELEPHONE 01227 762060 FAX 01227 762189

13 NORTH STREET, ASHFORD, KENT TN24 8JF

TELEPHONE 01233 624354 FAX 01233 610018

1 KINGSBOROUGH COURT, TILTON ROAD,

HARPENDEN, HERTFORDSHIRE AL5 3RL

TELEPHONE 01582 765108 FAX 01582 462189

ARCHITECTS  
INTERIOR DESIGNERS  
HISTORIC BUILDING CONSULTANTS  
URBAN DESIGNERS

Drawing Number  
**19515A/160**

Revision