



# Maguire Skips Ltd

## Weir Road, Wimbledon: Waste Recovery Development

### Heritage Statement

**March 2013**

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## 1.0 Introduction

This Heritage Statement has been prepared by Kirsten Holland MIfA, Principal Archaeologist, WYG on behalf of Maguire Skips Ltd to inform a planning application for a new waste recovery and processing development at Weir Road, Wimbledon, Greater London. WYG is a Registered Organisation with the Institute for Archaeologists.

### 1.1 Scope of Assessment

A requirement for consideration of archaeology and heritage was identified during pre-application discussions between the applicant, Maguire Skips Ltd, and Merton Borough Council, the local planning authority (MBC pre-application report 03/10/12. Ref:12/P2336/NEW). The scope of assessment was identified during correspondence between the client and Diane Abrams, Archaeological Advisor at Greater London Archaeology Advisory Service, English Heritage who advise the LPA on archaeology and heritage issues in relation to development (email correspondence March 2013, EH Ref: 12/P2236/NEW).

The consultation response identified the following:

I have checked the site against the GLHER and note it lies within the Wandle Valley/Earlsfield APA. This is significant for prehistoric remains within alluvial deposits as well as mills and other industries along the Wandle. The proposals in my view would not warrant a full desk-based assessment however a focused heritage statement should be provided with the application details. This can include a GLHER search, a review of any geotechnical investigations/boreholes and an assessment of impact of the proposals.

The Statement will then be used to make an informed planning decision & determine whether any further archaeological work is necessary. This may be in the form of an evaluation and/or mitigation such as a watching brief.

This assessment has been undertaken in accordance with the Institute for Archaeologists (IfA) Standard and Guidance for Desk-Based Assessment (2012). Cultural heritage within this context includes all buried and upstanding archaeological remains, built heritage sites, historic landscapes and any other features that contribute to the archaeological and historic interest of the area.

This baseline assessment considers the cultural heritage potential within the site itself, the surrounding area and wider local and regional context. This assessment does not attempt to plot and review every



archaeological find and monument; rather it aims to examine the distribution of evidence and to use this to predict the archaeological potential of the study area and the likely significance of the development proposals on those remains.

## 2.0 Site and Development Description

The development site is located at 36 Weir Road (east side), Wimbledon in the borough of Merton, south-west London. The site is centred on TQ 25825 72185 (525825 172185) and lies approximately 15m above the Ordnance Datum. A site location plan, Figure 1, can be seen in Appendix A.

The site extends to approximately 0.3 hectares. The site is currently vacant and was previously used as a public waste recycling facility. The development area is a reverse-L shape and orientated on north-south alignment. The site is bordered to the north and south by buildings and warehouses used for light-industry, to the west by Weir Road, which provides access to these industries, with further industrial buildings immediately to its west. The site's eastern boundary is formed by the River Wandle and an area of public footpaths, but is separated from it by the concrete slab wall which lies along the site's eastern boundary. The ground level drops approximately 5 metres between the site and the river. The boundary of the site is illustrated on Figure 2, Appendix D. Photographs of the site can be seen in Appendix B.

The site is currently accessed from Weir Road to the west of the site. The development site lies within an area primarily used for light industrial and employment uses. The surrounding townscape is dominated by warehouses, yards and fences. The River Wandle to the east of the site is not visible from within the site. From the eastern boundaries of the industrial sites the land slopes down towards the river. This land is occupied by trees and a number of footpaths, access to which is gained at several points from Weir Road, including immediately south of the development site.

The current proposal includes the use of the site for the recovery of waste and processing of soil and hardcore. It involves mobile plant, including a concrete crusher and trommel, and will entail the construction of concrete-walled storage bays, a weighbridge and parking bays (REF: LBM, Oct 2012. Ref:12/P2336/NEW). To site the building it is proposed to sink a shallow trench into the concrete along the footprint of the proposed external walls. Then at every 5 metres it is proposed to place steel stanchions. This will involve an excavation depth of 1 metre (M. Kelly *pers. comm.*). The reader is referred to the Design and Access Statement (Appendix 3, Planning Statement) and submitted application drawings (Appendix 1, Planning Statement) for full details.



### 3.0 Sources Consulted

A study area of 1km radius from grid reference TQ 25825 72185 has been examined to assess the nature of the surrounding cultural heritage sites and to place the recorded sites within their context. In addition a number of other sites immediately outside of this area but relevant to the study have been considered.

This study has been undertaken taking into consideration the historical and archaeological background of the proposed development area. The sources consulted were:

- Greater London Historic Environment Record (HER);
- English Heritage and Local Planning Authority for designated sites;
- Historic mapping;
- Previously completed reports within the local area;
- Site photographs taken by the WYG Ecologist, Feb 2013; and
- Appropriate documentary sources and archaeological journals.

No geotechnical assessments or investigations have been undertaken within the development site as far as the applicant, or WYG, is aware therefore there have been no site investigation logs to review. The potential for deposits of potential archaeological interest to survive has been identified from consideration of archaeological assessments from the surrounding area and review of the current site topography and conditions.

### 4.0 Legislation and Planning Policy Context

#### 4.1 Ancient Monuments and Archaeological Areas Act 1979

Scheduled Monuments are designated by the Secretary of State for Culture, Media and Sport on the advice of English Heritage as selective examples of nationally important archaeological remains. Under the terms of Part 1 Section 2 of the Ancient Monuments and Archaeological Areas Act 1979 it is an offence to damage, disturb or alter a Scheduled Monument either above or below ground without first obtaining permission from the Secretary of State. This Act does not allow for the protection of the setting of Scheduled Monuments.



## **4.2 Planning (Listed Buildings and Conservation Areas) Act 1990**

The Act outlines the provisions for designation, control of works and enforcement measures relating to Listed Buildings and Conservation Areas. Section 66 of the Act states that the planning authority must have special regard to the desirability of preserving the setting of any Listed Building that may be affected by the grant of planning permission. Section 72 states that special attention shall be paid to the desirability of preserving or enhancing the character or appearance of Conservation Areas.

## **4.3 National Planning Policy Framework 2012**

The National Planning Policy Framework (NPPF) sets out the Government's national planning policies including those on the conservation of the historic environment. The NPPF covers all aspects of the historic environment and heritage assets including designated assets (World Heritage Sites, Scheduled Monuments, Listed Buildings, Protected Wreck Sites, Conservation Areas, Registered Parks and Gardens and Registered Battlefields) and non-designated assets. The NPPF draws attention to the benefits that conserving the historic environment can bring to the wider objectives of the NPPF in relation to sustainability, economic benefits and place-making (para 126).

The NPPF states that the significance of heritage assets (including their settings) should be identified, described and the impact of the proposal on the significance of the asset should be assessed. The planning application should include sufficient information to enable the impact of proposals on significance to be assessed and thus where desk-based research is insufficient to assess the interest, field evaluation may also be required. The NPPF identifies that the requirements for assessment and mitigation of impacts on heritage assets should be proportional to their significance and the potential impact (para 128).

The NPPF sets out the approach local authorities should adopt in assessing development proposals within the context of applications for development of both designated and non-designated assets. Great weight should be given to the conservation of designated heritage assets and harm or loss to significance through alteration or destruction should require clear and convincing justification. Substantial harm to or loss of a grade II listed building, park or garden should be exceptional. Substantial harm to or loss of designated heritage assets of the highest significance, notably scheduled monuments, protected wreck sites, battlefields, grade I and II\* listed buildings, grade I and II\* registered parks and gardens, and World Heritage Sites, should be wholly exceptional (para 132). Additional guidance is given on the consideration of elements within World Heritage Sites and Conservation Areas (para 138).





Where there is substantial harm to or total loss of significance of a designated heritage asset a number of criteria must be met alongside achieving substantial public benefits (para 133). Where there is less than substantial harm the harm should be weighted against the public benefits of the development (para 134). Balanced judgements should be made when weighing applications that affect non-designated heritage assets (para 134). The NPPF also makes provision to allow enabling development (para 140) and allowing development which enhances World Heritage Sites and Conservation Areas (para 127).

Where loss of significance as a result of development is considered justified, the NPPF includes provision to allow for recording and advancing understanding of the asset before it is lost in a manner proportionate to the importance and impact. The results of these investigations and the archive should be made publically accessible. The ability to record evidence should not however be a factor in deciding whether loss should be permitted (para 141).

#### **4.4 Unitary Development Plan, 2003**

The Merton Unitary Development Plan was adopted in 2003 and a number of policies were “saved” by the Secretary of State in 2007 in lieu of the forthcoming publication of the Local Development Framework. The plan contains three policies relevant to this development and heritage:

- Policy BE.8: Setting Of Listed Buildings, Ancient Monuments, Historic Parks And Gardens And The Wider Historic Landscape;
- Policy BE.13: Archaeological Protection And Preservation; and
- Policy BE.14: Archaeological Evaluation.

The full text of the relevant policies can be seen in Appendix C. There are additional policies relevant to heritage but not this development including: BE1-4 (Conservation Areas); BE5-7 and BE9-10 (Listed Buildings); and BE11-12 (Locally Listed Buildings).

#### **4.5 Core Strategy, 2012**

The Merton Core Strategy was adopted in 2012. The plan contains two policies relevant to this development and heritage:

- Policy CS5:Wandle Valley; and



- Policy CS14: Managing the Historic Environment.

The full text of the relevant policies can be seen in Appendix C.

## **4.6 Draft Sites and Policies Development Plan, 2013**

The 3<sup>rd</sup> stage of the Merton Draft Sites and Policies Development Plan was published in January 2013 and consulted on until February 2013. The Sites and Policies Development Plan will replace the Unitary Development Plan when it is adopted; adoption is anticipated to take place in the summer 2013. Whilst the Plan is not adopted the policies can be given weight where they are in accordance with NPPF. The Plan contains one policy relevant to historic environment: Policy DM D3: Managing the Historic Environment. The full text of the policy can be seen in Appendix C.

## **4.7 Supplementary Planning Guidance – Archaeology, 1999**

A supplementary planning guidance document for archaeology was adopted by the Council in 1999. The document identifies the archaeological context for Merton, key designated features and Archaeological Priority Areas. The document outlines the policy context and provides additional guidance on consultation, assessment, mitigation and development of sites which may contain archaeological remains. Although some of the policy context has altered since the adoption of the document, the principles within it remain considerations that should be taken into account during the process.

## **5.0 Baseline Data**

### **5.1 Designated Sites**

There are no World Heritage Sites, Scheduled Monuments or Registered Battlefields within the study area. There are eight Grade II Listed Buildings within the study area, all located to the east of the River Wandle. These are detailed in Appendix D and their locations can be seen on Figure 2. These buildings include churches (DLO25585, DLO28922), a school (DLO28851), a public house (DLO28713), almshouses (DLO28714, DLO28857) and an ice house (DLO28735). The Conservation Areas of Kenilworth Avenue, Vineyard Hill Road and Leopold Avenue are located within the south-west of the study area.

The Grade II\* Registered Park and Garden of Wimbledon Park (DLO32909) is located in the west of the study area. The Grade II Registered Park and Garden of Springfield Hospital (DLO32944) is located just



within the eastern edge of the study area. All of the designated sites are sufficiently distant from the proposed development site that they will not be affected by the development.

## 5.2 Archaeological and Historic Background

The Historic Environment Record holds details for 29 recorded heritage sites within the study area and 28 archaeological events. Details of the sites can be seen in Appendix D and their locations can be seen on Figure 2. Bracketed numbers within the text refer to the identifier in the Appendix D table and Figure 2.

Current archaeological knowledge suggests that prehistoric activity in the Borough was restricted to areas of easily-worked soils overlying gravel and alluvial deposits principally around Wimbledon Common to the east of the study area and Mitcham to the south of the study area. Other archaeological remains, including Palaeolithic flint axes and the fossil remains of a mammoth, rhinoceros and giant ox, have been identified in Merton to the south of the study area (MBC, 1999, 3). Bronze Age ditches and an Iron Age enclosure have been recorded south of the study area at the Kings College sports ground (MBC, 2007, 14) and Caesar's Camp is a late Bronze Age or Iron Age hill fort located to the west within Wimbledon Common (MBC, 1999, 4).

Within the study area there are records of several findspots including Palaeolithic hand axes (MLO10990, MLO12261, 12266 and MLO23168) although the locations are not always secure. Other artefacts include a Mesolithic scraper (MLO10449), a Neolithic axe (MLO13076), a Bronze Age spearhead (MLO7456) and an Iron Age urn (MLO25143). These are all individual findspots, rather than settlement sites.

The construction of a major Roman Road, known as Stane Street, that crossed the Borough from the north-east to the south, although outside the study area to the east (along the line of the modern A24), meant another communication route, in addition to the river, was created. Roman artefacts have been recorded along the length of the Roman Road and burials have also been identified at Mitcham to the south (MBC, 2007, 14). There are no recorded sites of Roman date within the study area.

Merton existed in Saxon times, known then as 'Mereton' or 'Meretun' and Mitcham and Morden were recorded in the Domesday Survey (MBC, 1999, 2). Saxon burials were identified in Mitcham in the 19<sup>th</sup> century (MBC, 2007, 15). The Augustinian Priory of St. Mary, which was founded in 1114, then dissolved and demolished in 1538, was located to the south of the study area in Merton (MBC, 1997, 11). A series of alluvial deposits of early medieval date have been recorded to the east of the River Wandle but there were no associated structures or settlement remains (ELO1092).



Through the medieval period industrialisation started to become prevalent along the River Wandle, particularly in the form of watermills. The mills were initially, primarily, built for the grinding of corn into flour, but through the 18<sup>th</sup> and 19<sup>th</sup> century they drove the growth in other industries including paper making, leather, textiles, gunpowder, oil mills and metal working (Baxter, 2011, 94). There was gentrification of the area through the 16<sup>th</sup>, 17<sup>th</sup> and 18<sup>th</sup> centuries with the development of large houses and estates (MBC, 2007, 18). With the coming of the railways the area became accessible to people working in London beginning the development of a suburb. The recorded archaeological remains from the medieval and post-medieval periods reflect the increasing industrial and residential development within the study area.

### **5.3 Archaeological Priority Area**

The development site lies within the Archaeological Priority Area of the Wandle Valley Alluvium. This area is identified for the following heightened archaeological potential:

This area includes the alluvial silts deposited within the Wandle Valley. Evidence for both prehistoric human activity and the contemporary natural environment can be preserved within or beneath the alluvial deposits. Archaeological work at Carshalton Road/London Road in Mitcham, and Windsor Avenue in Merton has demonstrated that peat deposits of early prehistoric date are present in some stretches of alluvium. The characteristic waterlogged deposits are particularly important for the survival of some organic archaeological remains.

The River Wandle is a chalk river which emerges from a springline at the foot of the North Downs and flows due north to its confluence with the River Thames. The bedrock throughout this area is London Clay, with alluvium deposits along the valley bottom and gravel formations on valley sides (Baxter, 2011, 94).

The region appears to have remained characterised by rural settlement with an agricultural base from the late prehistoric period into the post-medieval period (MBC, 1993, 3). Evidence from peat deposits at Windsor Avenue suggests a primarily marshy environment between 10,000BC and 4500BC (MBC, 2007, 17). The River Wandle was braided during the Roman period and probably much larger and faster flowing. It is likely that much of the area surrounding it was marshy and not conducive to settlement (MBC, 1997, 14, 16).

By the time of the Domesday Survey there were 13 mills along its 11 mile length, by 1610 this had increased to 24 mills and by the early 19<sup>th</sup> century it was 40 mills. The mills were the pre-cursor to the



industrialisation of the river in the post-medieval period with industries including paper making, leather, textile finishing, dye manufacturing and metal working (MBC, 1997, 14). To the south of the study area Mitcham was known for its “physic” gardens. These were areas devoted to the growth of medicinal herbs, in a market garden economy, on the River Wandle alluvium.

## 6.0 Historic Mapping Survey

Historic Ordnance Survey maps were examined online at [www.old-maps.co.uk](http://www.old-maps.co.uk). The 1850 mapping showed the development site was undeveloped. The railway line was present to the west and a mill was located to the south (MLO10724). The river to the east meandered to the north of the site, although it was relatively straight alongside the development site area. By 1865-8 a printworks and watercress beds (MLO98408) were also shown to the south near the mill. A field boundary aligned approximately east-west was present towards the south of the site and there was a small area indicated as marsh on the western bank of the river.

By 1874 there was a sizable mill pond to the east of the river, however the site remained undeveloped. The 1896 map showed a track to the west of the site. A much larger area on the western bank of the river, including the area of the development site, was depicted as marsh. The 1913 mapping indicated a small earthwork bank on the western side of the river alongside the development site, which was now within the southern part of three land plots, the northernmost of which, outside of the study area were filter beds.

By 1935 an embankment was shown to the west of the boundary plot and the area appeared associated with the sewage works to the south, although a landuse was not indicated. The 1948-51 map described all three land plots as filter beds associated with the sewage works. There were allotments to the west and north of the filter beds, and refuse heaps between the allotments and railway line. The line of the river was straightened in the late 1950s to the north of the development site.

By 1976 the area was no longer depicted as filter beds, however, the layout of the land plots and subdivisions remained intact. The 1976-89 OS mapping depicted the industrial estate in a similar layout to the current environment. Weir Road has been constructed, warehouses lined each side and the development site was occupied by a single building on the southern boundary.



## 7.0 Heritage Potential and Impact Assessment

There are no designated heritage sites within the development area. The development site is also sufficiently distant from the Listed Buildings within the study area and screened by vegetation and other buildings that there will not be any effects on their setting.

There are no recorded heritage assets on the Historic Environment Record within the site, however, the site does lie within the Wandle Valley Alluvium Archaeological Priority Area. The area is designated for the potential for palaeoenvironmental and archaeological evidence to be preserved. It is considered unlikely that prehistoric or Roman settlement was located within the development site due to the low lying and anticipated marshy environment and its potential for flooding. Medieval and early post-medieval settlement is anticipated to have been located around known settlement centres within the villages and priory. Historic mapping has indicated that the site was undeveloped in the late post-medieval period. The site is most likely to have been used for agricultural purposes.

The examination of historic mapping indicates that the site was used for filter beds to treat water and was associated with the municipal sewage works in the early 20<sup>th</sup> century. This is likely to have resulted in truncation of the site when the filter beds were dug. In addition, the pre-application planning report from Merton Borough Council identifies that the site was granted planning consent for the "regrading of spoil heaps and the spreading of material to raise levels on other areas of the site" (Application No: MER288/74). This is anticipated to have included the levelling of refuse heaps adjacent to the railway line. The current ground level of the development site lies approximately 5 metres above the level of the river, indicating that even if archaeological remains were to survive, they are likely to be located at some depth (Photographs 4 and 5, Appendix B).

The construction of the building will require the excavation of a shallow trench into the existing concrete along the footprint of the proposed external walls. Steel stanchions will be placed at intervals of 5 metres requiring an excavation depth of 1 metre. If palaeoenvironmental or previously unrecorded archaeological remains were to be present within the development site, these would be anticipated at a depth of at least 5 metres or deeper, below the current ground level and corresponding to the level of the river and historic alluvial deposits. Therefore should any previously unrecorded archaeological or palaeoenvironmental remains be present within the development site, the construction will not impact upon them and they would be preserved in situ, as they are now. This would not have any effect upon their significance or survival.



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As the development is not anticipated to affect archaeological or palaeoenvironmental deposits, no further assessment or archaeological mitigation is recommended. The development proposals are not considered to conflict with any identified planning policies relating to archaeology and heritage.



## References

- Baxter, A (2011) London's Natural Signatures: The London Landscape Framework.
- DCLG (2012) National Planning Policy Framework.
- HMSO (1979) Ancient Monuments and Archaeological Areas Act.
- HMSO (1990) Planning (Listed Buildings and Conservation Areas) Act.
- Institute for Archaeologists (2012) Standards and Guidance for Archaeological Desk-Based Assessments.
- Merton Borough Council (1999) Supplementary Planning Guidance Note: Archaeology.
- Merton Borough Council (2003) Unitary Development Plan
- Merton Borough Council (2007) Wandle Conservation Area
- Merton Borough Council (2012) Core Strategy.
- Merton Borough Council (2013) Draft Sites and Policies Development Plan, 3<sup>rd</sup> consultation.
- Ordnance Survey (1994) Roman Britain.

### **Historic Mapping** [www.old-maps.co.uk](http://www.old-maps.co.uk)

- Ordnance Survey, 6" to 1mile, 1874, 1896, 1899, 1919-20, 1938, 1949-50, 1968 1976-7, 1976-89.
- Ordnance Survey, 1:2500, 1865-8, 1896, 1913, 1935, 1962-70.
- Ordnance Survey, 1:1,000, 1950, 1895.

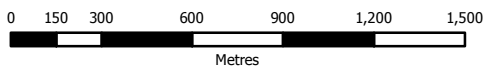
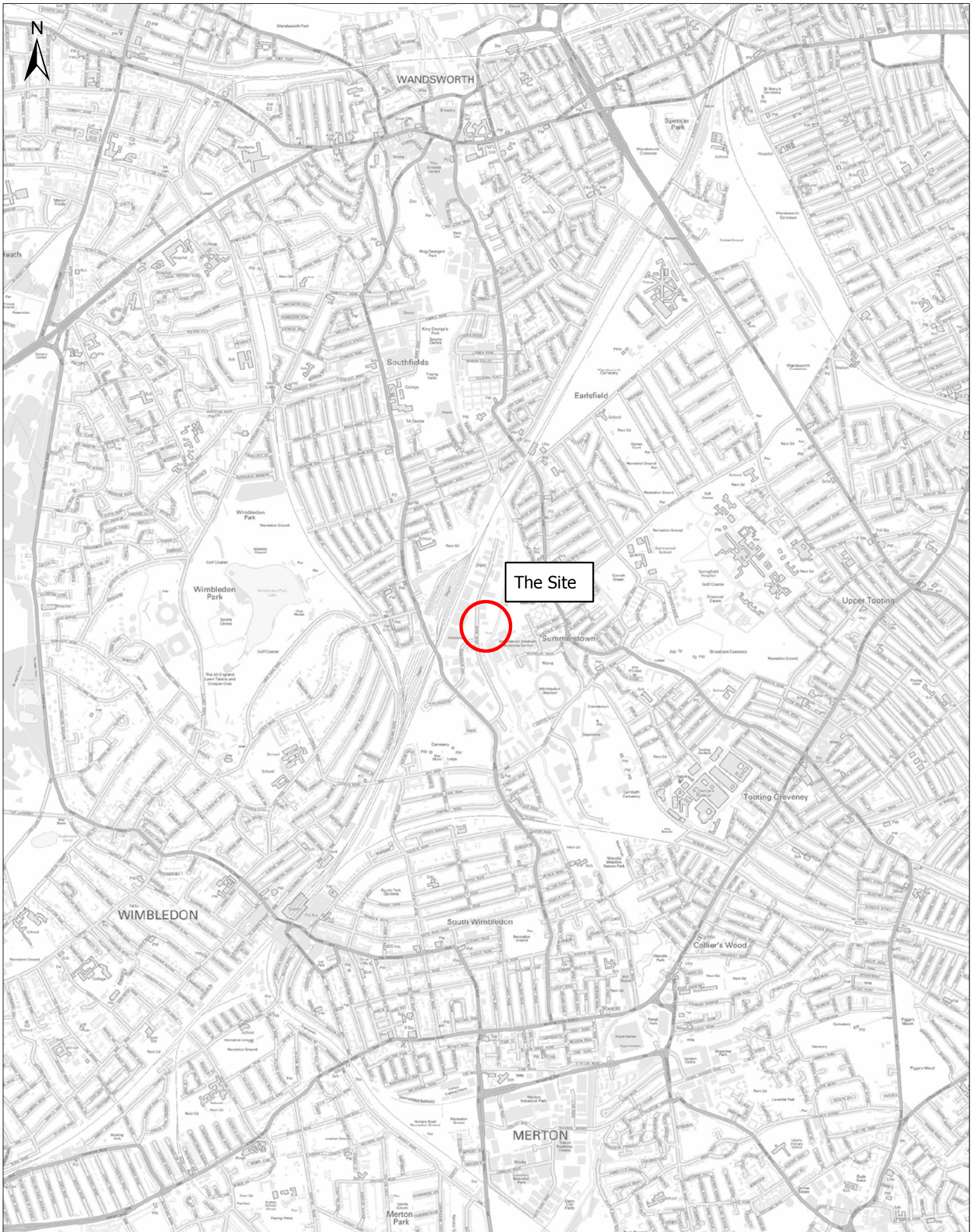




## Appendices



## **Appendix A – Site Location Plan**



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Sheet Size: **A4** Scale of Original: **1:25,000**

Client: **Maguire Skips Ltd**

Project: **Weir Road  
 Wimbledon**

<b>PMC</b> Created:	<b>KRH</b> Checked:	<b>March 2013</b> Date:	<b>V1</b> Version:
<b>Site Location Plan</b>			
Office: <b>4154</b>	Project No: <b>A081437</b>	Figure No: <b>1</b>	



## **Appendix B – Site Photographs**



# Weir Road, Wimbledon: Waste Recovery Development



Photograph 1: Development site showing existing hard concrete surface and fences, facing north (D Smith, Feb 2013).



Photograph 2: Development site showing existing concrete surface, structures and fences, facing south (D. Smith, Feb 2013).

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Photograph 3: Development site entrance in south, facing west towards Weir Road (D. Smith, Feb 2013).

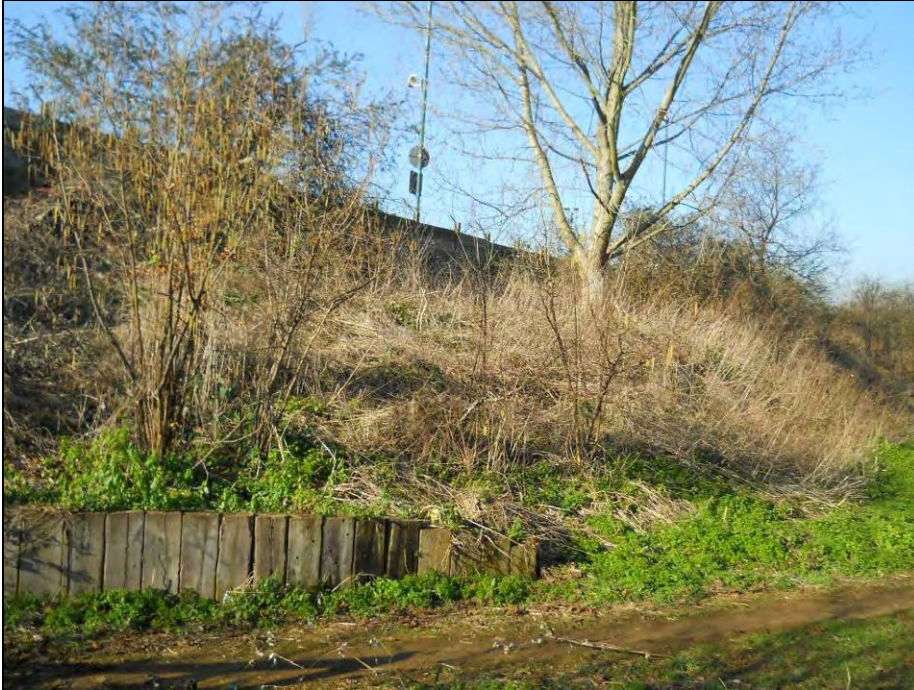


Photograph 4: Taken from the footpath by the River Wandle facing the development site and demonstrating the drop in height towards the river (D. Smith, Feb 2013).





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Photograph 5: Taken from the footpath by the River Wandle facing the development site and demonstrating the drop in height towards the river (D. Smith, Feb 2013).



## **Appendix C – Planning Policies**





### **Merton Unitary Development Plan – Adopted October 2003**

#### **Policy BE.8: Setting Of Listed Buildings, Ancient Monuments, Historic Parks And Gardens And The Wider Historic Landscape**

In considering the design and siting of extensions or development special regard will be had to the desirability of protecting the settings of listed buildings, ancient monuments and the wider historic landscape, including views to and from historic parks and gardens (see also policies I.5 and I.6).

#### **Policy BE.13: Archaeological Protection And Preservation**

The council will encourage early consultation on development proposals affecting sites of archaeological importance and their settings.

(i) there will be a general presumption in favour of the permanent physical preservation of all scheduled ancient monuments and other nationally important archaeological sites and their settings. Planning permission will not be granted for development that would adversely affect such monuments and sites, involve significant alteration to them or would have a harmful impact on their settings.

(ii) locally important archaeological remains should preferably also be preserved in situ. Exceptionally, where remains cannot be preserved in situ, they will be preserved by record through an appropriate programme of archaeological work by a recognised archaeological organisation before development begins, in accordance with a project design approved by the council. Such provision shall also include the subsequent publication of the results.

#### **Policy BE.14: Archaeological Evaluation**

Before development commences on site, reference should be made to the council's supplementary planning guidance note on archaeology. Where development is proposed within an archaeological priority zone, as shown on the proposals map, the council may require a preliminary archaeological assessment before proposals are considered. This requirement may also be applied to sites outside the archaeological priority zones especially where they are over 0.6 ha or where there is proven or known archaeological potential.

### **Merton Core Strategy, - Adopted July 2011**

#### **Policy CS5: Wandle Valley**

The Wandle Valley will act as a strategic fulcrum in bringing together initiatives that will contribute towards bridging the gap between the east and the west of Merton. Our objectives to deliver this vision are to:

- A. Improve the overall environment of Mitcham district centre and surrounds by supporting businesses and enterprise, enhancing the public realm, and a more sustainable mix of new homes, including family housing;
- B. Regenerate Morden district centre to provide improved quality and quantity of commercial, residential and leisure uses in an attractive suburban setting;
- C. Create a thriving, attractive and coherent district centre at colliers Wood, addressing flood risk comprehensively and facilitating an improved range of town centre uses;
- D. Maximise business and employment opportunities within the Wandle Valley, including for environmental technologies, creative industries and innovative businesses, optimising the performance of industrial areas;



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- E. Support the creation of the Wandle Valley regional park, achieving a high quality, linked green infrastructure network, protecting biodiversity and providing opportunities for formal and informal recreation;
- F. Protect and enhance the River Wandle, including its green chains, biodiversity and wildlife corridors and recreational attributes;
- G. Conserve and enhance archaeological sites and protect conservation areas in the Wandle Valley and raise awareness of this heritage including Merton priory and Merton Abbey mills;
- H. Work with the environment agency, GLA, landowners and developers to explore viable and appropriate measures that contribute to minimising flood risk;
- I. Seek improvements to the transport accessibility to and within the area.

### **Policy CS 14: Design**

All development needs to be designed in order to respect, reinforce and enhance the local character of the area in which it is located and to contribute to Merton's sense of place and identity. We will achieve this by:

- A. Conserving and enhancing Merton's heritage assets and wider historic environment particularly the valued centres, suburban neighbourhoods, industrial heritage and iconic green spaces, through conservation areas, statutory and locally listed buildings, scheduled ancient monuments, historic parks and gardens and archaeological sites and other non-designated heritage assets;
- B. Promoting high quality sustainable design that:
  - i. Meets urban design and climate change objectives;
  - ii. Responds to the 'distinctive areas of the borough';
  - iii. Improves Merton's overall design standard;
  - iv. Responds to heritage assets and the wider historic environment to enhance local character and distinctiveness;
  - v. Retains and adapts existing buildings where appropriate to reduce CO2 emissions and secure sustainable development;
  - vi. Provides functional spaces and buildings with adequate internal amenity;
  - vii. Enhances community safety.
- C. Protecting the valued and distinctive suburban character of the borough by resisting the development of tall buildings where they will have a detrimental impact on this character. Tall buildings may therefore only be appropriate in the town centres of Colliers Wood, Morden and Wimbledon, where consistent with the tall buildings guidance in the justification supporting sub-area policies, where of exceptional design and architectural quality, where they do not cause harm to the townscape and significance of heritage assets and the wider historic environment, and where they will bring benefits towards regeneration and the public realm. Even with the identified centres, some areas are sensitive to tall buildings.
- D. Encouraging well designed housing in the borough:
  - (a) by ensuring that all residential development complies with the most appropriate minimum space standards;
  - (b) by requiring existing single dwellings that are converted into two or more smaller units of accommodation to:



- i. Incorporate the re-provision of at least one family sized unit where resulting in the loss of an existing family sized unit;
- ii. Comply with the most appropriate minimum space standards;
- iii. Not result in an adverse impact on the suburban characteristics of the streetscape.

E. Requiring the development and improvement of the public realm to be accessible, inclusive and safe, simplified in design and unified by Merton's green character to create an environment of real quality.

F. Using objectives, proposals and policies within national, regional and local policy, including local guidance or evidence such as design guides, character appraisals and management plans to shape new built form and enhance the overall design quality of the borough.

### **Draft Sites and Policies Development Plan – 3<sup>rd</sup> Stage Consultation, January 2013**

#### **DM D3: Managing Historic Environment**

- a) Development proposals affecting a heritage asset or its setting will be required to be in accordance with the following criteria:
- i. Principles set out in PPS5 (or the National Planning Framework) and the detailed guidance set out in the accompanying Historic Environment Planning Practice Guide, the London Plan, and further English Heritage Guidance;
  - ii. Merton's published conservation area character appraisals and management plans and the guidance statements set out in the Borough Character Study.
- b) All development proposals associated with the borough's heritage assets or their setting will be expected to demonstrate, within a Heritage Statement, how the proposal conserves and where appropriate enhances the significance of the asset in terms of its individual architectural or historic interest and its setting.
- c) Proposals that will lead to substantial harm to the significance of or the total loss of heritage assets, will only be granted in exceptional circumstances where substantial public benefits outweigh the harm or loss in accordance with the National Planning Policy Framework or that all of the following apply:
- i. the nature of the heritage asset prevents all reasonable uses of the site; and,
  - ii. no viable use of the heritage asset itself can be found that will enable its conservation; and,
  - iii. conservation by grant funding or some form of charitable or public ownership is not possible; and,
  - iv. the harm or loss is substantially outweighed by the benefit of bringing the site back into use.
- d) The loss of a building that makes a positive contribution to a conservation area or heritage site, should also be treated as substantial harm to a heritage asset.
- e) Outline applications will not be acceptable for developments that include heritage assets.
- f) Proposals affecting a heritage asset or its setting should conserve and enhance the significance of the asset as well as its surroundings and have regard to the following;
- i. The conservation, or reinstatement if lost, of features that contribute to the asset or its setting. This may include original chimneys, windows and doors, boundary treatments and garden layouts, roof coverings or shop fronts. In listed buildings, internal features such as fireplaces, panelling, ceilings, doors and architraves as well as the proportion of individual rooms may also be of significance.



- ii. The removal of harmful alterations such as inappropriate additions, non original style windows and doors and the removal of paint or pebbledash from brickwork.
- iii. Where there is evidence of deliberate neglect or damage to a heritage asset, the current condition of the heritage asset will not be taken into account in any decision.



## **Appendix D – Recorded Heritage Sites**



**Recorded Heritage Sites & Events (Greater London Historic Environment Record)**

Identifier	Grid Reference	Period	Description	Grade
DLO25585; MLO90602	TQ 25320 72321	20th century	St Luke's Church. Built 1909 of red brick stone dressings, slate roofs and timber framed porch.	II
DLO28713; MLO93729	TQ 26096 72430	18th century	Leather Bottle Public House. Early 18th century buildings of symmetrical appearance. Painted brick beneath a gambrel roof of hand made tiles.	II
DLO28714; MLO93730	TQ 26588 71894	19th century	St Clement Danes Holborn Estate Almshouses And Chapel. Balanced group of terraced cottages around three sides of a garden. Gothic revival style in red brick with stone dressings, grey brick diaper and slate roofs.	II
DLO28719; MLO93735	TQ 26408 71932	20th century	Church Of St Mary (Summers Town). Gothic with gable ends to the nave and chancel. Red brick with stone dressings and a tile roof.	II
DLO28735; MLO93751	TQ 26717 72466	18th century	Icehouse At Springfield Farm (In Grounds Of Springfield Mental Hospital). Probable 18th century. Circular domical icehouse in brown and yellow brick covered by earth mound with retaining walls to the approach.	II
DLO28851; MLO93867	TQ 26650 71795	19th century	Smallwood Junior And Infants School. Built 1898 by the London School Board and enlarged 1908. Symmetrical 3 storey and five bay wide built and flanked by six storey towers. Yellow sticks with stone and red brick dressings and tile roofs. The towers have copper caps.	II
DLO28857; MLO93873	TQ 26572 71985	19th century	Lodge To St Clement Danes Almshouses. Dated 1848 in gothic Revival style. Single storey building of red brick with stone dressings and tiled roof.	II
DLO28922; MLO93938	TQ 26145 72810	19th century	St Andrew's Church. Built 1889-90 with the west end completed 1902. Red brick and stock brick with brown tile roofs, limestone and red brick dressings. Significant interior features retained.	II
DLO32909; MLO59302	TQ 2462 7231	17th Century to Modern	Wimbledon Park. Golf course, tennis grounds, cricket ground, and public park with lake, remaining from an 18th century landscape park. Site of All England Tennis Club.	II*
DLO32944; MLO101335	TQ 2699 7257	19th Century to Modern	The grounds of an early county lunatic asylum, Springfield Hospital, opened in 1841, which was extended and remodelled during the later 19th century.	II



Weir Road, Wimbledon: Waste Recovery Development

Identifier	Grid Reference	Period	Description	Grade
MLO101328	TQ 26378 71695	Modern	Lambeth Crematorium, built in 1958, was designed by Sir Guy E Dawber, Fox & Robinson, and built by Gee, Walker and Slater. The Crematorium complex includes a Garden of Remembrance and a small Chapel of Meditation.	
MLO102838	TQ 26819 72022	19th Century to Modern	19th century non-conformist chapel in Streatham Cemetery, Wandsworth, is the western of a pair of chapels.	
MLO10449	TQ 2600 7300	Early Mesolithic to Late Neolithic	End Scraper found at Earlsfield.	
MLO10724	TQ 2580 7200	Post Medieval	Riverside Road. Board Mill by Masson Scott & Co with later additions brought to London from Ireland in 1930.	
MLO10990	TQ 2600 7300	Palaeolithic	Lithic artefacts including axes and flakes from the general area of Earlsfield.	
MLO12261	TQ 2600 7300	Lower Palaeolithic	Groton Road, Earlsfield. A number of Palaeolithic flint artefacts/ handaxes found.	
MLO12266	TQ 2600 7300	Palaeolithic	Two handaxes from the general area of Earlsfield.	
MLO13076	TQ 2600 7300	Neolithic	Ground axe recently broken and incomplete found near Earlsfield.	
MLO23168	TQ 2600 7300	Palaeolithic	Palaeolithic implements found at Earlsfield.	
MLO25143	TQ 2600 7160	Iron Age	A reddish brown or pink grey urn of early Iron Age date. Considered too small to be a funerary urn although it could be part of grave goods or votive.	
MLO499	TQ 2610 7160	Post Medieval	Copper Mill Lane. Built for workers of the English Copper Company Works located nearby.	
MLO509	TQ 2512 7218	Post Medieval	Home Park Rd. Clay pit c. 1900-1955 shown on Map of Old Mineral Working seen by SW London Archaeology Unit.	
MLO59175	TQ 2613 7293	Prehistoric	533 Garratt Lane, watching brief. Numerous natural channels, filled with sandy/gravelly or silty material cut the natural sands, representing drainage onto or within the Wandle floodplain. These were dated to the Pleistocene or earlier. No artefacts were recovered.	
MLO59176	TQ 2613 7293	Medieval	533 Garratt Lane watching brief. One medieval sherd was found in the upper levels of the subsoil.	



Identifier	Grid Reference	Period	Description	Grade
MLO59177	TQ 2613 7293	Post Medieval	533 Garratt Lane watching brief. Part of the site contained peaty deposits, interpreted as being of recent date (19th century).	
MLO59179	TQ 2613 7293	Post Medieval	533 Garratt Lane watching brief. Two post-medieval pits were found. One was interpreted as a late 19th century sand quarrying pit, re-used as a rubbish pit, and the other a late 19th century-early 20th century rubbish pit.	
MLO63709	TQ 2645 7225	Post Medieval	Burmester Rd (Anglo-American Laundry ) evaluation excavation. Only late 19th century/early 20th century rubbish pits were located, the site having been truncated during the construction of the laundry.	
MLO66037	TQ 2568 7310	Mesolithic	Strathville Rd watching brief. A sequence of alluvium and peat deposits were found, the peat dated by C14 to 8400-8105 BC+-60 years.	
MLO66662	TQ 2655 7158	Post Medieval	540-546 Garret Lane watching brief. Post-medieval garden deposits were observed.	
MLO69027	TQ 26502 71388	19th Century to Modern	Lambeth Cemetery, located in Tooting, Wandsworth, is a mid-19th century cemetery founded in 1854. The cemetery includes two Gothic chapels, two cemetery lodges, two war memorials, and a crematorium complex with a cemetery chapel and a Garden of Remembrance	
MLO69056	TQ 26998 72044	19th Century to Modern	Streatham Cemetery on Garratt Lane, Wandsworth, was founded in 1892. The cemetery includes two gothic chapels, a cemetery lodge and a war memorial.	
MLO69075	TQ 26426 73441	19th Century to Modern	Wandsworth Cemetery, founded in 1878, is a 19th century cemetery located on Magdalen Road, Earlsfield, Wandsworth. The cemetery includes two Mortuary chapels, two Cemetery Lodges and eight war memorials.	
MLO69083	TQ 25598 71559	19th Century to Modern	Wimbledon Cemetery, also known as Gap Road Cemetery, was established in 1896, and is a late 19th century cemetery located on Gap Road, Wimbledon, Merton. The cemetery includes two gothic chapels, a mortuary, a lodge, a mausoleum and two war memorials.	
MLO72163	TQ 2600 7200	Medieval	Summerstown. Later medieval Sumerton (Summerstown) is mentioned in the Domesday Book and was probably then merely a mill on the Wandle.	





Identifier	Grid Reference	Period	Description	Grade
MLO72164	TQ 2600 7200	15th Century to 16th Century	Summerstown. During the reign of Elizabeth I, the hamlet of Summerstown, formerly known as Garratt, comprised one house called Garratt, probably on the north of the Garratt Green	
MLO7456	TQ 259 726	Bronze Age	Leaf shaped spear head found 1915 on site of new power station.	
MLO76134	TQ 26200 71540	Unknown	80 Plough Lane. Three archaeological trenches were opened. Natural sand and gravel were reached in trench 1 and these were overlain by a sequence of waterlain, organic smelling alluvial clay/silt deposits. Trench 2 the top of the alluvial sequence was cut by a series of four parallel horticultural slots, dug into the alluvium, each with a single earthy fill containing nineteenth or early twentieth century finds. Trench 3 was again dug to a shallow depth.	
MLO98408	TQ 26057 71941	19th Century to Modern	Wimbledon Stadium Business Park. The site of eleven watercress beds show on the first three Ordnance Survey maps (1865-1916), fed from the River Wandle. At some point between 1916 and 1938 most of the site became a sports ground. An evaluation in 2006 revealed the former topsoil sealed a series of water lain alluvial deposits, which presumably represent the use and silting up of the watercress beds.	
MLO98451	TQ 26000 73150	19th Century to Modern	The United Reform Church in Earlsfield was built in the early 1880s. Two plaques on the southeast frontage ascribe a date of 1884 and a plaque on the southeast frontage has a date of 1907. Within 35 years of its construction, a new larger church building was constructed to the north-east of the original building. This structure was demolished to make way for a two storey extension to the church in the late 1970s.	
ELO10005	TQ 25954 71532	Prehistoric	Plough Lane, Wimbledon: Desk Based Assessment concluded there was potential for prehistoric activity along the flood plain of the River Wandle.	
ELO10850	TQ 2645 7225	N/A	Burmester Road: Desk Based Assessment	
ELO10852	TQ 2645 7225	N/A	Burmester Road, The Anglo-American Laundry: Evaluation	
ELO10858	TQ 26133 72930	Prehistoric, Medieval and Post-Medieval	Garratt Lane (No 533): Watching Brief revealed prehistoric environmental remains, one sherd of medieval pottery and post-medieval garden deposits	



Identifier	Grid Reference	Period	Description	Grade
ELO1092	TQ 2608 7240	Early Medieval, Post-Medieval	One O'clock Centre, Siward Road: Evaluation. A Late Saxon alluvial sequence of gravel and clays underlay Post Medieval former topsoils and dump deposits. The alluvium had moderate environmental potential for pollen	
ELO10953	TQ 2573 7317	N/A	Duntshill Road (No 32-34),: Desk Based Assessment	
ELO1115	TQ 2556 7301	N/A	Land at Duntshill Mill, rear of 34/ 50 Duntshill Road: Watching Brief. Three pits were excavated to reveal the depth of the footings of Duntshill Mill and revealed a sequence of modern concrete, makeup and dump deposits sealing deep river silt and clay deposits. The upper levels of the river silt and clay contained 19th c. material but the lower levels were devoid of finds.	
ELO11178	TQ 25943 71560	N/A	Plough Lane: Geotechnical Survey. Two boreholes adjacent to the River Wandle recorded possible alluvium beneath made ground. For other 66 test pits and 2 boreholes London Clay was found below made ground. In the south and south-western areas of the site, London Clay was found close to the surface, sometimes within 0.25m, suggesting that the archaeological deposits in the area may be truncated.	
ELO11927	TQ 24652 77117	N/A	London Cable Tunnels: Wimbledon to Kensal Green. Archaeological Desk Based Assessment	
ELO11967	TQ 25513 72585	N/A	Havana Road (Wimbledon Park Primary School): Archaeological Desk Based Assessment. Some potential for prehistoric/Roman remains was identified but it was thought unlikely given the site's distance from known centres of population during the medieval period.	
ELO1432	TQ 262 728	N/A	Site adjacent to St Andrew's Court: No significant archaeological features or finds were discovered. Recent agricultural or horticultural activity had taken place and was later sealed by construction of garages and associated hard core	
ELO1489	TQ 2594 7156	N/A	Plough Lane: Desk Based Assessment. The site began to be developed in the mid to late 19th century and the Wimbledon Football Ground was constructed in the south of the site in the early 20th century	



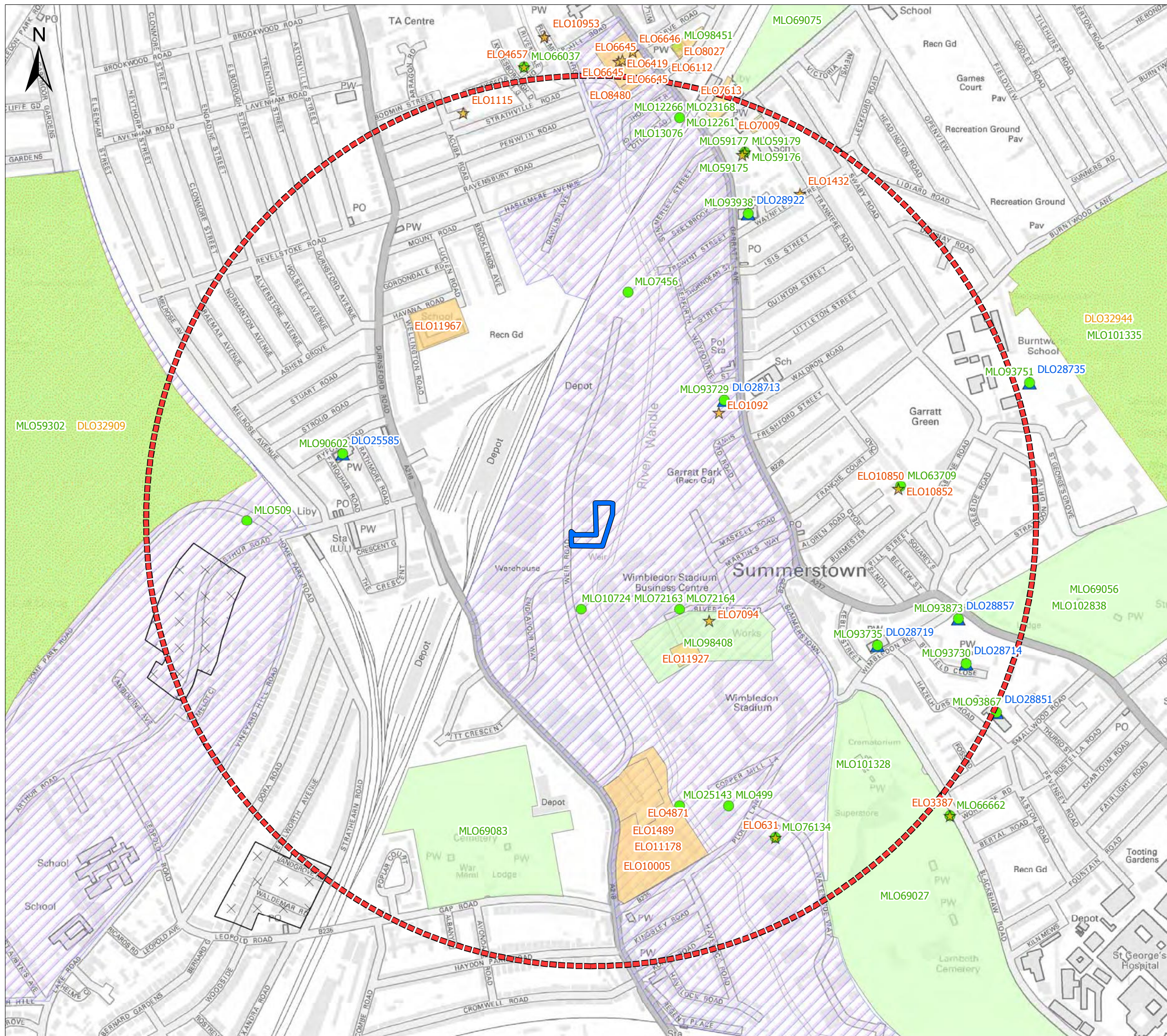
## Weir Road, Wimbledon: Waste Recovery Development

Identifier	Grid Reference	Period	Description	Grade
ELO3379	TQ 2613 7293	Prehistoric, Medieval and Post-Medieval	533 Garrett Lane watching brief revealed prehistoric environmental remains, one sherd of medieval pottery and post-medieval garden deposits	
ELO3387	TQ 2655 7158	N/A	540-546 Garrett Lane. No description available.	
ELO4657	TQ 2568 7310	N/A	Strathville Road, Wandsworth. Palaeoenvironmental assessment.	
ELO4871	TQ 2598 7159	N/A	Plough Lane, Wimbledon Football Club: Watching Brief. Six machine-dug, trial, pits were monitored. Natural London Clay was observed in all but one of the pits, but no archaeological finds or features were uncovered and the natural deposits had been truncated and the original soil horizons removed	
ELO6112	TQ 2601 7315	Post-Medieval	Earlsfield Road, Earlsfield [United Reform Church]: An Archaeological Desk Based Assessment	
ELO631	TQ 26200 71540	N/A	80 Plough Lane. Three archaeological trenches were opened. Environmental remains recorded.	
ELO6419	TQ 25881 73119	N/A	Garratt Lane (330) Land at the Former Wandle School: Desk-Based Assessment	
ELO6645	TQ 25889 73122	N/A	Garratt Lane (330) Land at the Former Wandle School: Evaluation encountered natural clays, gravels and alluvial deposits potentially relating to periods of flooding prior to the culverting of the River Wandle and construction of the Wandle School. The absence of archaeological features and artefacts, either in situ or residual, suggests that the site remained largely underdeveloped prior to the 19th century.	
ELO6646	TQ 25910 73139	Modern	Garratt Lane (330) Land at the Former Wandle School: Building Recording.	
ELO7009	TQ 26157 72990	N/A	Desk Based Assessment of 2 Tranmere Road. Considered that agricultural activities, such as ploughing, would have truncated any archaeological remains predating the 18th century if present. Further truncation is likely to have occurred as a result of late 19th/early 20th century construction of the nearby railway. Unlikely that any archaeological remains survive.	
ELO7094	TQ 26066 71982	Post-Medieval	Riverside Yard, Riverside Road. Evaluation identified evidence for watercress beds.	



Identifier	Grid Reference	Period	Description	Grade
ELO7613	TQ 26088 73035	N/A	Magdalen Road, Land Adjoining Earlsfield Rail Station: An Archaeological Watching Brief Report. An archaeological watching brief was carried out on the site of land adjacent to Earlsfield Station, Magdalen Road, to look for archaeological features during the removal of existing foundations in the northern and central areas of the site. No archaeological finds or features were located	
ELO7639	TQ 26085 73028	N/A	Magdalen Road, Land Adjoining Earlsfield Rail Station: An Archaeological Evaluation excavation of two evaluation trenches was carried out. Observations during the groundworks revealed no evidence of archaeological features or artefacts. Natural gravel was found at a maximum height of 8.41m OD truncated by modern rubbish pits.	
ELO8027	TQ 26018 73156	Post-Medieval	Earlsfield Road, Earlsfield [United Reform Church]: Historic Buildings Appraisal	
ELO8479	TQ 25906 73071	N/A	Land at Penwith Road: Archaeological Desk Based Assessment. Finds dating to the Palaeolithic, Mesolithic, Neolithic and Bronze Age periods have been found in the vicinity of the site and further residual finds may be present within the site area. The potential for in situ remains was, however, judged to be low. There is little known for the periods between the Iron Age and early medieval. The site lay in agricultural land up until the mid-18th century and was developed during the 19th century. The site area suffered from bomb damage in the Second World War which, together with the development in the area, has probably adversely affected the survival of archaeological deposits	
ELO8480	TQ 25906 73071	N/A	Penwith Road: Geotechnical Survey. The investigation consisted of six trial pits excavated to a maximum depth of 3.0m. Made ground extended to a maximum depth of 1.2m and was underlain by London Clay.	





**Legend**

- Site Boundary
- Study Area
- Listed Buildings
- Registered Parks and Gardens
- Archaeological Event Polygon
- Archaeological Event Point
- HER Monument Polygon
- HER Monument Point
- Archaeological Priority Area
- Conservation Areas

0 45 90 180 270 360 450  
Metres

<b>PMC</b> Created:	<b>KRH</b> Checked:	<b>March 2013</b> Date:	<b>V1</b> Version:
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Client: **Maguire Skips Ltd**

Project: **Weir Road Wimbledon**

Title: **Recorded Heritage Sites**

Office: <b>4154</b>	Project No: <b>A081437</b>	Figure No: <b>2</b>
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## **Appendix E – Report Conditions**



**Heritage Statement. Weir Road, Wimbledon: Waste Recovery Development**

This report is produced solely for the benefit of **Maguire Skips Ltd** and no liability is accepted for any reliance placed on it by any other party unless specifically agreed by us in writing.

This report is prepared for the proposed uses stated in the report and should not be relied upon for other purposes unless specifically agreed by us in writing. In time technological advances, improved practices, fresh information or amended legislation may necessitate a re-assessment. Opinions and information provided in this report are on the basis of WYG using reasonable skill and care in the preparation of the report.

This report refers, within the limitations stated, to the environment of the site in the context of the surrounding area at the time of the inspections. Environmental conditions can vary and no warranty is given as to the possibility of changes in the environment of the site and surrounding area at differing times.

This report is limited to those aspects reported on, within the scope and limits agreed with the client under our appointment. It is necessarily restricted and no liability is accepted for any other aspect. It is based on the information sources indicated in the report. Some of the opinions are based on unconfirmed data and information and are presented accordingly within the scope for this report.

Reliance has been placed on the documents and information supplied to WYG by others, no independent verification of these has been made by WYG and no warranty is given on them. No liability is accepted or warranty given in relation to the performance, reliability, standing etc of any products, services, organisations or companies referred to in this report.

Whilst reasonable skill and care have been used, no investigative method can eliminate the possibility of obtaining partially imprecise, incomplete or not fully representative information. Any monitoring or survey work undertaken as part of the commission will have been subject to limitations, including for example timescale, seasonal, budget and weather related conditions.

Although care is taken to select monitoring and survey periods that are typical of the environmental conditions being measured, within the overall reporting programme constraints, measured conditions may not be fully representative of the actual conditions. Any predictive or modelling work, undertaken as part of the commission will be subject to limitations including the representativeness of data used by the model and the assumptions inherent within the approach used. Actual environmental conditions are typically more complex and variable than the investigative, predictive and modelling approaches indicate in practice, and the output of such approaches cannot be relied upon as a comprehensive or accurate indicator of future conditions.

The potential influence of our assessment and report on other aspects of any development or future planning requires evaluation by other involved parties.

The performance of environmental protection measures and of buildings and other structures in relation to acoustics, vibration, noise mitigation and other environmental issues is influenced to a large extent by the degree to which the relevant environmental considerations are incorporated into the final design and specifications and the quality of workmanship and compliance with the specifications on site during construction. WYG accept no liability for issues with performance arising from such factors.

8 November 2012  
WYG Environment Planning Transport Ltd