

Archaeological Monitoring at 24 Sutton Avenue, Seaford, East Sussex

NGR: 549251 098909

Site Code SEA/WB/13



Date of Report: 16/04/2013

Report for Denne

SWAT ARCHAEOLOGY

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Plate 1. Aerial view of site showing the site prior to development. (GoogleEarth 2012).

1.0 Summary

1.1. From February 27th to the 13th March 2013 Swale and Thames Archaeological Survey Company (SWAT Archaeology) carried out an Archaeological Watching Brief on ground works involved in the redevelopment works at 24 Sutton Avenue, Seaford, East Sussex (Fig. 1 & Plate 1).

1.2. The works were carried out on behalf of the owners and instructions received from Denne, Denne Court, Hengist Field, Sittingbourne, Kent.

1.3. An Archaeological Watch was kept during the demolition and removal of concrete foundations and new drainage runs. (Plates 5-6).

The archaeological work was undertaken in two phases.

Phase 1: Demolition of buildings and removal of concrete foundations (Plate 4).

Phase 2: Excavation of drainage runs and other services (Plates 5-6).

1.4. The Archaeological Watching Brief was to watch for any archaeological below ground impact.

1.5. The Planning Application Number for the development is: (LW/11/0404).

1.6. Although the archaeological potential was low to medium the Archaeological Watching Brief revealed no buried archaeological features and no archaeological finds were retrieved.

2.0 Introduction

2.1 Planning Background

SWAT Archaeology (Swale & Thames Survey Company) had 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 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).

A Condition (1) attached to the Planning Permission says:

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 8th 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

3.0 Schedule of Visits

An archaeologist attended the site and monitored the demolition and excavation works from February 27th to March 13th 2013.

4.0 Aims and Objectives

4.1. The reason for the monitoring and recording, were to:

“Contribute to knowledge of the area through the recording of any archaeological remains exposed as a result of excavations in connection with the ground works. Particular attention will be paid to the character, height below ground level, condition, date and significance of the deposits.”

4.2. The ground works were to excavate the substantial concrete foundations of the demolished buildings and excavate drain runs and other services (Plates 3-6).

4.3. A full programme of proposed works by the contractor were made available to SWAT Archaeology before the on-site monitoring took place (Fig. 2).

4.4. Confidence Rating

No factors hindered the recognition of archaeological and deposits during the monitoring and recording exercise.

5.0 Archaeological and Geological Background

5.1. The underlying geology at the site according to the British Geological Survey shows that the geology of the site and its surrounds consists of Newhaven Chalk Formation (BSG website 1: 50,000). The geology revealed on site was a mix of sand, silt & clay.

5.2. The application 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 Cheneys residential home, which is a two storey 55-bed care home.

Planning permission was sought to demolish the existing Cheneys 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 Cheneys 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. consisted of an area of tennis courts adjacent to existing classroom blocks. The site itself is generally level at a height of about 34-35m aOD.

5.3. The site lies within an area of known archaeological potential associated with archaeological remains presently recorded in the ESCC HER. 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. A review of the known archaeology is to be found in the Desk-based Assessment of 24 Sutton Avenue (Wilkinson 2012).

6.0 Methodology

6.1. The Watching Brief was conducted in accordance with the Archaeological Specification compiled by SWAT Archaeology (2012) and it also complied with the Institute of Field Archaeologists' Standards and Guidance for Archaeological Watching Briefs (IfA: 1994, revised Oct 2008).

6.2. The works comprised the observation of all ground works, including the inspection of subsoil and natural deposits for archaeological features and finds.

6.3. The Watching Brief was carried out in a number of phases according to the needs of the building contractors from February 27th to 13th March 2013.

6.4. Excavation of areas of development was carried out by contractors using a 360 degree machine equipped with a toothless and toothed bucket (Plates 3, 4, 5, 6).

6.5. All excavation was carried out under the constant supervision of an experienced archaeologist.

6.6. Where possible the areas of excavation were subsequently hand-cleaned with the intention of revealing any observed features in plan and section.

6.7. If found archaeological features under threat were to be excavated to enable sufficient information about form, development date and stratigraphic relationships to be recorded without prejudice to more extensive investigations, should these prove to be necessary.

6.8. The archaeological watching brief was carried out in accordance with current IfA Standards and Guidance, (IfA: 2008), and generic methodology discussed with the Archaeological Officer ESCC.

7.0 Results

7.1 General

No archaeological features or finds were revealed or recovered. The subsoil encountered across the site was of silt and clay overlaid by garden soil and demolition debris with no archaeological features revealed in the natural geology (Plate 3).

8.0 Finds

No buried archaeological features were located in the Archaeological Monitoring phase and no finds were retrieved.

9.0 Discussion

The development site is in an area of low to medium potential and the archaeological team were somewhat disappointed that no archaeology was revealed on the development site. Demolition rubble and topsoil clearance in most areas enabled the archaeological team to assess the subsoil for any archaeological features. In the north-east area of the site where no ground reduction took place the drainage runs enabled a monitoring of any potential archaeological features (Plate 5).

10.0 Conclusion

The Archaeological Monitoring has fulfilled the primary aims and objectives of the Specification. As far as it is known no buried archaeological features have been affected as a result of the development.

11.0 Acknowledgments

SWAT Archaeology would like to thank Denne for commissioning the project and the invaluable advice of Greg Chuter, Senior Archaeologist, East Sussex County Council.

A handwritten signature in black ink that reads "Paul Wilkinson". The signature is written in a cursive, slightly slanted style. It is enclosed within a thin, light-colored rectangular border.

Dr Paul Wilkinson, FRSA., MIfA.

References

HER data (ESCC 2012-13)

IFA (1994 & 2008) Standards and Guidance for Archaeological Watching Briefs

SWAT Archaeological Watching Brief Specification (2012)

SWAT Desk-based Assessment Report 24 Sutton Avenue, Seaford East Sussex (Wilkinson 2012)

Appendix 1

East Sussex County Council HER Summary Form

Site Name: Development site at 24 Sutton Avenue, Seaford, East Sussex

SWAT Site Code: SEA/WB/13

Site Address: As above

Summary:

Swale and Thames Survey Company (SWAT) carried out Archaeological Monitoring on the development site above. The site has planning permission for a new care home whereby East Sussex County Council (ESCC) requested that Archaeological Monitoring be undertaken to determine the possible impact of the development on any archaeological remains. The Archaeological Monitoring consisted of site visits which encountered no buried archaeological features or artefacts.

District/Unitary: Seaford

Period(s):

NGR (centre of site to eight figures) 549251 098909

Type of Archaeological work: Archaeological Monitoring

Date of recording: Feb/March 2013

Unit undertaking recording: Swale and Thames Survey Company (SWAT. Archaeology)

Geology: Underlying geology is sand, silt and clay.

Title and author of accompanying report: Wilkinson P. (2013) Archaeological Monitoring at 24 Sutton Avenue, Seaford, East Sussex

Summary of fieldwork results (begin with earliest period first, add NGRs where appropriate)

See above

Location of archive/finds: SWAT. Archaeology. Graveney Rd, Faversham, Kent. ME13 8UP

Contact at Unit: Paul Wilkinson

Date: 16/04/2013

Plates



Plate 2. General view of site with piling in process, facing east



Plate 3. The site showing ground strip of topsoil, facing north-west



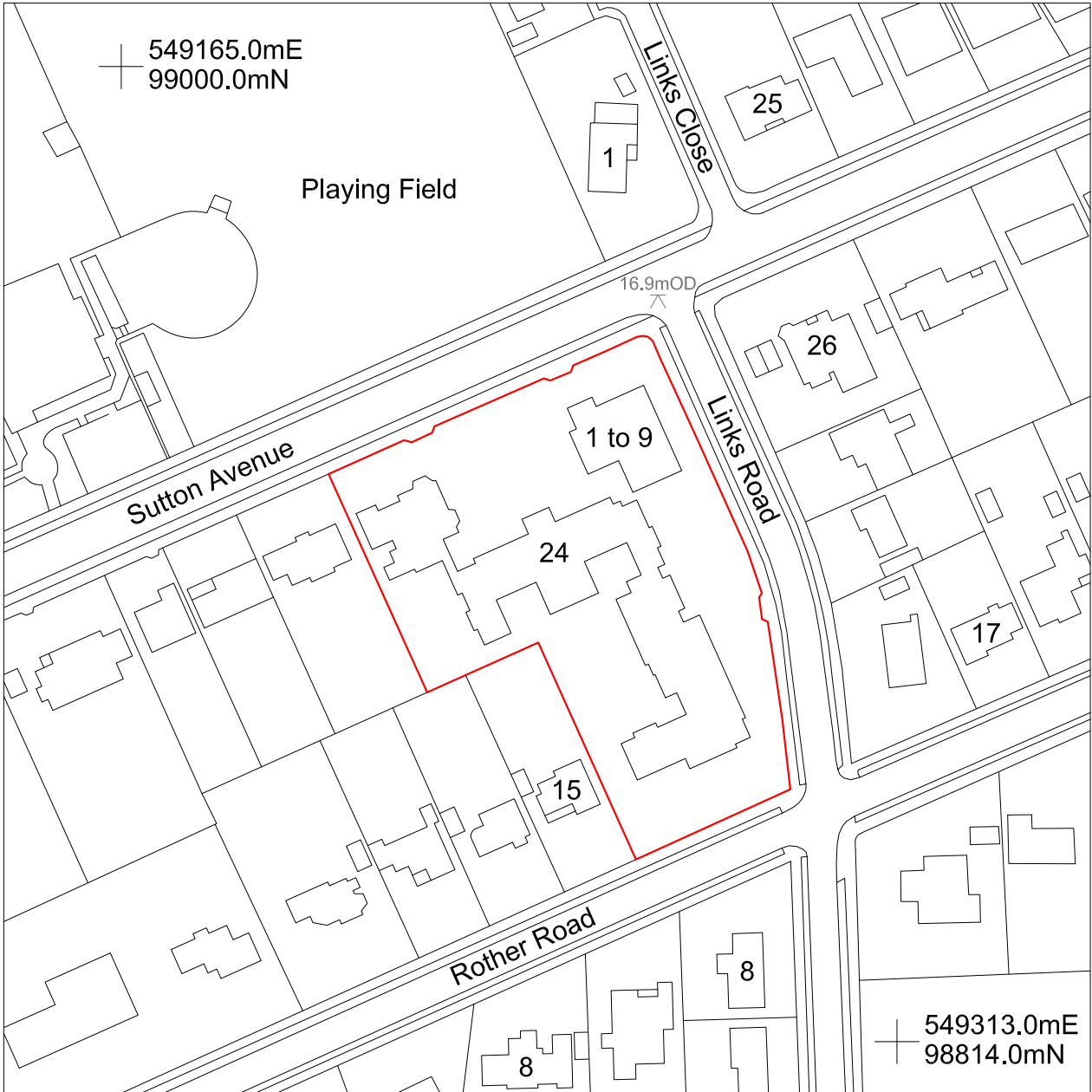
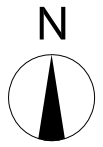
Plate 4. Area strip of demolition rubble and topsoil (facing east)



Plate 5. Excavation of drainage runs



Plate 6. Excavation of drainage runs

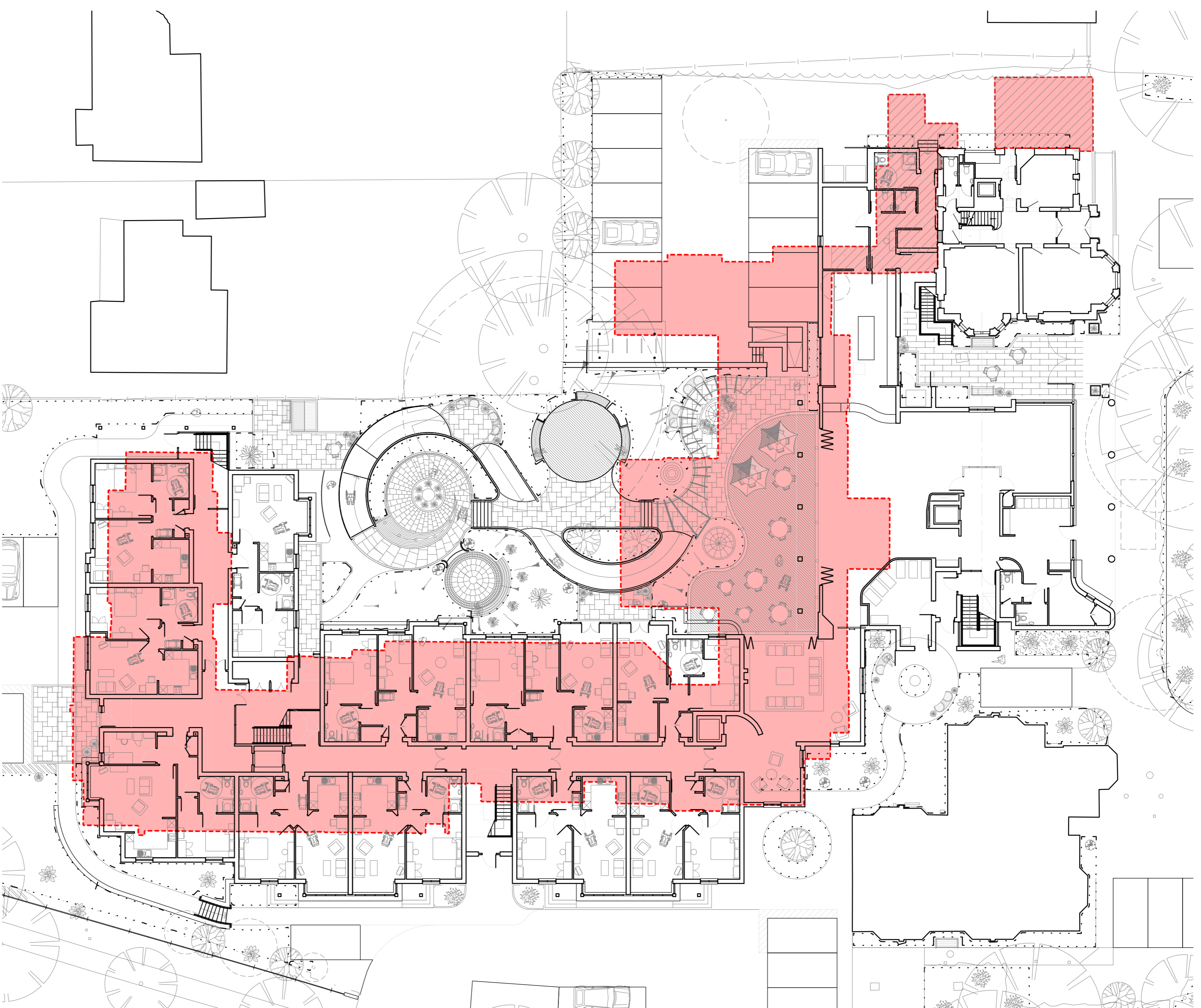


1:1250@A4

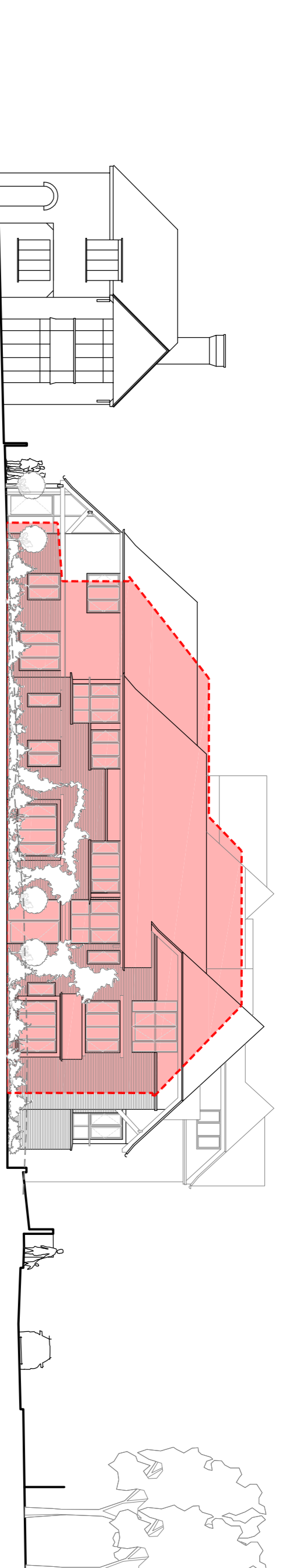


Figure 1: Location of site

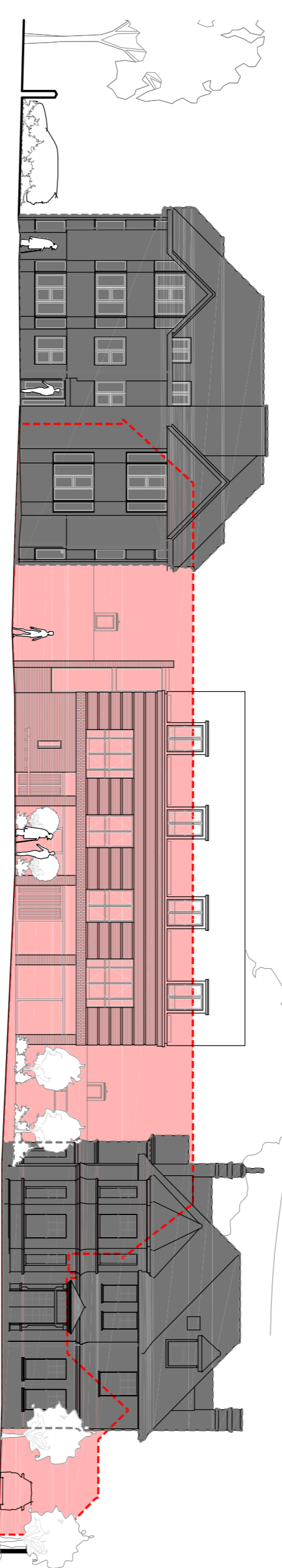
Sussex Housing and Care



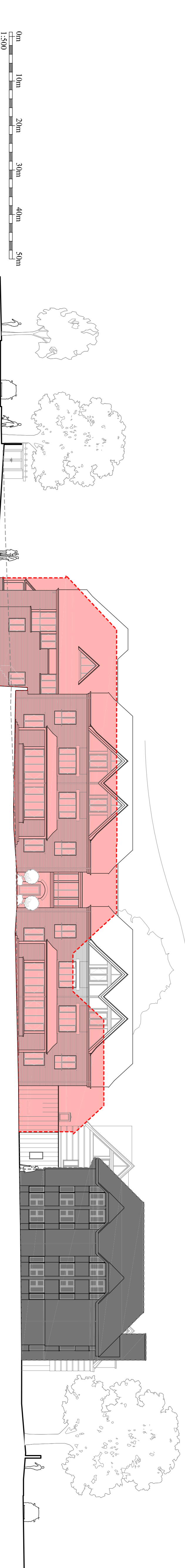
Site Plan showing outline of existing buildings



13. Rother Road Elevation showing outline of existing buildings



3. Sutton Avenue Elevation showing outline of existing buildings



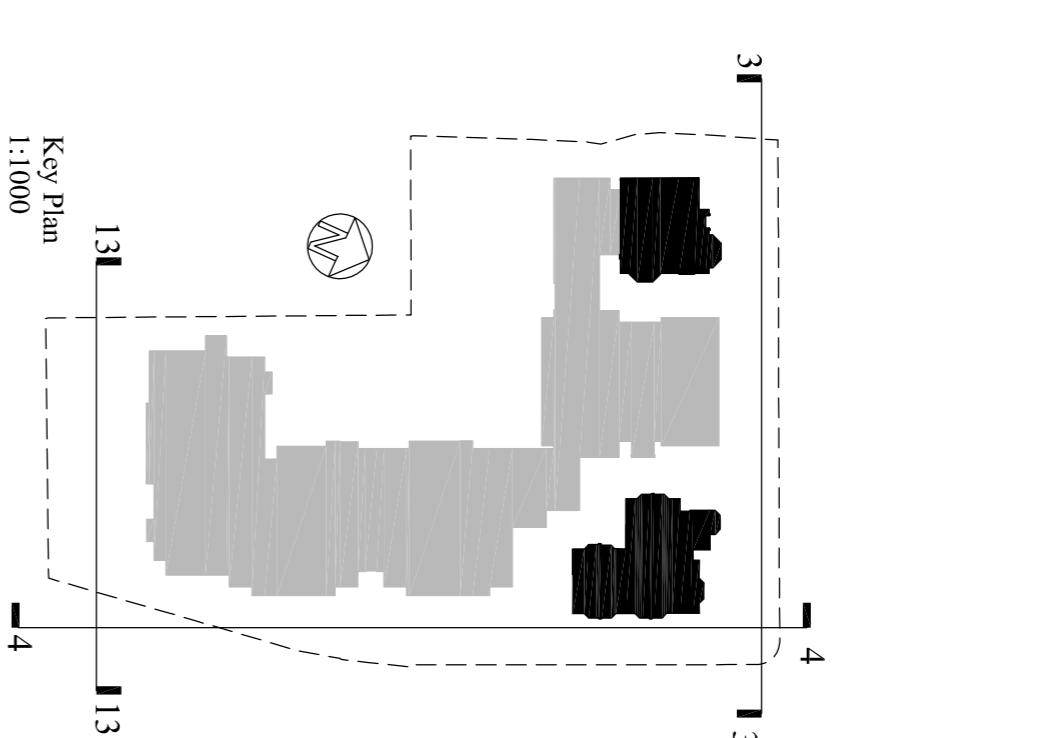
4. Links Road Elevation showing outline of existing buildings

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.

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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

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Revision

Proposed Redevelopment of Extra Care Facilities, Seaford

