Appendix 2.1

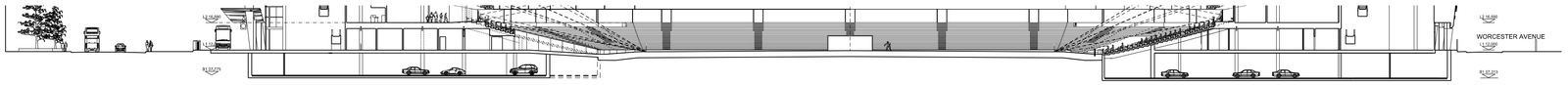
CD containing the May 2010 ES and the December 2011 ES Addendums Nos. 1 and 2.

Please find CD enclosed on the next page.

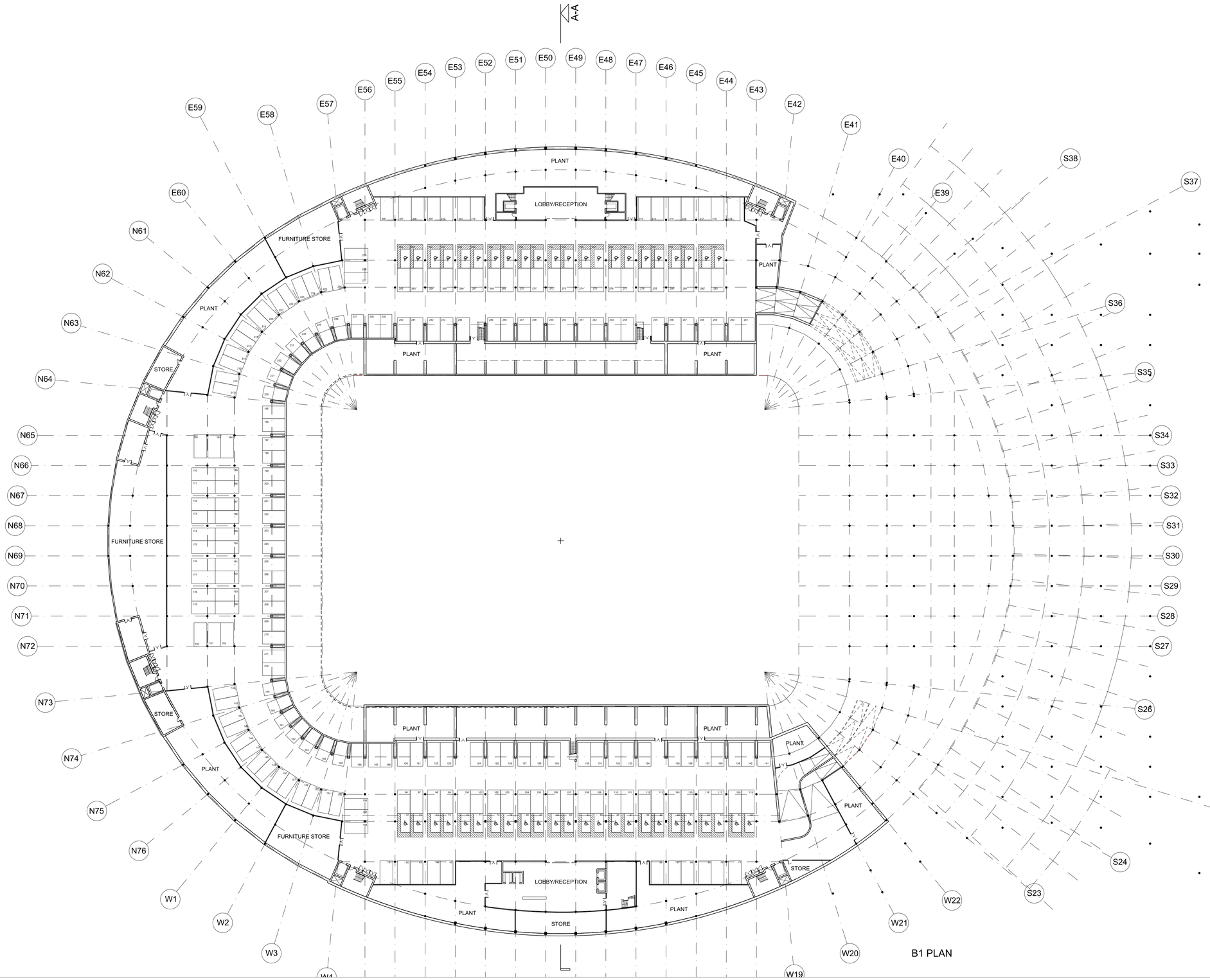
Appendix 3.1

Planning Application Drawings

REV	DATE	AMENDMENTS
00	03 / 12 / 2013	FOR INFORMATION
01	19 / 12 / 2013	FOR INFORMATION
02	12 / 06 / 2014	FOR INFORMATION
03	18 / 06 / 2014	FOR ISSUE
04	12 / 01 / 2015	UPDATE TO PLAN
05	13 / 02 / 2015	UPDATED SECTION



SECTION A-A



B1 PLAN

CLIENT

TOTTENHAM HOTSPUR FOOTBALL CLUB

PROJECT NAME

NORTHUMBERLAND DEVELOPMENT
PROJECT PROPOSED STADIUM

DRAWING TITLE

SECTION A-A
LEVEL B1

STATUS	SCALE	SIZE
PLANNING ISSUE	1:500	A1

DRAWN	CHECKED	APPROVED
VM	DJ	TJ

AGENT	PROJECT	DRAWING	REV
NDP -	4494 -	9041 -	05

REV	DATE	AMENDMENTS
00	03 / 12 / 2013	FOR INFORMATION
01	17 / 12 / 2013	FOR INFORMATION
02	19 / 12 / 2013	FOR INFORMATION
03	12 / 06 / 2014	FOR INFORMATION
04	18 / 06 / 2014	FOR ISSUE

CLIENT

TOTTENHAM HOTSPUR FOOTBALL CLUB

PROJECT NAME

NORTHUMBERLAND DEVELOPMENT
PROJECT PROPOSED STADIUM

DRAWING TITLE

LEVEL 1 - GROUND FLOOR PLAN

STATUS	SCALE	SIZE
PLANNING ISSUE	1:500	A1

DRAWN	CHECKED	APPROVED
VM	DJ	TJ

AGENT	PROJECT	DRAWING	REV
NDP -	4494 -	9042 -	04

Appendix 4.1

Archaeological Evaluation Report

Archaeological Evaluation Report

NORTHUMBERLAND PARK DEVELOPMENT

For Tottenham Hotspur FC

Cornelius Barton BA AIfA

L-P:ARCHÆOLOGY

Archaeological Evaluation Report

NORTHUMBERLAND PARK DEVELOPMENT

Client:	Tottenham Hotspur FC
Local Authority:	London Borough of Haringey
NGR:	516925, 201770
Planning App:	HGY-2010-1000 and HGY-2011-2350
Author(s):	C. Barton
Doc Ref:	LP0627L-AER-v1.1
Site Code:	NLN10
Date:	May 12

L~P:ARCHÆOLOGY

A trading name of L – P: Heritage LLP

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www.lparchaeology.com

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Abstract

An archaeological evaluation was carried out at land at Northumberland Road, Haringey, London N17 0BP. The evaluation was implemented because of the potential for archaeological remains on the site. The work was carried out by L - P : Archaeology. This report has been prepared by Cornelius Barton of L – P : Archaeology on behalf of Tottenham Hotspur Football Club.

No archaeological remains are known to exist on the site or in its immediate surroundings. The area was not significantly developed until the Post Medieval period.

The objectives of the evaluation were to establish the presence or absence of archaeological remains, and to inform a mitigation strategy for any remains found.

No archaeological remains were found during the evaluation. The only remains predating the previous development were of the chemical works which stood on the site of the former visitors car park.

No further archaeological works are required on the area covered by this report.

1. Introduction

1.1. This evaluation report has been prepared by Cornelius Barton of L - P : Archaeology on behalf of Tottenham Hotspur FC.

1.2. The fieldwork was carried out by Michael Bamforth, Cornelius Barton and Anies Hassan of L – P : Archaeology in June and July of 2010.

1.3. The site is located at Northumberland Park, Tottenham within the London Borough of Haringey (FIGURE 1). The NGR is 516925, 201770.

1.4. The site code allocated by LAARC is NLN10.

1.5. The work was carried out in accordance with the Specification for Archaeological Evaluation (SAE) prepared by Matt Williams of L – P : Archeology.

2. Site Background

2.1. PLANNING

2.1.1. Two applications have been made with regard to the site. These are HGY-2010-1000 and HGY-2011-2350. The site area covered by this report was originally intended to be part of a wider development, but due to changed circumstances the development has now been divided.

2.1.2. The Local Planning Authority is the London Borough of Haringey (LBH). On matters concerning archaeology, LBH take impartial advice from Kim Stabler of English Heritage Greater London Archaeological Advisory Service (GLAAS).

2.1.3. The site does not contain any scheduled monuments or listed buildings. The north western corner of the site site lies adjacent an archaeological priority zone as defined within the Unitary Development Plan. Within the area bordering on the site are five Grade II listed and two Grade II* listed buildings.

2.1.4. When considering an application, LBH is bound by local policy CSV:8 regarding archaeology and planning. As such, the following condition was attached to the development:

> No development shall take place until the applicant has secured the implementation of a programme of archaeological work, in accordance with a written scheme of investigation has been submitted by the applicant and approved by the Local Planning Authority.

2.1.5. Tottenham Hotspur FC and LBH have agreed the methodology for these works in a Specification for Archaeological Evaluation (SAE). The SAE was compiled by Matt Williams for L – P : Archaeology (WILLIAMS 2009).

2.2. GEOLOGY

2.2.1. The British Geological Survey GeoIndex shows the site to be located on River Terrace Gravels and Alluvial deposits associated with the Lea Valley. (HTTP://WWW.BGS.AC.UK/GEOINDEX).

2.2.2. The results of the evaluation confirm this in areas where natural deposits were encountered.

2.3. TOPOGRAPHY

2.3.1. The site is located approximately 1.4km west of the River Lea and associated Lea Valley. The site is broadly flat at 12.50mOD.

2.3.2. The site is bounded to the west by Tottenham High Road (A1010) to the north by Northumberland Park, to the east by Worcester Road and to the south by the north wall of the former visitors car park (**FIGURE 2**).

2.3.3. The site was previously in use as a trading estate.

2.4. SITE CONDITIONS

2.4.1. The site has seen extensive development during the 20th century, mainly associated with the Wingate trading estate. The industrial buildings on the site have now been demolished. Buildings fronting the High Road and Worcester Avenue have not been demolished.

2.5. ARCHAEOLOGY AND HISTORY

2.5.1. A full desk-based assessment of the site was previously undertaken by L – P : Archaeology (ZETTERSTROM-SHARP 2009). A summary of the results follows.

2.6. PREHISTORIC

2.6.1. The development site lies in the Lower Lea Valley, an area of recognised Prehistoric activity (BAMFORTH 2007). There are however no GLSMR entries from the Palaeolithic, Mesolithic, Neolithic periods nor the Bronze and Iron Ages within the search area.

2.6.2. Evidence for occupation of the Lower Lea Valley in the Lower Palaeolithic has been found from a collection of sites in the Stoke Newington area, approximately 4.5km south of Tottenham (WYMER 1999: 63). A series of primary context palaeoliths were uncovered in colluvial deposits along side deposits of mammalian bones, shells and plant remains by Worthington G. Smith in 1874, during residential development in the area (WYMER 1999: 64).

2.7. ROMAN

2.7.1. The study site falls along the Tottenham High Road, the suspected route of the

Roman Ermine Street connecting London with northern regional centres of Lincoln and York. The line of the road is said to have followed the present day A10, running through Dalston, Stoke Newington, Stamford Hill and Tottenham (MARGARY 1966: 195).

2.7.2. There is one GLSMR entry from the Roman period referring to a six metre wide gravel bank bound by small ditches, uncovered during the construction of a sewer trench in 1956 (MLO6620). It has been argued that this may constitute part of the Roman Ermine Street which is supported by the fact that it lies along the High Road, 277m north of the study site (*ibid*).

2.7.3. The nearest known Roman Settlement following the probable line of Ermine Street is located in Enfield, approximately 4500m north of Tottenham (FINCH SMITH 1987: 177). A site at Lincoln Road towards the southern limits of present day Enfield dated the occupation of the settlement to between the late-first century, to the fourth century (*ibid*). It has been argued that this site was located at the southern periphery of Roman Enfield suggesting occupation would not have run south into Tottenham (GENTRY 1977: 111-115).

2.8. MEDIEVAL

2.8.1. The earliest recorded date of Tottenham is said to be from 894 AD when 'Danes invaded England, and Sailed up the River Lea...at this time from Tottenham to Hertford one continuous lake' (FISK 1913: 2).

2.8.2. It is likely that the majority of later Medieval activity took place along the Tottenham High Road which remained one of the main routes out of London to the north of England and provided a back bone to the developing village. The early phases of the village appear to have taken the form of small farmsteads. An archaeological investigation and watching brief, undertaken by AOC in 2000, revealed this progression with evidence for cultivation during the early Medieval period running through to the construction of a substantial farm house during the late Post Medieval period (MLO98174, MLO73349). This site is located 47m west of the proposed development site.

2.9. POST-MEDIEVAL

2.9.1. The area of Tottenham has been steadily developed throughout the Post Medieval period with initial emphasis on the eastern side of the High Road in the 16th, 17th and 18th centuries spreading to the west by the 19th and 20th centuries.

2.9.2. The 1619 Dorset Survey is our first indication of Post Medieval development within the confines of the study site. A building was present in the north-eastern corner of the site named Ridley House, property of William Gore (BARKER *ET AL* 1976: 327). This is the same structure formerly called the Black House which is said to have been an inn frequented by Henry VIII. Indeed one of the rooms bore the inscription 'In this chamber King Henry VIII hath often lyen' (ZETTERSTROM-SHARP 2009). Four listed buildings constructed in 1840 - constituting the Northumberland Row- presently occupy the Black House site (MLO81955, MLO84364, MLO84421, MLO81954). It is said that these structures have incorporated building materials from the Tudor mansion (ROBINSON 1840: 97).

2.9.3. The remaining listed buildings standing on the proposed development site are a pair of Grade II* 18th century terraced houses to the north (MLO84422) visible on the 1798 Wyburd Survey map, and to the south an early 19th century Grade II property (MLO84009) and Warmington House (MLO84420), constructed between 1800 and 1832. These are first visible in the 1864 Ordnance Survey map.

3. Aims

3.1.1. The general aims of the archaeological evaluation were to assess the character, date, type, state of preservation, and extent of any archaeological remains on site.

3.1.2. The specific aims of the archaeological evaluation, as defined in the SWB were:

- To determine the presence or absence of archaeological deposits or remains
- To assess the character, date, location and preservation of any archaeological remains on the site
- To assess the nature and extent of any previous damage to archaeological remains on the site
- To assess the potential impact of the development proposals on surviving archaeological remains

3.1.3. The objective of this report is to provide enough information for a suitable mitigation strategy to be devised.

4. Methodology

4.1. For a full description of the archaeological methodology please refer to section 4 of the SAE (WILLIAMS 2010).

4.2. Seven trenches were dug in total (**FIGURE 2**). The trenches were dug as part of a larger evaluation of the entire development area, including the car park to the south. The original specification placed some of the trenches described in this report in slightly different locations, but allowed for some movement of trenches to avoid buried services. Some trenches were therefore positioned slightly differently to the layout in the SAE (WILLIAMS 2009) but covered a similar percentage of the ground surface.

5. Results

5.1.1. For the purposes of this report deposits are referred to by Group Numbers in (Parentheses). Context numbers assigned to each trench can be found in Appendix 2. Heights given are against Ordinance Datum (mOD) unless otherwise noted.

5.1.2. No deposits or features of archaeological significance were found in the evaluation. The stratigraphic sequence in all trenches was broadly similar, (see FIGURE 3) consisting of a layer of mixed building rubble and hardcore (1001) below the tarmac hard standing. This deposit was between 0.25 and 0.40m thick.



Plate 1 - Trench 5 from east, 2m scale.

5.1.3. Below this was a mixed of dark grey-brown silty clay with builders sand, brick fragments and assorted building debris (1002). This appeared to be a make-up deposit of 20th century origin, presumably laid down as a levelling deposit during the construction of the trading estate. This deposit was between 0.40m and 0.65m thick.

5.1.4. In trenches 6 and 7 a further deposit of make-up material was present below (1002). This was a very dark grey-brown silty clay with sand, glass and crushed brick inclusions of 20th century origin (1003). This material was noted but not retained.

5.1.5. Below (1002) and (1003) was the natural drift geology (1004), a deposit of clean yellow-brown silty clay with patches of coarse red-brown gravel (see *Plate 1*). Trenches 3, 4 and 6 contained modern service trenches containing gas and water pipes or electrical cables, clearly of 20th century origin. There were no archaeological features observed in any of the trenches.

5.1.6. The interface between the make-up deposits and natural drift geology was clear, and the natural deposits were uniform across the site and it is highly unlikely that archaeological features were present and not detected. Other than the brick and glass fragments in (l002) no artefactual material was recovered.

6. Summary and Conclusions

6.1. A site at Northumberland Park is proposed for redevelopment. The proposed redevelopment is for mixed retail and residential use with associated services.

6.2. Examination of the available data indicates that the site does not contain any scheduled monuments or listed buildings.

6.3. The results of the evaluation were negative. No archaeological deposits or artefacts were found during the works.

6.4. The disruption of the site caused by construction of the trading estate was considerable, but there is no evidence for the presence of archaeologically significant remains.

6.5. It is unlikely that further archaeological works will be required on the site in advance of redevelopment.

7. Archive

7.1. The paper archive consists of:

- 1 x Drawing Register
- 9 x Drawing Film
- 4 x Photographic Register
- 72 x Black and white photographs and negatives
- 1x Context Register
- 7 x Trench sheets
- 1 CD of digital images

7.2. There is no finds archive.

7.3. The archive is to be deposited at the Museum of London.

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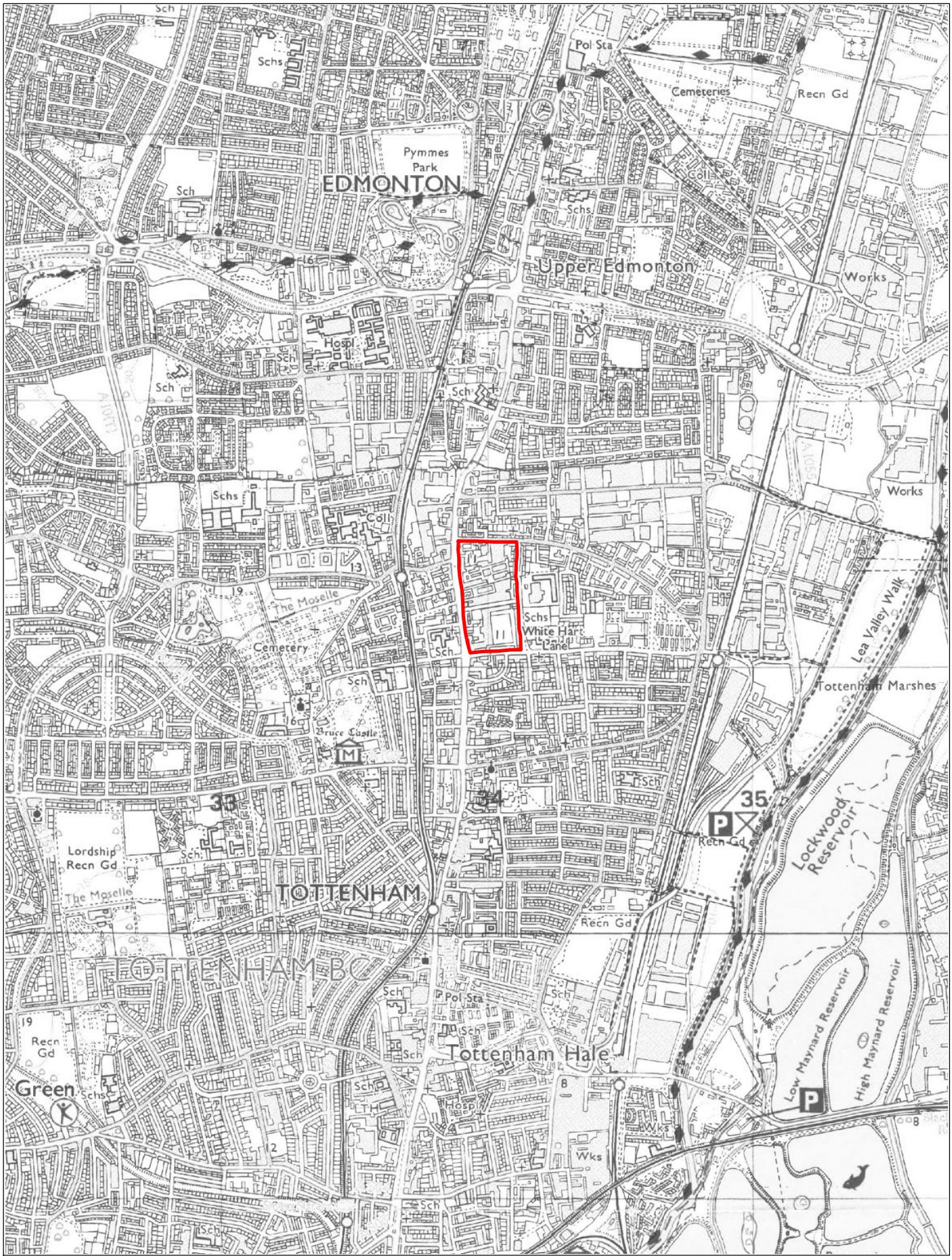
STATUTORY AND GUIDANCE

STANDARD AND GUIDANCE FOR ARCHAEOLOGICAL FIELD EVALUATION Institute for Archaeologists 2008

GREATER LONDON ARCHAEOLOGY ADVISORY SERVICE 1998C. *Archaeological Guidance paper: 5 Evaluations* English Heritage.

FIGURES

FIGURE 1 // Site Area - General



Site Area

0 640m

N

PROJECT // 0627L- Northumberland Road

DESCRIPTION // Site Location - General

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DOC REF: LP0627L-SAE-v1

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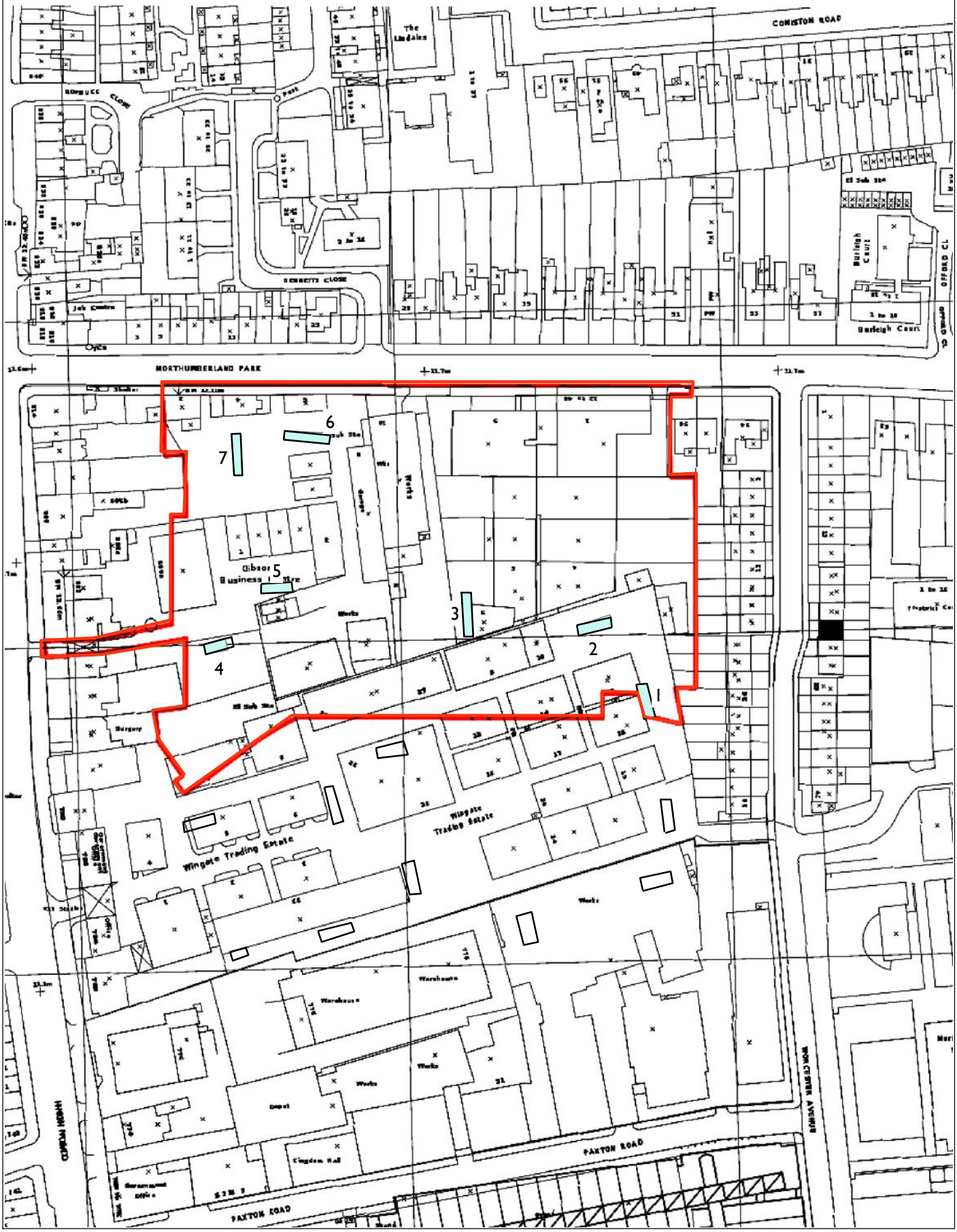
FIGURE 2 // Site Detail with Trenches



Development Area

Evaluation trench

0 50m

N

PROJECT // LP0627 Northumberland Park

DESCRIPTION // Site Detail with Trench Locations

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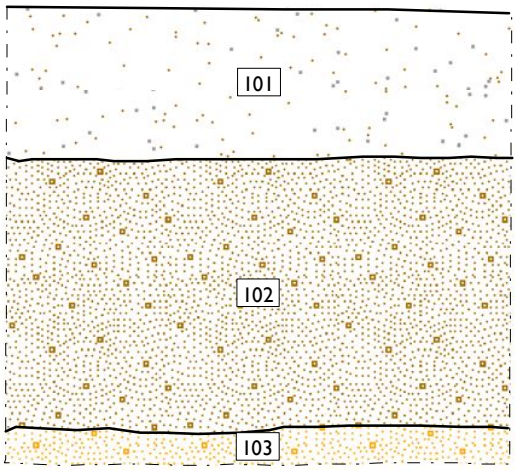
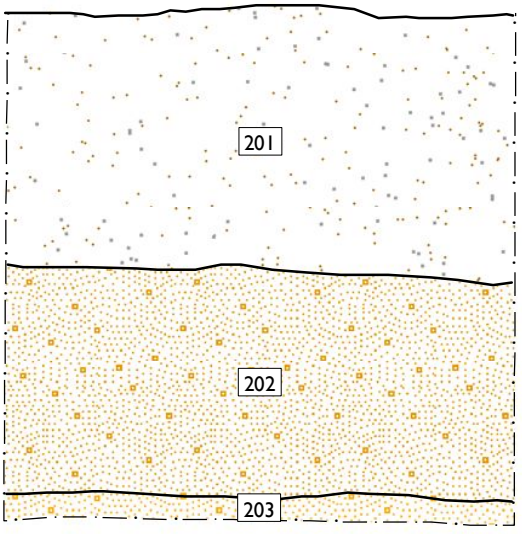
DOC REF: LP0627L-AER-v1

L-P:ARCHÆOLOGY



Trench 1 South West Facing



Trench 2 North West Facing

0 1m

N

PROJECT // 0627L- Northumberland Park

DESCRIPTION // Representative Sections Trenches 1 and 2

Produced by L - P: Archaeology

DOC REF: LP0627L-AER-v1

L-P:ARCHÆOLOGY

OASIS FORM

APPENDIX 1

OASIS ID: lparchae1-127260

Project details	
Project name	Northumberland Park, Tottenham
Short description of the project	Trench evaluation of site pre-development
Project dates	Start: 01-06-2010 End: 31-07-2010
Previous/future work	Yes / No
Any associated project reference codes	NLN10 - Sitecode
Any associated project reference codes	LP0627L - Sitecode
Type of project	Field evaluation
Site status	None
Current Land use	Vacant Land 1 - Vacant land previously developed
Monument type	N/A None
Monument type	N/A None
Significant Finds	N/A Modern
Significant Finds	N/A Late Iron Age
Methods & techniques	'Targeted Trenches'
Development type	Urban commercial (e.g. offices, shops, banks, etc.)
Prompt	Direction from Local Planning Authority - PPG15
Position in the planning process	Pre-application

Project location	
Country	England
Site location	GREATER LONDON HARINGEY TOTTENHAM Northumberland Park
Postcode	N/A
Study area	1.50 Hectares

Site coordinates	TQ 516925 201770 50.9604515788 0.160276754560 50 57 37 N 000 09 37 E Point
Height OD / Depth	Min: 12.00m Max: 12.50m

Project creators

Name of Organisation	L - P : Archaeology
Project brief originator	Local Planning Authority (with/without advice from County/District Archaeologist)
Project design originator	L - P : Archaeology
Project director/manager	Matthew Williams
Project supervisor	Cornelius Barton
Type of sponsor/funding body	Developer
Name of sponsor/funding body	Tottenham Hotspur FC

Project archives

Physical Archive Exists?	No
Digital Archive recipient	Museum of London
Digital Archive ID	NLN10
Digital Contents	'none'
Digital Media available	'GIS','Survey','Text'
Paper Archive recipient	Museum of London
Paper Archive ID	NLN10
Paper Contents	'none'
Paper Media available	'Context sheet','Drawing','Plan','Report','Section','Survey '

Entered by	Cornelius Barton (c.barton@lparchaeology.com)
Entered on	25 May 2012

OASIS:

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Cite only: http://www.oasis.ac.uk/form/print.cfm for this page

TRENCH SUMMARY

APPENDIX II

TRENCH 1

Context No	Description	Interpretation	Group
101	Crushed hardcore deposit	Hardcore	1001
102	Mixed dark grey-brown silty clay with 60% crushed brick and builders sand	Modern make-up deposit	1002
103	Dark yellow-brown silty clay with patches of coarse gravel	Natural brickearth	1004

TRENCH 2

Context No	Description	Interpretation	Group
201	Crushed hardcore deposit	Hardcore	1001
202	Mixed dark grey-brown silty clay with 60% crushed brick and builders sand	Modern make-up deposit	1002
203	Dark yellow-brown silty clay with patches of coarse gravel	Natural brickearth	1004

TRENCH 3

Context No	Description	Interpretation	Group
301	Crushed hardcore deposit	Hardcore	1001
302	Mixed dark grey-brown silty clay with 60% crushed brick and builders sand	Modern make-up deposit	1002
303	Dark yellow-brown silty clay with patches of coarse gravel	Natural brickearth	1004

TRENCH 4

Context No	Description	Interpretation	Group
401	Crushed hardcore deposit	Hardcore	1001
402	Mixed dark grey-brown silty clay with 60% crushed brick and builders sand	Modern make-up deposit	1002
403	Dark yellow-brown silty clay with patches of coarse gravel	Natural brickearth	1004

TRENCH 5

Context No	Description	Interpretation	Group
501	Crushed hardcore deposit	Hardcore	1001
502	Mixed dark grey-brown silty clay with 60% crushed brick and builders sand	Modern make-up deposit	1002
503	Dark yellow-brown silty clay with patches of coarse gravel	Natural brickearth	1004

TRENCH 6

Context No	Description	Interpretation	Group
601	Crushed hardcore deposit	Hardcore	1001
602	Mixed dark grey-brown silty clay with 60% crushed brick and builders sand	Modern make-up deposit	1002
603	Very dark grey silty clay with mixed building rubble and hardcore	Modern make-up deposit	1003
604	Dark yellow-brown silty clay with patches of coarse gravel	Natural brickearth	1004

TRENCH 7

Context No	Description	Interpretation	Group
701	Crushed hardcore deposit	Hardcore	1001
702	Mixed dark grey-brown silty clay with 60% crushed brick and builders sand	Modern make-up deposit	1002
703	Very dark grey silty clay with mixed building rubble and hardcore	Modern make-up deposit	1003
704	Dark yellow-brown silty clay with patches of coarse gravel	Natural brickearth	1004